

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mooreville Historic District (Boundary Increase)

Mooreville, Iredell County, ID1779, Listed 4/23/2020

Nomination by Jamie L. Destefano, JLD Preservation Consulting, LLC

Photographs by Jamie L. Destefano, March 2019



Streetscape view along East Side of W. Center Avenue, facing northeast.



Streetscape view along North Side of S. Academy Street, facing northeast.

AREA A
1.25000AREA B
1.2552

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Mooresville Historic District (Boundary Increase)

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly includes properties fronting W. Center Ave. from N. Academy St. to Sherrill St., Charlotte St., the 300 block of W. McLelland Ave., and properties fronting S. Academy St. from W. McLelland Ave. west to Wilson St.

City or town: Mooresville State: NC County: Iredell

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>97</u>	<u>43</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>4</u>	<u>2</u>	structures
<u>1</u>	<u>0</u>	objects
<u>102</u>	<u>45</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

HEALTHCARE: hospital

HEALTHCARE: medical office

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

HEALTHCARE: medical office

7. Description

Architectural Classification

(Enter categories from instructions.)

Queen Anne

Italianate

Colonial Revival

Classical Revival

Italian Renaissance

Spanish Colonial Revival

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Tudor Revival

Bungalow/Craftsman

MODERN MOVEMENT:

Other: Ranch Style

Other: Modernist

OTHER: Period Cottage, Minimal Traditional

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, brick, stone, asphalt, synthetics, stucco

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Mooresville Historic District (Boundary Increase) adds 97 primary resources, including one structure, and approximately 55.5 acres to the existing Mooresville Historic District in the City of Mooresville, Iredell County, North Carolina. An additional 43 secondary buildings (ex. Garage, sheds), six (6) structures (ex. Carport), and one (1) object are included within the boundary increase area. The boundary increase encompasses two expansion areas, labeled Area A and Area B on the boundary map. The original district was listed in the National Register of Historic Places in 1980. At the time of listing, the district was comprised of 21 acres including 83 resources representing the historic downtown core of Mooresville (NRHP# 8002861). Although commercial architecture predominates within the original district, additional resources comprising the historic district when listed in 1980 include residential, civic, industrial, and religious. The boundary increase includes additional resources associated with the early settlement and growth of downtown Mooresville. The boundary expansion area developed contemporaneous with the City of Mooresville and is considered the in-town residential neighborhood for the town's most prominent citizens. Properties within the Boundary Increase are consistent with the significance of the original district and better embodies all building types and trends, particularly residential, associated with the early settlement and development of a late-nineteenth century railroad town. Resources range in date from c.1880 through 2003, with the highest concentration of resources dating to the early-twentieth century. The Period of Significance of the boundary increase begins c.1880 and extends to 1964 when mid-twentieth century residential construction ceased. Although the boundary increase area is primarily residential, three contributing resources historically served as a medical office/clinic and one contributing resource is a network of historic masonry retaining walls. Architectural styles represented within the district include late-nineteenth and early-twentieth century vernacular,

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Queen Anne, Italianate, Period Cottage, Classical Revival, Colonial Revival, Spanish Revival, among others reflective of popular residential design from the late-nineteenth through the mid-twentieth century. The topography of the boundary increase area is gently rolling; however, streets and sidewalks are generally flat with many residential properties sloping downward to street level – oftentimes requiring masonry retaining walls. Most of the area lies at elevations of between 875 to 910 feet above sea level.

Narrative Description

Original District

The original Mooresville Historic District centers along North and South Broad Street and Main Street. It is roughly bounded by McLelland Avenue to the southwest and E. Iredell Avenue to the northeast. The northwest portion of the original district is along W. McLelland Street, north of Academy Street, and is primarily residential in nature. The original district, including the boundary increase, are orthogonal, following an extension of the original grid plan layout. Rather than following a traditional east to west-north to south arrangement, streets within the original district are generally oriented at a forty-five (45) degree angle - southwest to northeast and northwest to southeast.

