



**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

October 7, 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, U-6088, Construct Roundabout at Intersection of SR 1315 and SR 1312, PA 19-06-0023, Union County, ER 19-2712

Thank you for your letter of September 4, 2019, transmitting the above-referenced report, which we have reviewed. We concur that the McIlwain-Suggs House (UN0484) is not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

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: 09/05/2019

State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

September 4, 2019

**ER 19-2712**

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 -- 9/27/19

Dear Renee:

RE: Historic Structures Survey Report, Construct a Roundabout at the Intersection of SR 1315 (New Town Rd) and SR 1312 (Marvin Rd) in Union County PA# 19-06-0023, TIP#U-6088

H- ER letters  
10/1/19

The North Carolina Department of Transportation (NCDOT) proposes to construct a roundabout in Union County. NCDOT contracted WPS to evaluate one property in the Area of Potential Effects: the McIlwain-Suggs House (UN0484). We recommend the property is not eligible for National Register listing.

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 cursive script that reads "Shelby Reap".

Shelby Reap  
Historic Architecture Team

Attachments

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
PDEA-HUMAN ENVIRONMENT SECTION  
MAIL SERVICE CENTER 1598  
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Location:  
1020 BIRCH RIDGE RD  
RALEIGH NC 27610

# HISTORIC STRUCTURES SURVEY REPORT CONSTRUCT ROUNDABOUT AT INTERSECTION OF SR 1315 (NEW TOWN ROAD) AND SR 1312 (MARVIN ROAD)

Union County, North Carolina

WBS No. 47883.3.1 / TIP No. U-6088 / PA No. 19-06-0023



Prepared for:



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

Prepared by:



Louis Berger U.S., Inc.  
A WSP Company  
1001 Wade Avenue, Suite 400  
Raleigh, North Carolina 27605

Final  
August 30, 2019

HISTORIC STRUCTURES SURVEY REPORT  
CONSTRUCT ROUNDABOUT AT INTERSECTION OF  
SR 1315 (NEW TOWN ROAD) AND  
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*Prepared for:*

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

*Prepared by:*

Megan Privett and Meredith McCulley

**Louis Berger U.S., Inc.**  
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1001 Wade Avenue, Suite 400  
Raleigh, North Carolina 27605  
919.866.4400



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Steven M. Bedford, Principal Investigator  
Louis Berger U.S., Inc., a WSP company

8/30/2019

Date

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

Date

Final  
August 30, 2019

## MANAGEMENT SUMMARY

Louis Berger U.S., Inc., a WSP Company (WSP), conducted an architectural survey and evaluation in preparation for the construction of a proposed roundabout at the intersection of SR 1315 (New Town Road) and SR 1312 (Marvin Road) in Union County, North Carolina. The state project number is WBS No. 47883.3.1, the T.I.P. No. is U-6088, and the PA No. is 19-06-0023.

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 an Area of Potential Effects (APE) and conducted a site visit to identify and assess all resources of approximately 50 years of age or more within the APE. Only one resource warranted an intensive National Register of Historic Places (NRHP) eligibility evaluation and it is the subject of this report. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation because they lack historical significance and/or integrity.

The project is located in western Union County in the small community of Marvin, at the intersection of New Town Road and Marvin Lodge Road, south of Charlotte. The project's Area of Potential Effects (APE) follows the study area diagram for the project delineated by the North Carolina Department of Transportation (NCDOT). Forming an irregular polygon, the APE extends in all directions from the intersection of New Town and Marvin roads, approximately 550 feet east and west from the intersection along New Town Road and roughly 600 feet north and south from the intersection along Marvin Road. The boundary is drawn to include all intersection improvements, easements, and construction activity.

In June 2019 NCDOT requested WSP to complete an architectural survey and eligibility evaluation for listing in the NRHP for one property that falls within the project's APE: the McIlwain-Suggs House (UN0484). This property was previously deemed worthy of further study by a preliminary investigation conducted by an NCDOT architectural historian. The McIlwain-Suggs House was identified and recorded in 1982 in a county-wide architectural survey conducted by Joe Schuchman. Also located within the APE is the Marvin Historic District (UN0872), which was determined eligible for the NRHP in 2016 under Criteria A and C.

As a result of WSP's survey and evaluation, the McIlwain-Suggs House has been determined not eligible for the NRHP because of extensive alterations to the original house and a loss of integrity. Also, its historic significance has been vastly diminished and difficult to convey because of the loss of its surrounding setting and associated lands and outbuildings.

TABLE MS-1

RESOURCE NAME	SITE NUMBER	NRHP ELIGIBILITY RECOMMENDATION	SITE ADDRESS/PIN No.
McIlwain-Suggs House	UN0484	Not Eligible	10208 New Town Road Waxhaw, NC /06225003D



## 1.0 INTRODUCTION

### 1.1 Project Description

Louis Berger U.S., Inc., a WSP company (WSP), conducted an architectural survey and evaluation in preparation for the construction of a proposed roundabout at the intersection of SR 1315 (New Town Road) and SR 1312 (Marvin Road) in Union County, North Carolina (Figures 1 and 2). The state project number is WBS No. 47883.3.1; the T.I.P. No. is U-6088, and the PA No. is 19-06-0023. The scope of the current evaluation included the survey and NRHP evaluation of one property: the McIlwain-Suggs House (UN0484) located in the Marvin community.

Marvin is situated in the far western portion of Union County, just south of the Mecklenburg County border and north of the community of Waxhaw. The McIlwain-Suggs House stands just 0.62 mile from the South Carolina border to its west. Largely an agricultural area since European settlement but growing ever more suburban since the mid-twentieth century, Union County's topography is like much of the central North Carolina Piedmont and well suited to farming. Polk Mountain is the county's most dominant natural feature. Nearby waterways include Lake Stewart, Lake Monroe, and several other large creeks and tributaries such as West Fork of Twelve Mile Creek to the west of the project. Recent suburban development the last few decades has resulted in a vast amount of new construction for Charlotte commuters, particularly in the western portion of the county. The U-6088 project is only 1.07 miles from the Mecklenburg County border, south of I-485 and east of U.S. Highway 521.

### 1.2 Methodology

The Area of Potential Effects (APE) for this project consists of the U-6088 study area as delineated by NCDOT (see Figure 2). The project's APE follows the study area diagram for the project delineated by the North Carolina Department of Transportation (NCDOT). Forming an irregular polygon, the APE extends in all directions from the intersection of New Town and Marvin roads, approximately 550 feet east and west from the intersection along New Town Road and roughly 600 feet north and south from the intersection along Marvin Road. NCDOT Architectural Historian Shelby Reap conducted a preliminary screening for the project and determined that one resource within the APE warranted additional evaluation for National Register of Historic Places (NRHP) eligibility. The APE as delineated captures the historic resources that would be affected not only by project construction activities but also by any new traffic patterns, new utility easements, cut lines, widening, newly acquired right-of-way, paving, or staging of equipment. Preliminary 65 percent design plans were available from NCDOT at the time of this survey (Figure 3).

Prior to the field survey, WSP Architectural Historian Megan Privett consulted the North Carolina Historic Preservation Office's (HPO) online GIS mapping system, HPOweb, as well as the most recent Union County architectural survey (completed in 1982) for basic geographical and contextual information on the project area.