The original district underwent its initial development during the late-nineteenth century, with the oldest surviving resource, a Greek Revival-style cottage dating to c.1885. At the time of listing, resources within the original district range in date from c.1885 through the 1960's. The original district nomination does not specify a period of significance; however, it is presumed that it began in c.1885, extending to 1930 at the fifty-year marker. The primary resources of the original district are commercial buildings, followed by residential architecture. Collectively, these resources present a variety of stylistic influences popular during the district's period of significance. While most commercial buildings generally lack straightforward stylistic influences, some exhibit elements from the Late Victorian period, Italianate and Romanesque Revival styles, and early-twentieth century commercial design. Residential architecture within the original district reflect a higher degree of defined styles including Greek Revival, Italianate, Late Gothic Revival, and Queen Anne.

Boundary Increase

The original district focused on the downtown core of Mooresville; however, it extended to include the First Presbyterian Church on W. McLelland, constructed in 1899, as well as a few of the earliest residences in Mooresville. The boundary increase area was excluded from the original district due to a fairly high percentage of buildings constructed after the period of significance of the original district, which ends in 1930. However, the boundary increase area embodies the residential expansion of downtown, which occurred concurrently with the commercial development of Mooresville, and reflects established trends in the formation of a small urban town, specifically the need for "in-town" residential neighborhoods. The area that is the subject of the boundary increase has resources that date primarily between 1900 through the 1930s, although earlier and later resources are also present and are reflected in the period of significance which extends from c.1880, during the early settlement period of Mooresville, to

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1964, with the end of mid-twentieth century development within the boundary increase. Thus, with the addition of the increase areas, the district reflects the full scope of Mooresville's historic development and variety of architectural styles.

The original Mooresville Historic District is adjacent to the southeast of the boundary increase at W. Center Avenue (Area A), and northeast from the S. Academy Street area (Area B) of the boundary increase. Area A is bordered to the north by woodlands and a large modern business park and/or warehouse; to the east by woodlands; to the south by the original Mooresville Historic District; and to the west by wooded lots. Area B is bordered to the north by residences fronting N. Wilson Avenue and Kelly Avenue. Although many of the dwellings are older, they are distinct from those in the boundary increase in that they are modest in scale and generally date to the mid-twentieth century. As such, they are reflective of the mid-twentieth century expansion of the town, rather than its initial period of settlement and growth. West of Area B are non-historic dwellings and commercial buildings. The original Mooresville Historic District borders Area B to the east and southeast.

Resources within both boundary increase areas reflect the early settlement of Mooresville, its boom period of growth during the early-twentieth century, and its continued growth through the mid-twentieth century. Architectural styles represented within the district include late-nineteenth and early-twentieth century vernacular, Queen Anne, Italianate, Period Cottage, Classical Revival, Colonial Revival, Spanish Revival, among others reflective of popular residential design from the late-nineteenth through the mid-twentieth century. The boundary increase, like that of the downtown core, has a high percentage of contributing resources, that is, resources that date to the period of significance (c.1880-1964) and retain sufficient architectural integrity. Among the 97 primary resources (defined as the main building on the lot), a total of 73, or approximately 76%, contribute to the Mooresville boundary increase. The remaining 24 primary resources were constructed outside of the period of significance or are so heavily altered that they no longer retain sufficient architectural integrity. Alterations that would render a historic property as non-contributing are generally the accumulation of loss, replacement, or covering of historic finishes such as siding, windows, and porch details. Despite the 24% of non-contributing resources, the boundary increase overall possesses a high degree of historical integrity.

The majority of the historic resources within the boundary increase are frame construction. Original cladding materials include weatherboard, wood shingle, and brick veneer. The most common modern replacement siding material is vinyl. Roofs, which are generally gabled or hipped in form, were commonly covered in asphalt shingles, a roofing material that remains common. Many of the houses retain historic-period wood window sash, although an increasing number have had their historic windows replaced with vinyl sash. In addition to design elements that are distinctive to particular architectural styles, frequently occurring architectural features include brick chimneys (oftentimes corbelled), dormers, entry porches, and rear wings and additions. In many instances, houses are accompanied by historic-period garages and sheds, which are contributing buildings, while modern secondary buildings also occur and are noncontributing buildings.

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The rolling topography of the boundary increase area often guided the design and construction of a house. Several houses reveal raised basements, either partial or full, oftentimes allowing for the installation of windows in the basement foundation wall to provide interior lighting. Grade changes also inspired many homeowners to construct masonry retaining walls. The majority of the retaining walls are brick or stone construction and occur along the front property line. Due to the oftentimes considerable drop in grade towards street level, many properties feature masonry (usually brick) steps leading to narrow pathways to a front entry. Sidewalks line both sides of W. Center and W. McLelland avenues and S. Academy Street and most houses contain a narrow driveway leading from the street to a parking area or garage at the rear of the house. On-street parking is common along the narrower side streets. Mature shade trees and plantings are well-maintained throughout the boundary increase area. Collectively, the overall character of these elements, particularly the retaining walls, suggest they date to the period of significance.

Integrity Statement

The boundary increase area possesses a high level of integrity of location, design, setting, workmanship, materials, feeling, and association. The majority of resources date to the period of significance and retain their historic form, structure, and style. As such, their historic design is predominantly intact. The historic setting conveys the character of an in-town residential neighborhood that developed during the period of significance. The majority of the resources possess integrity of workmanship in that the physical evidence of the crafts involved in their construction and ornamentation are evident. Many of the contributing resource retain historic materials such as siding and window sash. The boundary increase conveys an overall sense of a residential neighborhood that developed concurrently with the downtown core, or commercial center, of Mooresville.

Statement of Archaeological Potential

The historic district is closely related to the surrounding environment and landscape. Archaeological deposits and remnant landscape features such as filled-in privies and wells, planting beds and paths, drainage features, trash middens, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the district. Structural remains likely present in the Mooresville Historic District Boundary Increase Area include those of nineteenth century homes and outbuildings no longer standing. Information concerning the spatial organization of yard areas and the character of daily life in Mooresville during the period of significance can be obtained from archaeological data, which would be relevant to the historic context of community planning and development. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover archaeological remains, but it is likely that they exist, and these potential remains should be considered in any future development of the property.

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Inventory of Resources

The inventory is organized numerically by avenue and street number beginning with Academy Street South, Catawba Avenue West, Center Avenue West, and so forth. Headings list the address, the generic or historic property name, the North Carolina Historic Preservation Office (HPO) Site Identification Number, date of construction, and contributing status. Dates are either exact, if known, or approximate. The latter is indicated by the abbreviation ca. for circa. Circa dates are determined by historic maps and other historic sources, as well as character-defining stylistic elements distinct to a particular period in time. The assessment and parcel reports on the Iredell County Geographical Information System (GIS) website list construction dates and often remodeling dates for buildings. The dates presented in the GIS property information are often not exact, particularly those dating to the early-twentieth century. In these instances, historic maps and City Directories aided in determining an approximate date of construction. Contributing status indicates the status of the resource as either a contributing or non-contributing resource.

Following the heading is a description of the primary resource's height, style, construction material/method, exterior wall material, and roof form. Other architectural features such as windows, porches, and foundations are also noted, as are modern alterations. In instances where directions of elevations or locations of particular features are presented, these are based on a traditional east-to-west grid. However, in reality, the orientation of streets is at an approximate 45 degree angle. When describing the fenestration of the primary façade, bays are shown in parentheses where W and D refer to windows and doors. Paired windows are displayed as "2W."

Secondary resources such as garages and sheds are given a tertiary heading, but their contributing status is also noted and adds to the overall count included in Section 5 (total of 147 primary and secondary resources). Secondary resource description is brief and dates of construction approximate. Early outbuildings typically appear on Sanborn maps, aiding in their dating, but often form, material, style, and evidence of wear are the primary indicators of approximate outbuilding dates.