Ms. Privett conducted the fieldwork on July 3, 2019, which included surveying and photographing the exterior of the resource along with interviewing local residents. Several attempts were made to contact the property owner of the McIlwain-Suggs House but no contact was established. High-quality interior photographs of the property were available through realtor.com. WSP Senior Field Supervisor Tracey Jones conducted historical research, which included primary and secondary source investigation at various local and state archival repositories such as the Union County Public Library and the Union County Register of Deeds in Monroe, and the HPO survey file room in Raleigh. Online sources such as UNC Maps Collection, Ancestry.com, newspapers.com, and U.S. Census records were consulted for information on the history of





FIGURE 1: U-6088 Project Vicinity Map, Union County, North Carolina (USGS Weddington 2016, Catawbe NE 2017)



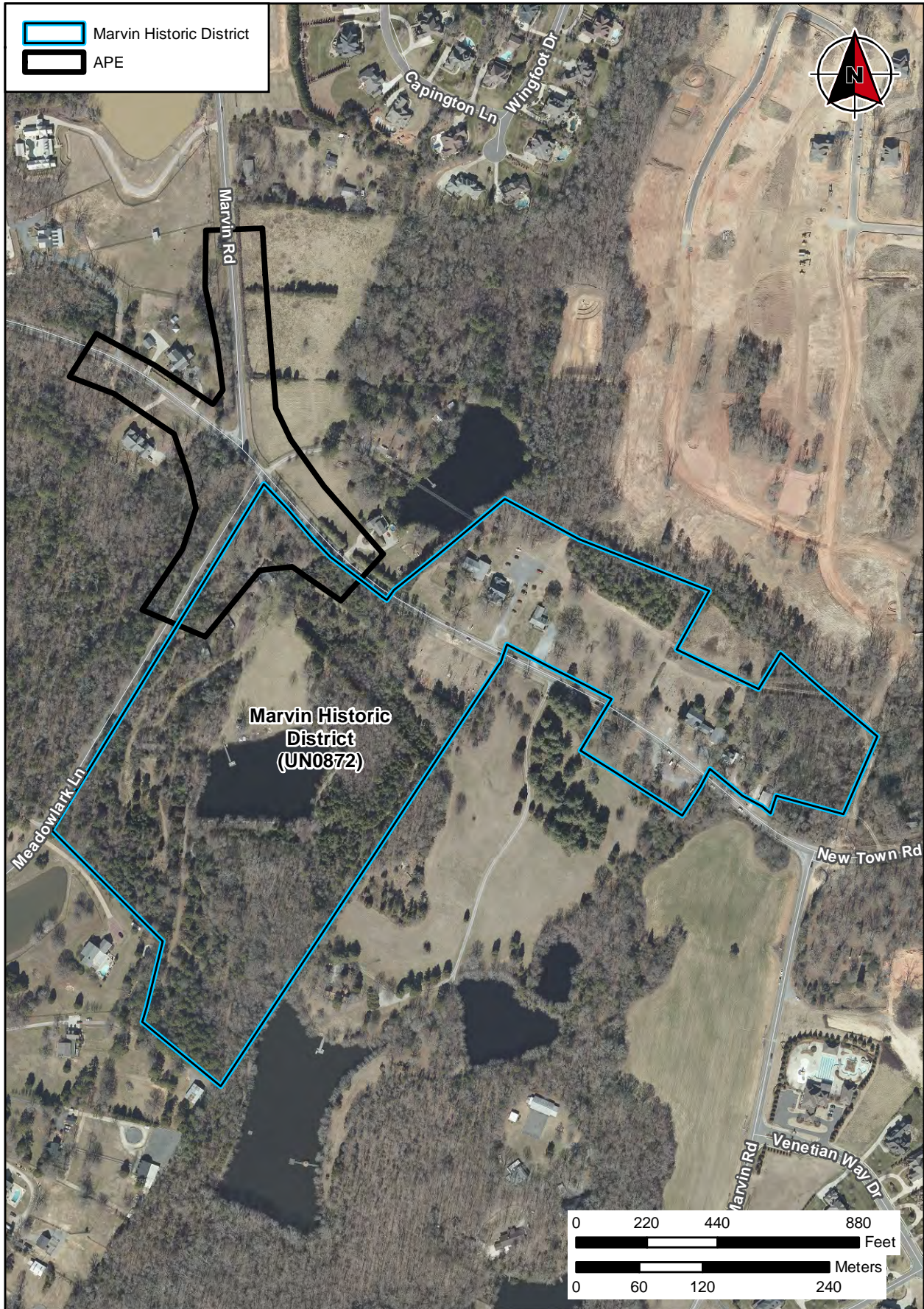


FIGURE 2: U-6088 APE (Area of Potential Effects), Union County, North Carolina (NC OneMap 2015)



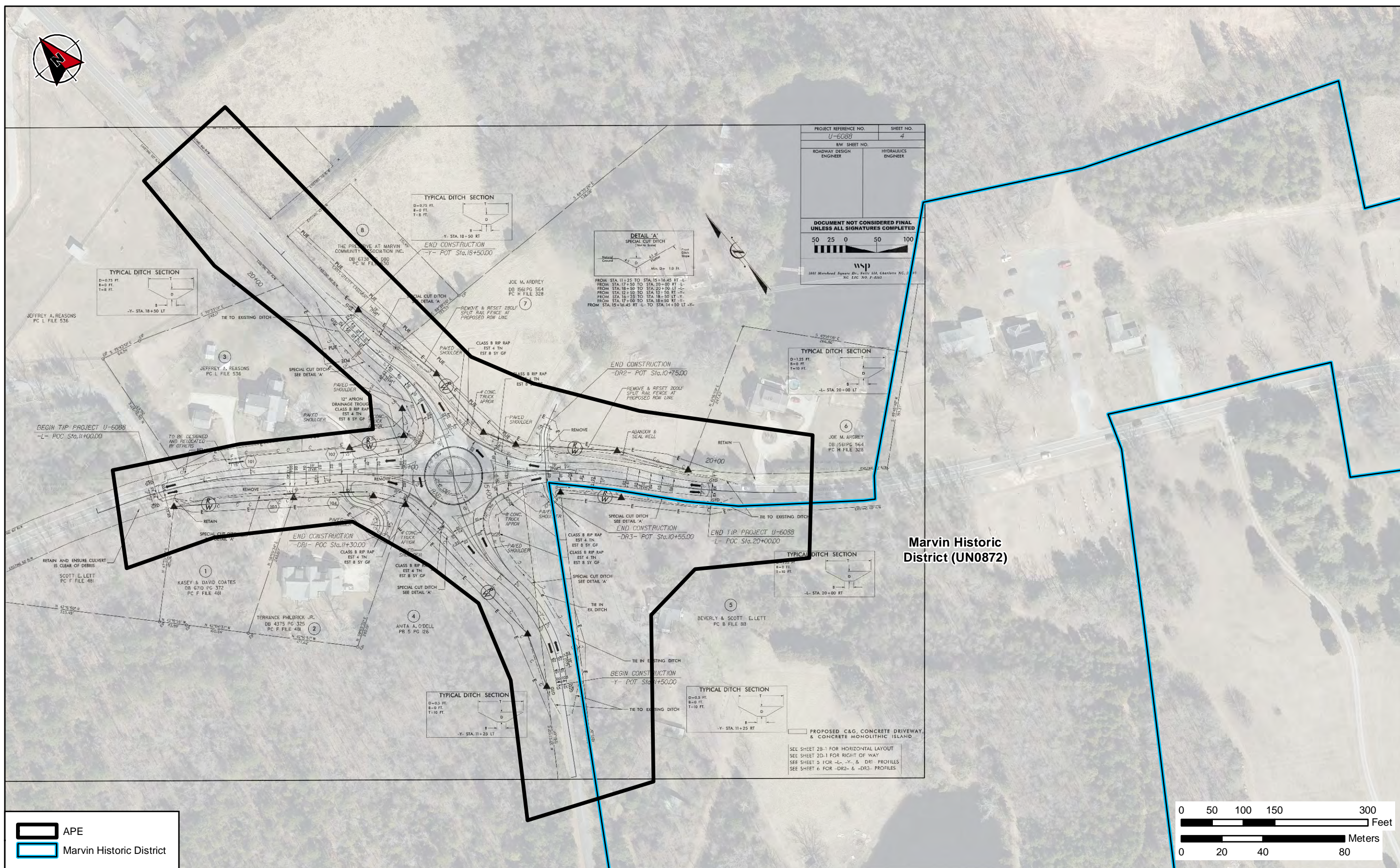


FIGURE 3: U-6088 Preliminary Design Plans, NCDOT, 2019 (NCDOT 2019; NC OneMap 2015)



the properties. Property information was also acquired online through Union County's Register of Deeds office and from the State Library of North Carolina in Raleigh. Ms. Privett conducted a windshield survey of nearby comparable resources in the area on July 3, 2018, photographing the resources for architectural context. Ms. Privett wrote the report with assistance from Meredith McCulley.

This report was prepared in accordance with the National Historic Preservation Act of 1966, as amended; the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation of 1983 (48 *Federal Register* 44716), as amended; *Architectural Survey Manual: Practical Advice for Recording Historic Resources* (North Carolina Department of Cultural Resources [NC DCR] 2008); NCDOT's current Historic Architecture Group Procedures and Work Products NCDOT 2015); and the NC HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (NC HPO 2018). Also consulted were *Guidelines for Evaluating and Registering Cemeteries and Burial Places* (Potter and Boland 1992) and *How to Apply the National Register Criteria for Evaluation* (NPS 1990). The architectural historian who performed the assessments meets or exceeds the Professional Qualifications Standards specified in 36 CFR 61.



## 2.0 ELIGIBILITY EVALUATION

### 2.1 McIlwain-Suggs House

<b>Resource Name</b>	McIlwain-Suggs House
<b>HPO Survey Site No.</b>	UN0484
<b>Location</b>	10208 New Town Road Waxhaw, NC 28173
<b>PIN</b>	06225003D
<b>Date(s) of Construction</b>	Ca. 1850, ca. 1950
<b>NRHP Recommendation</b>	Not Eligible



#### 2.1.1 Setting and Description

Located in the small community of Marvin in western Union County, the McIlwain-Suggs House stands on a 2.02-acre parcel at the corner of New Town Road and Marvin Road (Figure 4). Brick privacy fencing shields the house from the traffic of New Town Road, along with trees and hedges. A rounded driveway leading to a circular drive directly in front of the house defined by a circle of hedges and a planted fountain provides access; the driveway is bordered at its entrance by two brick pillars. An additional driveway farther west on New Town Road provides access to the garage located to the rear (west) of the house. The parcel contains three outbuildings to the rear (west) of the house: the garage, a well house/shelter, and one additional small shed. The parcel's southern border runs adjacent to New Town Road. Along the parcel's northern border is a three-rail wood fence that encloses adjacent pasture for horses and a large barn and estate home, on land owned by the owner of the McIlwain-Suggs House. The western border is defined by trees, and the eastern border is lightly wooded. Surrounding the house are large oaks, magnolias, and pines dotting the lawn. In 1971 a newspaper article detailing the property noted that a grave marker belonging to William Potts had been moved to the property by the Deadwyler family, who lived in the house when it was remodeled ca. 1950 (Roehrs 1971:3A), but the surveyor was unable to locate it on the grounds. It is possible that later owners may have removed it. The general area in the vicinity of Marvin and Waxhaw appears to be an upscale bedroom community for Charlotte, with a large number of new, high-end gated communities and new development.

##### 2.1.1.1 McIlwain-Suggs House, ca. 1850, remodeled ca. 1950

The two-story, partially brick-veneered and extensively modified McIlwain-Suggs House stands tall and stately with a full-height, flat-roofed porch featuring commanding square, molded columns in a "Mount Vernon-style" treatment, and one-story side wings (Plate 1). The house has a large, two-story rear ell with a recessed shed, and a one-story porch located on the rear (west) elevation. All roofs are side-gabled and covered in slate shingles; some have asphalt-shingle replacements designed to mimic slate. A majority of the house's elevations are covered in a brick veneer that was added along with the porch and enclosure of the breezeway in 1950. The remaining elevations are sheathed in a Hardieplank-type siding. Eaves have been boxed and gutter systems installed, and the exterior brick has been painted. All windows have been replaced with aluminum sash, and the doors are modern replacements. Brick chimneys that previously rose on either exterior end of the original two-story main block of the house now rise between the main block and the one-story side wings. A third brick chimney rises along the west elevation at the rear ell (Plate 2).





FIGURE 4: McIlwain-Suggs House (UN0484) Site Plan, Union County, North Carolina (NC OneMap 2015)





PLATE 1: East Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina





PLATE 2: Oblique View of North Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 3: East Elevation Detail of Main Block, McIlwain-Suggs House (UN0484), Union County, North Carolina



Divided into three sections, the house's main elevation features the two-story main block flanked by the one-story, side-gabled wings. Pierced by three bays on each story, the main block possesses a modern single-leaf entrance topped with a five-light transom and flanked by sidelights. Replacement window bays of eight-over-eight aluminum sash topped with granite lintels and underlined with rowlock sills flank the central, main entrance. The second story is pierced with a six-over-six replacement aluminum sash flanked by two larger, six-over-six, aluminum-sash replacement windows. Sheltering the façade of the entire main block, the large, two-story, flat-roofed porch is supported by square columns with heavy molding sitting atop brick piers (Plate 3). These columns replaced fluted columns that carried the porch during the 1950 renovation. The porch floor is also brick and rests on a brick foundation. The porch ceiling has been sheathed in beadboard (Plate 4). The southern side wing contains a large, tripartite window block of modern aluminum sash and is sheathed in Hardieplank siding (Plate 5). The northern side wing is pierced by two six-over-six, aluminum-sash replacement windows underlined with rowlock sills, and the exterior walls are covered with a brick veneer.

On the north elevation of the house, a double window pierces the one-story side wing, consisting of six-over-six, aluminum replacement sash with rowlock sills, and a brick veneer exterior. The two-story main block is sheathed in Hardieplank siding on its exposed second story, and a brick exterior chimney stands on the exposed portion of the main block's north elevation. Flanking the chimney are two small window bays of four lights each (Plate 6). The north elevation of the two-story rear ell is punctuated by two evenly spaced, six-over-six, aluminum-sash replacement windows on each story.