Architectural descriptions with Survey Site IDs prior to ID1820 are taken from survey records provided by HPO. These descriptions were prepared by Mattson, Alexander, & Associates in 2016 as part of a larger project to conduct a survey update of the City of Mooresville.¹ With the exception of minor edits necessary to maintain consistency throughout the inventory, the architectural descriptions are unchanged.

Network of retaining walls (throughout boundary increase). Ca.1880-1920s, Contributing Structure

Grade changes in topography often required the construction of retaining walls, which were typically built of stone but sometimes brick and concrete. This network of stone, brick, and concrete retaining walls is counted as a contributing structure.

¹ Mattson, Alexander & Associates, Inc., "Mooresville Architectural Survey, Iredell County," prepared for City of Mooresville and the North Carolina Historic Preservation Office, 2015-2016.

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**212 S. Academy Street, Dr. Norman P. Sholar Dentist Office (ID1678), ca. 1950,
Contributing Building**

This cross-gabled Period Cottage is roughly L-shaped in form with an asymmetrical façade containing a front-gabled entrance bay. The round-arched entrance has a batten door with a small, center window and stone, tabbed surround. The entrance bay also contains a small, diamond-paned window. Perpendicular to the main entrance is a secondary door with a simple molded surround and flat-arched opening. Both doors open onto a tiled stoop. There is a third door, on the side (north) elevation. The house features an impressive interior brick chimney with a highly ornamented stack. The rear elevation has a bank of windows, sheltered by an awning. All the windows are metal-sash casements except the windows on the front and side (north) elevations, which are replacements. There is a small, shed-roofed addition beyond the entrance on the north elevation.

The building was constructed for local dentist, Dr. Norman Sholar, as his office. Dr. Sholar received his DDS degree in 1942 and practiced dentistry in the US Navy during World War II. He subsequently returned to Mooresville to establish his practice.

213 S. Academy Street, Minnie Templeton House (ID1671), ca. 1920, Contributing Building

This eclectic, two-story, frame dwelling has stylistic elements of the Craftsman and Colonial Revival styles. The house has an asymmetrical, clipped front-gable roof with exposed rafters and knee brackets. The gable is ornamented with shingles, half-timbering, and a wide cornice board delineating the attic from the second story. The asymmetrical façade has an off-centered entrance sheltered by a one-bay, hip-roofed canopy with broad eaves and exaggerated brackets. The fifteen-light, single-leaf door appears original. The single, paired, and triple windows have eight-over-one replacement sash. There is a clipped gable dormer on the side (south) elevation. On the north elevation is a projecting, two-story bay with a hip roof, a secondary entrance, and a tall, round-arched window at the second story.

The house was reputedly designed by a New England architect. Although she may not be the original owner, Minnie Templeton was a long-time owner of the house. Descended from a locally prominent family, she was instrumental in the formation of the local library.

a. Office/Studio. ca. 2000. Non-Contributing Building

Modern outbuilding with clipped-gable roof and inset porch.

**216 S. Academy Street, Eugene and Evelyn Johnston House (ID1677), ca. 1915,
Contributing Building**

This frame, two-story, Dutch Colonial Revival house is well preserved and in good condition. The house has a gambrel roof, shed-roofed dormers across the front and rear elevations, a front-gable entry porch, and a sunroom wing off the side (south) elevation. The sunroom has a French door on the front elevation, and above the sunroom is a French door leading from one the bedrooms, suggesting that there was a roof balustrade at one time. There is one brick, exterior end chimney next to the second-story door. The two gable ends have broken lunette vents. The house retains its weatherboard siding and both single and paired, nine-over-one, double-hung

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wood sash windows. The entry porch has a shingled gable, exposed rafters, and Tuscan columns. A Craftsman-style glass door appears original. The one-story, shed-roofed rear ell appears to have been built as a porch which has been enclosed. The ell has a modern greenhouse window on the north elevation.