The west elevation of the house, like the east, is best described in three sections. The northern one-story side wing is pierced by two six-over-six replacement sash windows and sheathed in a brick veneer. The southern one-story side wing contains a tripartite, multi-light window block piercing the exterior, which is sheathed in Hardieplank siding. A single window like the others pierces the exposed west elevation of the main block (Plate 7). The west elevation of the rear ell features a one-story shed porch supported by a single, Tuscan column atop a brick pier. The southern half of the porch has been enclosed and covered in a brick veneer on its west elevation and pierced with a single window bay. The porch shelters the bottom half of an exterior brick chimney, has brick flooring, and accesses a rear, five-paneled, single-leaf entrance to the enclosed porch room. A brick path leads to the rear porch from the paved rear driveway. The second story of the west elevation is sheathed in Hardieplank siding and is pierced by three windows: a smaller, six-over-six replacement window flanked by two larger, regular-sized, six-over-six windows. A small, four-light window pierces the gable end near the roof's ridge. A brick exterior end chimney remains on the west elevation of the rear ell (Plate 8).

The south elevation of the house mirrors the north on the second story of the main block, with identical chimney and window placement and wall treatment. The one-story side wing, however, contains two windows of eight-over-eight replacement aluminum sash and is sheathed in Hardieplank siding (Plate 9).

The interior of the house, despite numerous attempts to contact property owners by phone and email, was not accessible at the time of the survey; however, recent photos were available through realtor.com that provide a good picture of the current condition of the house and what remains of its original historic fabric (Plate 10). Containing five bedrooms and three and a half baths, the house was enlarged significantly in 1950 and extensively renovated in 2010. New windows, modern conveniences, new light fixtures, and cosmetic treatments were installed throughout the house. Original architectural features that remain include five fireplaces, which appear to be from varying periods, wainscoting in the dining room, and hardwood flooring in many of the rooms (Plates 11 and 12). The property was placed for sale in February 2018 but is currently off the market.



PLATE 4: Looking North from Front Porch of McIlwain-Suggs House (UN0484), Union County, North Carolina





PLATE 5: East Elevation, Detail of Southern Side Wing, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 6: North Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 7: West Elevation, Detail of Northern Side Wing, McIlwain-Suggs House (UN0484), Union County, North Carolina





PLATE 8: West Elevation of Rear Ell, McIlwain-Suggs House  
(UN0484), Union County, North Carolina



PLATE 9: Oblique View of South Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 10: Entry Detail of Interior of McIlwain-Suggs House (UN0484), Union County, North Carolina (Realtor.com 2018)





PLATE 11: Interior Detail of Dining Room, McIlwain-Suggs House (UN0484), Union County, North Carolina (Realtor.com 2018)



PLATE 12: Interior Detail of Den, McIlwain-Suggs House (UN0484), Union County, North Carolina (Realtor.com 2018)

### 2.1.1.2 Garage, 2010

A one-story, frame garage with gabled roof stands west of (behind) the house and is accessed by a rear driveway. Walls are sheathed in Hardieplank siding, and the roof is covered in asphalt shingles. The garage rests on a brick foundation (Plate 13). Its east elevation features a single-leaf, six-light-over-two-panel entrance, sheltered by a small, gabled, pedimented portico supported by Tuscan columns atop brick piers. A brick walk leads to the garage entrance. In addition to the entrance, a six-over-six sash window pierces the elevation (Plate 14). The garage's north elevation features a large garage door bay, and the south elevation is pierced by two windows of six-over-six sash. The west elevation is unfenestrated.

### 2.1.1.3 Well House/Shelter, ca. 1900

A one-story, frame, open-air well house stands west of (behind) the main house among a cluster of trees. Its standing-seam metal, pyramidal roof shelters a stone well and is supported by simple wood posts with wood bracing (Plate 15). Exposed rafters are visible underneath the eaves. The floor of the shelter has been paved with concrete, and the round, stone well retains its frame structure and equipment for drawing water, although it has likely been rebuilt. The well is covered with a wood top with metal-strap hinges closing the opening where a bucket would typically be lowered (Plate 16).

### 2.1.1.4 Shed, ca. 1970

A small, one-story, frame shed with gabled roof and shed porch extension stands west of (behind) the house just west of the well house among a cluster of trees. The shed is clad in vertical wood sheathing and is topped with a metal roof (Plate 17). Its east elevation is pierced with a single, four-over-four, metal-sash window; its south elevation contains a hinged, wood door cut from the exterior cladding. The shed's north elevation, pierced by a window like the others, is sheltered by a shed porch supported by wood posts that are connected by a wood railing lined with square chicken wire. A portion of the porch extends to the west and is uncovered but still enclosed. The porch has a concrete floor (Plate 18).

## 2.1.2 History

The earliest discovered deed for the property dates to 1870, when William McIlwain acquired two tracts, one 729 acres and the other 80 acres, from the three heirs of the Potts estate: Robert C. (Crockett) and Louisa A. Potts, J.W. and Margaret E. Morrow, and John M. (McKnight) and Martha Potts (Union County Deed Book [UCDB] 17/455-458). The Potts and McIlwain families were early settlers in the area, who acquired large tracts of land via land grants (Bjorlin 2004). William Erskine Potts, born in 1788, inherited his father's farm, lived his entire life on it, and acquired considerable wealth. Over the course of his lifetime, he was married four times: to Levica Jane "Levicy" Crockett (from 1809 to 1827), Mrs. Elenor "Nellie" Crockett Dunn (widow of Andrew Dunn and Levica's sister) (1829 to 1843), Mrs. Elizabeth Cousar Kirk Wrenn (widow of Theodore Wrenn, his son Robert's father-in-law) (1843 to 1846), and Mrs. Rebecca Daniels (1847 to 1856) (formerly Rebecca Elms, who was previously married to John Spratt and William Daniels), who survived him (Ancestry.com 2017, 2019; Union County Public Library, Marriage Contracts, 1761-1899). His occupation at the time of the 1850 census was farming (Ancestry.com 1850).

European settlement of the area began in the early eighteenth century; prior to that time it was inhabited by the Waxhaw and Catawba native tribes. The project APE is located in Sandy Ridge Township near the Towns of Marvin and Waxhaw, the latter of which kept the name of its first known residents. Early settlers primarily traversed down the Great Wagon Road from Pennsylvania and a great number came from South Carolina. The majority were Scots-Irish Presbyterians (Pickens 1990:5-7).

Union County was founded in 1842 from Bladen, Anson, and Mecklenburg counties. The county was predominantly agricultural throughout its history and contained mostly small farmers until the coming of





PLATE 13: Garage, Oblique View of North and West Elevations, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 14: Garage, East Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina





PLATE 15: Well House, Looking Northwest, McIlwain-Suggs House (UN0484), Union County, North Carolina





PLATE 16: Detail of Well House, Looking Northwest,  
McIlwain-Suggs House (UN0484), Union County,  
North Carolina





PLATE 17: Shed, Oblique View of South and East Elevations, McIlwain-Suggs House (UN0484), Union County, North Carolina



PLATE 18: Shed, North Elevation, McIlwain-Suggs House (UN0484), Union County, North Carolina



the railroad in the 1870s. Other than the county seat of Monroe, true towns did not begin to develop until soon after the railroad enabled manufacturing, commercial enterprises, and light industry to take root. The Central Carolina Railroad from Wilmington to Charlotte and the Georgia, Carolina and Northern Railroad were the main lines in the county, constructed in the 1870s and 1880s. Still, farming remained the backbone of Union County's economy.