The house was likely built by Evelyn and Eugene Johnston, part of the locally prominent family. Eugene Johnston, son of W.C. Johnston, was employed by Mooresville Creamery, but he died in the Influenza Epidemic of 1918 at a young age. His wife, the organist at First Presbyterian Church, still owned the house at the time the 1939 city directory was published.

217 S. Academy Street, Clarence L. Furr House (ID1672), ca. 1930, Contributing Building

This one-story, brick-veneered, Craftsman-style bungalow has a side-gable roof with broad eaves and false beams, board-and-batten gables, and a front-gable porch that dominates the facade. The porch deck extends the full width of the house, and the two outer bays are sheltered by wooden arbors supported by Tuscan columns resting on brick pedestals. The front-gable porch in the center repeats the exposed false beams and board-and-batten gable of the main block. The gable is broken by an elliptical arch that marks the entrance and give porch openings a Palladian arrangement. The outer piers of the porch are heavy, brick piers, and the inner supports under the arch are Tuscan columns. The five-bay façade has a central entrance with the original multiple-light door framed by sidelights. The eight-over-one windows replaced the original six-over-one sash. Above the porch is an eyebrow dormer with a semi-circular vent. A wide, flat board cornice separates the attic from the main story, and a brick soldier course forms a water table.

The house was likely built by Clarence L. Furr, the manager at the Mooresville Creamery. Furr owned the house when the first city directory was published in 1939.

221 S. Academy Street, Dr. Claude Voils House (ID1673), 1914, Contributing Building

The frame, side-gable Craftsman bungalow has a shed-roofed dormer and a deep, wrap-around porch. The house retains its shingled dormer and gables weatherboard siding, knee brackets, exposed rafters, and battered porch piers and brick pedestals. The pedestals are topped by granite caps, and the balustrade has square balusters. The one-over-one, wood-sash windows may be replacements, but appear to be early. The three-bay façade has a central glazed and paneled door framed by multiple-light sidelights and a three-part transom. Grouped windows flank the entrance, and the light fixtures appear original. There are three-sided bays on both side elevations. With the exception of replacement windows, the house has undergone few changes.

The house appears on the 1925 Sanborn with its current configuration and was the home of Dr. Claude Voils, who established his dental practice in 1910. His father, C.V. "Squire" Voils had served Mooresville as mayor and magistrate.

- a. Garage. ca. 1940. Contributing Building
Corrugated metal, one-car garage with side shed.

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224 S. Academy Street, Goodman-Bell House (ID1676), ca. 1880, Contributing Building

This two-story, frame, Italianate double-pile house has a low-pitched hip roof, a hip-roofed porch, a rear ell, and several rear additions including a second-story porch. The roof has molded box eaves, pairs of scrolled brackets, and a flat-board cornice. There are two interior chimneys that have been partially rebuilt. The house was relocated to this site in the 1920s, and the Colonial Revival front porch was probably added at that time, with projecting, pediment entrance bay and Tuscan columns. The porch originally had a wrap-around configuration, but the side extension has been enclosed with a secondary entrance. The main entrance retains its cossetted surround and sidelights. The front door is a modern replacement. The house retains its weatherboard siding, German siding under the porch, and one-over-one sash windows. This house was reportedly relocated to its current site in the 1950s by the Croach Brothers, a local mover.

a. Garage. ca. 1970. Non-contributing Building

A hip-roofed, two-car garage

227 S. Academy Street, Jason F. McGraw House (ID1674), ca. 1930, Contributing Building

This one-and-one-half-story, brick-veneered Craftsman bungalow has a side-gable roof with boxed eaves, stuccoed and half-timbered gables, and a front-gable porch. The porch deck extends the full width of the house, but the porch covers only the entrance and north bay. Beyond the shelter of the porch, the terrace has low brick pedestals and a granite-capped retaining wall. The front-gable of the porch has the stucco and half-timbering of the main block and a round-arched window with side vents in the center. The porch has heavy, brick piers with granite caps and a cut-out, brick apron. The asymmetrical, three-bay façade has its original twelve-light door flanked by paired windows to the north and grouped windows the south. The six-over-one sash windows are original. On the south end is a sunroom wing that has a French door framed by sidelights opening onto the porch terrace. A low, brick retaining wall frames the concrete steps leading from the sidewalk.