In 1820 William Erskine Potts owned 10 slaves (Ancestry.com 1820). Ten years later, this number had increased to 21 (Ancestry.com 1830). Potts received 30 acres of land on the waters of Six Mile Creek from a land grant in 1835 (Ancestry.com 1835), and according to the 1840 census, he possessed 16 slaves (Ancestry.com 1840). Potts died in 1856, leaving his plantation and other landholdings to his youngest son, 11-year-old William Marcellus Potts (Ancestry.com 1856; *The Charlotte Democrat* 1856:3, *The Evening Bulletin* 1863:2). Later that year, William Potts's two older sons and the executors of his estate, John McKnight Potts and Robert Crockett Potts, advertised that at a property sale on December 2, "14 Likely Negroes" and "2 Valuable Tracts of Land" consisting of the 200-acre Dunn Plantation on Six Mile Creek and the approximately 200-acre McCulloch tract on Tar Kiln Branch would be offered for sale. Also listed for sale were about 1,400 bushels of corn; some fodder, hay, and oats; five mules; hogs; several milk cows; 30,000 bricks; a cotton gin and thrasher; a road wagon; a set of blacksmith's tools; and furniture. It was also stated that the "home tract of land," which would be "divided to suit purchasers," would also be "rented" that same day (*The Western Democrat* 1856:2). It is not known how much of the estate was actually sold at this particular sale and whether or not the land willed to the youngest son, who was not old enough to act as an executor, was part of the estate offered for sale. Several years later, on Sunday, June 21, 1863, William Marcellus Potts, a private in the North Carolina Cavalry, was killed in the Civil War at the Battle of Upperville during the Gettysburg campaign (Find a Grave 2019a; *The Evening Bulletin* 1863:2). The land sold to McIlwain several years later may have been land that was not sold in 1856 or land that William Marcellus Potts had inherited and then passed to his siblings.

Although subsistence farming remained the occupation of most early Union County citizens, like the Potts and McIlwain families, some farmers grew cash crops, including corn, rye, cotton, oats, wheat, and tobacco. A small mining industry also sprang up during the nineteenth century related to nearby gold mines in the area. The Civil War and its aftermath crippled the economy because of the loss of men, livestock, and crops; however, Union County fared better than most counties during Reconstruction, and county government changed little. It was during the Reconstruction era that cotton planting and production fueled by the introduction of the railroad spurred economic recovery. The rise of the merchant class and improved transportation in and around Monroe bode well for residents in town; however, many farmers found it difficult to free themselves of debt and resorted to tenant farming (Pickens 1990:15-18, 29-34).

In 1848 William McIlwain had married Levica Crockett Potts, the daughter of William Erskine Potts (Roehrs 1971:3A; Union County Public Library 2008:26) (Plate 19). As of the 1860 census, McIlwain was a physician and Levica worked as a nurse (Ancestry.com 1860). Ten years later, the year he acquired the subject property, McIlwain was still a physician, and two of his older children were farm laborers (Ancestry.com 1870). He constructed the current house and raised his seven children there with his wife (Kendrick 1993; Roehrs 1971). A 1971 newspaper article claims that the homesite of the McIlwain-Suggs House dates to 1850, but the current interior core of the house may date to a later period, closer to the turn of the twentieth century (Roehrs 1971:3A). Taking the form of an I-house with a main elevation five bays wide, the house originally had six rooms, four downstairs and two upstairs (Roehrs 1971). In 1880 McIlwain was still practicing medicine in the community and the only son still living at home was a farm laborer (Ancestry.com 1880). McIlwain died in 1894, followed by his wife three years later (Find a Grave 2019b, 2019c). Figure 5 shows the area in 1902.

In 1899 heirs Charles and Bella McIlwain, Jefferson and Mary McIlwain, William E. and Martha McIlwain, Mary and James Rowe, and Robert J. and Della McIlwain conveyed two tracts, one 106 acres and the other

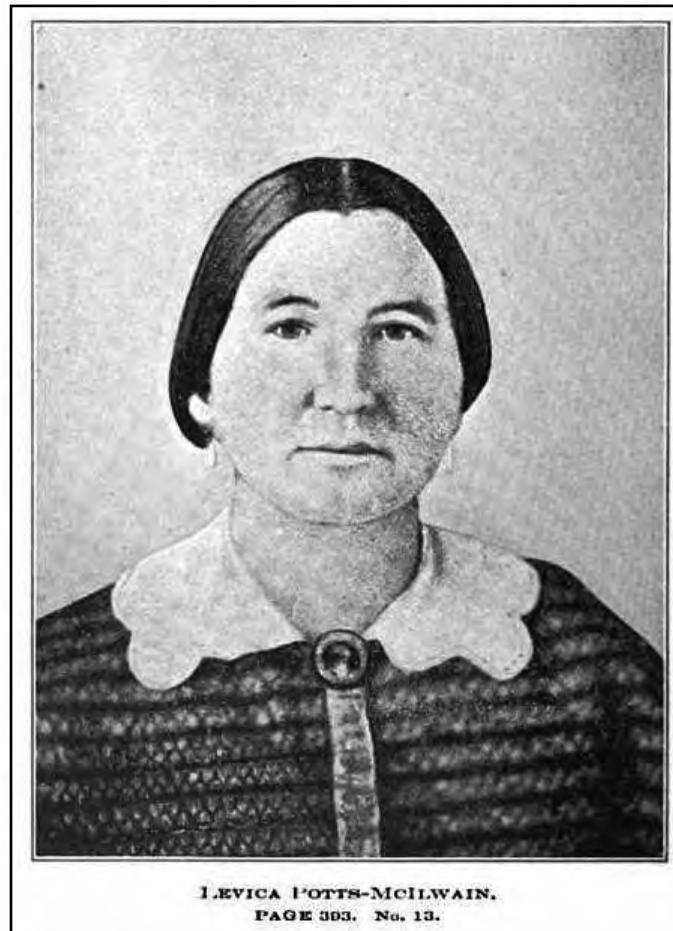


PLATE 19: Levica Potts McIlwain (1825-1897), Daughter of William Potts and Wife of Dr. William McIlwain (Ancestry.com n.d.)



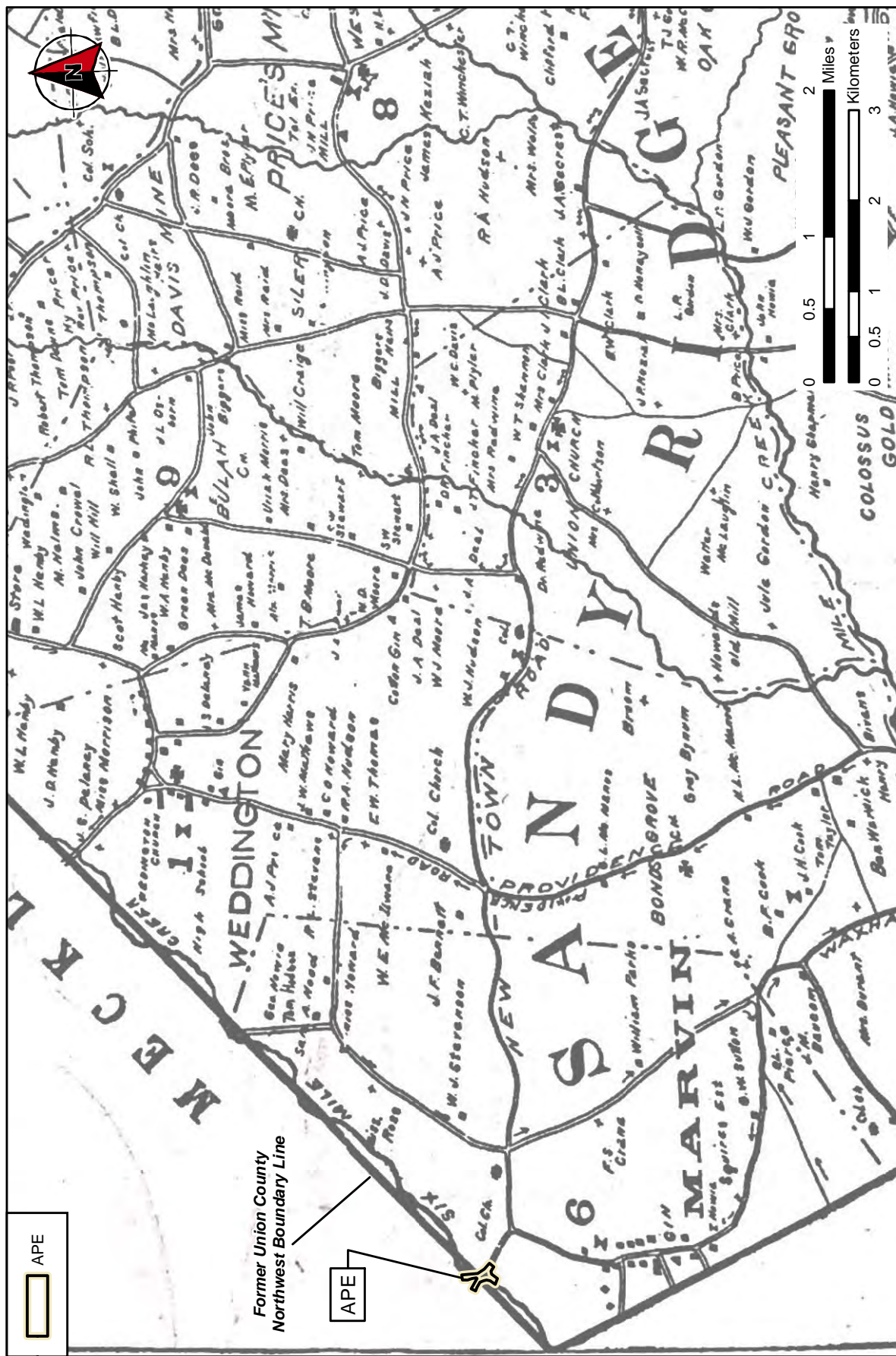


FIGURE 5: 1902 Map of Union County, Drawn by C.M. Miller, Salisbury, NC (Miller 1902)

24 acres, to Margaret Jane Gallant (formerly McIlwain), another one of the heirs (UCDB 29/404-409). The following year, Margaret's husband Lafayette A. Gallant appears as a farmer in the census. They owned their own home in Sandy Ridge, and their two oldest sons worked as farm laborers (Ancestry.com 1900). Gallant continued to work as a farmer 10 years later, but he now rented his home in Charlotte Ward 1 (Ancestry.com 1910).

Lafayette and Margaret Gallant sold the property to William Erskine McIlwain in 1913 for \$5,200 (UCDB 48/524). At the time of the 1920 census, McIlwain worked as a church minister (Ancestry.com 1920). He sold 110 acres of the property to James Stitt Howey in 1925 for \$6,200 (UCDB 63/164). In 1930 James Howey was working as a farmer on his own account (Ancestry.com 1930). Howey's widow Alberta H. Howey conveyed the property to J.W. Beckham in 1953 (UCDB 117/306-307). Figure 6 shows a plat map of the area in 1953. A 1950s renovation of the house included the addition of the brick-columned exterior with the two-story "Mount Vernon-style" porch and the side wings, enclosure of the breezeway at the side of the rear ell, and the exposing of the beams in the living room (Roehrs 1971:3A). These extensive alterations were made by Beckham's contractor, S.L. Suggs. Not long after, Beckham sold the property to J.T. Slattings (likely around December 1953). Lots 18-23 and 25 were foreclosed on in early 1954, and the land was transferred from Slattings to E.A. Hilker, Trustee (UCDB A-38/580-581). Later that year, S.L. Suggs acquired Lots 18-23 and 25 from J.W. Beckham and E.A. Hilker (UCDB 126/77 and 83). Upon the death of Suggs, it passed to his heir Ethel Suggs. In early 1959 Ethel Welch Suggs conveyed Lots 18-23 to Hugh A. and Eleanor M. Deadwyler (UCDB 151/588). Two years later, Suggs sold Lot 25 to the Deadwylers (not included in current property boundaries) (UCDB 167/162). Lots 18-23 and 25 were transferred to Eleanor Mott Deadwyler in 1967 (UCDB 212/697-698).

Rural life underwent very few changes in the late nineteenth and early twentieth centuries in areas of the county like Marvin and Waxhaw. Marvin in particular remained a small linear village of modest turn-of-the-century homes, churches, and a few stores until the late twentieth century, when the community was transformed with heavy development into a suburban bedroom community for commuters to Charlotte (Bishir and Southern 2003:304-310). In 2010 Deadwyler conveyed Lots 18-23 to Jeffrey Alan Reasons (UCDB 5302/37-38). Reasons and his wife Deborah sold the property to Mark Edward and Lisa Morris Windle in 2018 (UCDB 7289/702-703), who continue to own the property today along with a handful of surrounding tracts, at least one containing a large residence and horse farm.

### *2.1.3 Architecture Context and NRHP Evaluation*

Because Union County's population consisted mostly of modest farmers during the eighteenth and nineteenth centuries, its dwellings are predominantly vernacular buildings, with a marked difference in status reflected in the amount of applied decoration or the sophistication of construction details. Perhaps the most significant economic event in the history of the county, the construction of the railroad, brought with it the increased use of nationally popular styles, which were chosen by residents who now had greater contact with distant urban areas or centers of commerce and fashion. Not many early buildings survive from Union County's antebellum years, but there is evidence to confirm that vernacular forms dominated the landscape, built utilizing frame or log construction. One room plans were common with additions often made later. Later, hall-parlor plans became the norm, followed by the larger, two-story, central hall plan, often taking the form of an I-house. Farm outbuildings were also integral to the early landscape, many of log construction, and served specific agricultural functions in the form of barns, corn cribs, smokehouses, dairies, privies, and well houses, among others (Pickens 1990:5-25).

In Union County one of the more common forms in the nineteenth century was the center hall plan with enclosed porch rooms on the main elevation. As planters became more prosperous, and also in part as a result of changes in building technology and family relationships, larger houses with more specialized spatial arrangements became popular. Nationally popular styles, such as Queen Anne, Classical Revival,



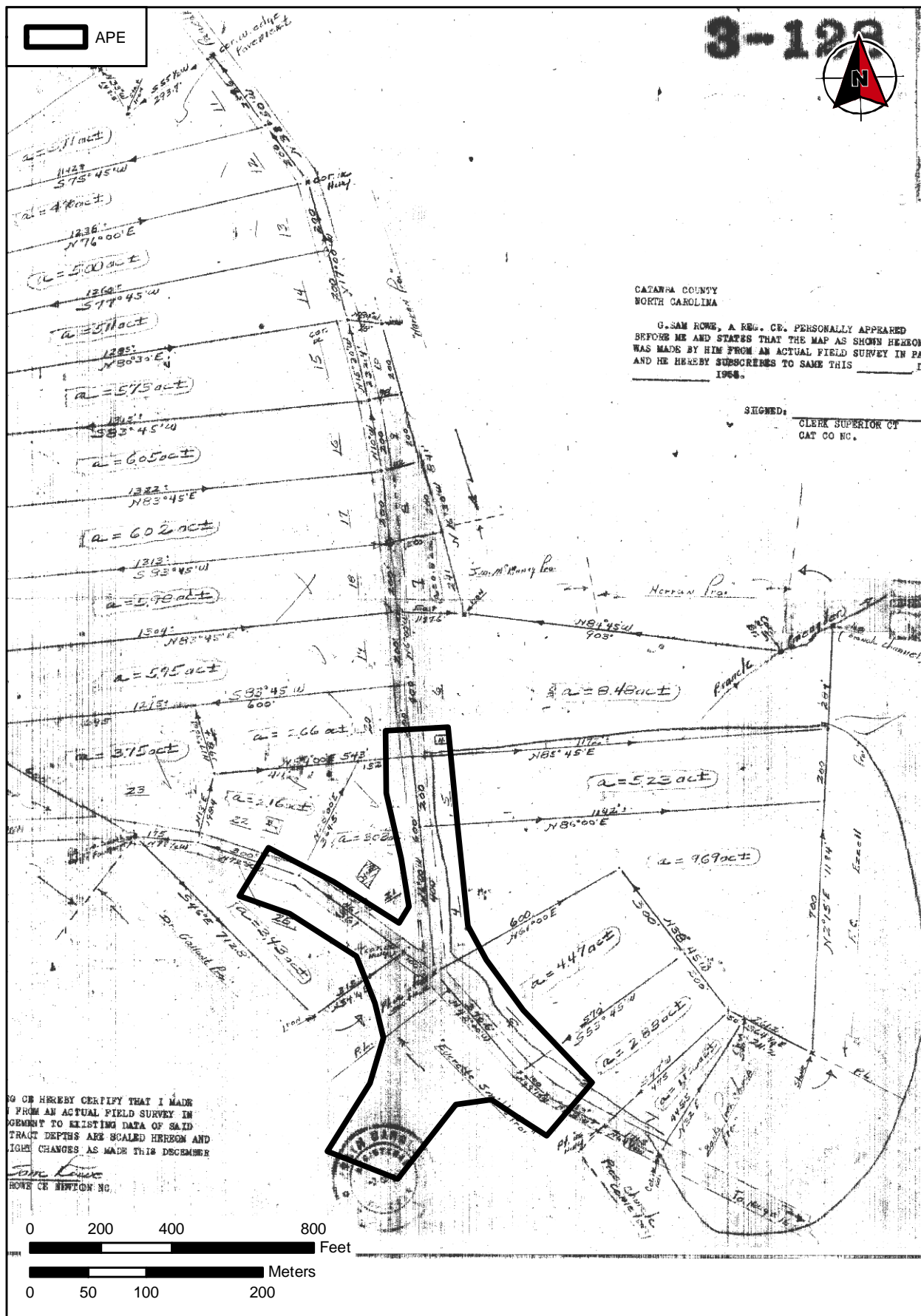


FIGURE 6: 1953 Plat Map of W.E. McIlwaine Property, Union County, North Carolina (Register of Deeds 1953)

and Colonial Revival, embellished the countryside and small towns throughout the county, adding to the existing vernacular collection (Pickens 1990:21-37).

Still, Union County's architecture reflected its people, who were engaged in modest agricultural pursuits; even large-scale farmers were generally not part of the plantation economy that persisted in the eastern part of the state. According to the county's architectural history publication *Sweet Union*:

Although vernacular buildings are difficult to date because of the survival of forms and the use of decorative motifs and construction techniques from earlier periods, as well as alterations that may have occurred, their significance lies not in which is the oldest house or whether it was actually constructed in 1790 or 20 years earlier. Their importance lies more often in the illustration of the continued use of certain plans and forms, of construction techniques, and of features and ornamentation that had gone out of use in more sophisticated urban areas, but continued to be used in isolated rural parts of the state [Pickens 1990:19].

Other common architectural features that have persisted in the building vocabulary of late nineteenth- and early twentieth-century houses in the county, despite the application of popular stylistic influences, include sidelights and transoms; wide, plain friezeboards; and cornerboards with caps. The one-story Victorian cottage generated enormous admiration in Union County, as well as the frequently built I-house constructed with a Craftsman-style porch or porte-cochere by the 1910s and 1920s (Pickens 1990:37-53). In addition to Bungalow and Craftsman elements, the use of Colonial and Classical Revival style motifs applied to vernacular forms remained popular in the county during the early to mid-twentieth century. This practice was a result of Americans' looking to the simpler, more classical styles of the country's Colonial past in an age of rapid industrial and technological change. The Colonial Revival style emerged as the county's most dominant classical style during the 1930s in Union County, and even into the 1940s and 1950s, houses continued to borrow elements of the style. The McIlwain-Suggs House, for example, embodied the owner's reminiscence and admiration of America's Colonial heritage through its Colonial Revival, "Mount Vernon-style" porch addition, brick veneer, and slate roof treatment, despite its inappropriateness as an accurate preservation tactic. During the 1950s, when the renovation occurred, North Carolina was steeped in the policies of the Jim Crow era, and many embraced a return to the state's antebellum past amid turbulent social change, which was in part reflected through architecture.

A number of houses comparable to the McIlwain-Suggs House are extant in Union County, and a few have undergone similar later alterations. The W.H. Krauss House (UN0653) located at 504 Lancaster Avenue, a contributing property in the Monroe Residential Historic District (UN0717), received a very similar porch treatment with replacement of a one-story version with a two-story, "Mount Vernon-style" porch with a flat roof and four large square columns (Plate 20). The Krauss House is thought to have been constructed in 1887 by W.H. Krauss, who emigrated to America in 1850 and worked in the mining industry until the Civil War, when he enlisted in the Confederate Army. He later moved to Monroe and constructed the two-story frame residence that received the Colonial Revival porch update around 1938. The porch modifications of the Krauss House are less elaborate than those at the McIlwain-Suggs House overall; there are no large additions, roof material changes, or application of brick veneer, although the windows have been replaced with different sash configurations, as is the case of the McIlwain-Suggs House. Despite these changes, in 1988, when the property was surveyed, it was determined to be contributing to the NRHP-listed historic district in downtown Monroe (Black 1988:Sec. 7-84).

Another early Union County house that received a later porch treatment of a different style is the William Bivens House (UN0830) located at 3703 Monroe-Ansonville Road. Constructed initially in ca. 1846, the two-story, frame, Greek Revival farm residence was altered in 1917 when the original porch was replaced with a wrap-around Craftsman-style porch that also enclosed a second-story portico (Plate 21). A portion of the porch has been enclosed and screened, but the property retains its siding, trim, and windows, and the original form can still be recognized and distinguished from the later alterations. The Bivens House further





PLATE 20: W.H. Krauss House (UN0653), South Elevation, Union County, North Carolina



PLATE 21: William Bivens House (UN0830), South Elevation, Union County, North Carolina

retains numerous outbuildings and agriculture-related ancillary structures (Plate 22). The William Bivens House was determined eligible for the NRHP in 1996 under Criterion C for architecture despite the early twentieth-century modifications, which have now become significant in their own right. Furthermore, the three-bay main elevation has not been substantially altered except for the enclosed, second-story portico, whereas the original elevation of the McIlwain-Suggs House has lost its original five-bay configuration, which was remodeled into three bays with a brick veneer (Pickens 1990:151).

The original McIlwain-Suggs House is said to have been a substantial, frame, vernacular dwelling with very few similar examples surviving in the immediate areas near Marvin. One example still stands, however, in Waxhaw: the Adams-Davis House (UN0147) located at 202 N. Providence Street. Built around the turn of the twentieth century, the traditional-vernacular, two-story, frame house with an L-shaped footprint features a hipped, one-story porch, six-over-six-sash windows, and standard architectural trim for the period such as cornice returns, wide friezeboards, and cornerboards (Plate 23). The property has undergone some later alterations, such as window openings converted to French doors and small rear additions, but overall it retains a high degree of integrity. The Adams-Davis House is listed as a contributing property in the NRHP-listed Waxhaw Historic District (UN0828). In comparison the McIlwain-Suggs House retains a relatively low degree of integrity, as it no longer possesses most of the original architectural form, materials, or character of the vernacular I-house it was at the turn of the twentieth century (Dickenson 1991:Sec. 7-48).

One example of a traditional form that received later Colonial Revival detailing is the W.C. Gamble House (UN0130) located at 500 W. North Main Street in downtown Waxhaw. Constructed around 1900, the house is a two-story, frame residence with a main elevation three bays wide, a side-gable roof pierced by two interior brick chimneys, and a two-story rear ell (Plate 24). In 1940 the Gamble family remodeled the house with Colonial Revival updates in the form of an arched, pedimented portico supported by Tuscan columns, an entry surround with sidelights, and a one-story side sunroom wing addition. The house is clad in replacement vinyl siding and has replacement window sash. Despite the alterations, the house is listed as a contributing property in the NRHP-listed Waxhaw Historic District. Although the property may have been built and renovated in analogous construction periods as the McIlwain-Suggs House, the Gamble House retains a higher degree of integrity because it retains its original form and fenestration patterns. Furthermore, as part of an overall district, the Gamble House need not possess as much significance as is necessary for an individually eligible property (Dickenson 1991:Sec. 7-11).

The McIlwain-Suggs House retains its integrity of location, as it has not been moved from its original site. It lacks integrity of setting as the community of Marvin and the area in the vicinity of Waxhaw has transformed in the last few decades from an agricultural area with small villages and towns into a heavily developed, upscale bedroom community for Charlotte, thick with gated subdivisions and new shopping centers. The house's immediate surroundings are primarily new, upscale homes and estate properties. The McIlwain-Suggs House possesses a low degree of integrity of materials and workmanship, with the covering/replacement of its weatherboard siding with a combination of brick veneer and Hardieplank siding, replacement of windows, addition of slate shingles to the roof, and replacement of doors (Plate 25). The integrity of design has been compromised by the addition of the two-story, towering porch and the enlargement of the house in addition to changes in fenestration patterns. Integrity of both feeling and association has been compromised with the loss of visible and connected agricultural fields, farm outbuildings, and other visual connections that convey the history of the McIlwain-Suggs House property as the rural home of previous farmers and physician William McIlwain (Nationwide Environmental Title Research, LLC [NETR] 1961). Although many of the modifications made to the McIlwain-Suggs House are now over 50 years of age and may be considered historic in their own right, they do not possess enough significance or integrity on their own to merit consideration for NRHP eligibility. In addition, the fluted porch columns added during the 1950s renovation have been replaced with square versions with heavy





PLATE 22: William Bivens House (UN0830), Looking North, Union County, North Carolina



PLATE 23: Adams-Davis House (UN0147), Oblique of View North and West Elevations, Union County, North Carolina





PLATE 24: W.C. Gamble House (UN0130), South Elevation, Union County, North Carolina



PLATE 25: East Elevation, Detail of Main Block, McIlwain-Suggs House (UN0484), Union County, North Carolina



molding atop brick piers. Side wings, as well as the enclosed breezeway in the rear ell, have also been altered with new windows. Many interior updates that occurred during the 1950s remodeling no longer survive because of the 2010 renovation. Porch addition and enlargement of the house were frequently made alterations during the mid-twentieth-century to two-story farmhouses in North Carolina, and although the renovations at the McIlwain-Suggs House hint at America's colonial past, they lack the level of significance and integrity needed to qualify for the NRHP.

The McIlwain-Suggs House is recommended as not eligible for the NRHP under Criterion A for its association with significant events in history or any historical patterns or trends. It is one of many examples of a rural, nineteenth-century vernacular house in Union County that served a farm and has undergone significant alterations that have compromised its integrity. No significant historical events in the county's or state's history have occurred at or are associated with the McIlwain-Suggs House. Furthermore, the property does not retain important farm outbuildings, acreage, or the agricultural landscape necessary to convey its agricultural history, nor does it retain any structures or built evidence of a former physician's home or medical practice.

The McIlwain-Suggs House is recommended as not eligible under Criterion B for association with significant individuals in history. Although previous owner Dr. William McIlwain served his community as a physician and a dedicated member of the nearby Marvin Methodist Church, the McIlwain-Suggs House lacks the integrity necessary to qualify for Criterion B. A property must retain both significance and an adequate level of the seven aspects of integrity to qualify under any NRHP criteria.

The McIlwain-Suggs House is recommended as not eligible under Criterion C for architecture. As described above, the house's integrity has been severely compromised with major additions and modifications, such as enclosures and additions, to enlarge the house, and with the construction of the defining front porch in the 1950s. Furthermore, replacement windows and doors, replacement of original siding, the application of a brick veneer to the exterior, and extensive alterations and updates to the interior have further compromised integrity. Very little remains visible of the original I-house that is able to convey its historic feeling and significance. Other, better examples survive in Union County of mid- to late nineteenth-century residential properties survive that have later updates such as porch replacements and additions. These include the William Bivens House and the W.H. Krauss House in Monroe, among others.

A building may be eligible under Criterion D if the buildings and/or structures have the potential to yield important information pertaining to undocumented or rare local building traditions. The McIlwain-Suggs House does not meet Criterion D.

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