The property was owned by Jason McGraw, who in 1911 owned and operated a grocery store and meat market located behind the railroad depot until 1940.

233 S. Academy Street, House (ID1651), ca. 1914, Contributing Building

This two-story, Craftsman-inspired bungalow has a side-gable roof, a shed-roofed dormer, and an engaged front porch. The house has the characteristic broad eaves, knee brackets, and exposed rafters as well as original four-over-one, double-hung wood sash windows. The glazed and paneled front door framed by half-sidelights is also original. The porch retains its battered piers and brick pedestals. The only exterior alterations are vinyl siding and a rear addition and deck.

The 2008 investigation by Leora S. McAuliffe states that the house belonged to a plumber,

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Robert Brantley, whose parents were James Brantley and Jan McNeely.²

234 S. Academy Street, Melchor House (ID0589), ca. 1900, Contributing Building

This two-story, frame, Queen Anne house features a wood-shingled upper story, and a one-story front porch with turned posts and balustrade. It is irregularly massed and contains a two-story front facing projecting bay on the façade. The first floor is clad in weatherboard siding. The house retains both two-over-two and one-over-one, double-hung wood sash windows. The only major alteration is the addition of a sunroom at the north end of the façade.

This house was owned by Lillian Johnston Melchor, who was deeded the property by her father, C.A. Johnston, owner of Mooresville's first hotel. The house may have been built for her and her husband soon after they married, but Lillian Melchor was widowed early, and she returned to her parents' house on Main Street. The house remained in the Melchor family through the 1930s and was later used as a daycare center.³ Between the mid-1950s until the 1990s, the house served as the Mooresville Little Folks School, a daycare started by Vivian Combs and Manchie Poore.

- a. Detached Apartment. ca. 1995. Non-Contributing Building
Side-gabled, detached residential building.

237 S. Academy Street, House (ID1821), ca. 1920, Contributing Building

This one-and-one-half-story bungalow is eclectic, reflecting elements of both Dutch Colonial Revival and Craftsman styles. The gambrel roof is covered in asphalt shingles with overhanging eaves and exposed rafter ends. The side elevations feature simple brackets in the gable ends. Paired one-over-one, double-hung wood sash windows are in the gable ends and contain exterior storm windows. The house is clad in vinyl siding. An exterior, stuccoed brick chimney is on the southwest end and pierces the roof eave. The façade (south) is asymmetrical, three bays (W, D, W) with a modern replacement entry door featuring an inset elliptical light. The façade windows are double-hung wood sash with the upper sash containing a large square light flanked on all sides by narrow, rectangular lights. The panes in the upper sash are beveled. All windows are set within wood frames. The entry door features a wood frame with flat architrave featuring molded ends. A partial-width entry porch is off-centered on the façade and features a front gable roof with a bracket in the gable peak and exposed rafter ends. Its gable end features a set of paired, single-light fixed windows in wood frames. The porch roof is supported by battered wood posts on stone piers.

The 1914 Sanborn Fire Insurance shows a single-story, L-shaped cottage with a full-width entry porch. Based on the architectural type, form, and stylistic elements, the house likely replaced an earlier building c.1920. Google Earth aerial photography suggests the presence of two or three secondary outbuildings to the rear of the property; however, they are not visible from the street and not included as separate resources.

² Leora McAuliffe's, "Identification and Evaluation of Historic Resources," Mooresville, Iredell County, 2008.

³ *Ibid.*

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244 S. Academy Street, House (ID1822), c.1955, Non-contributing Building

This one-story house is historically a Minimal Traditional-type, compact and side-gabled. The roof is clad in asphalt shingles and an interior brick chimney straddles the ridgeline. The house is clad in vinyl siding. The façade (north) features a later porch addition, which was enclosed in 2000. More recent additions and modifications, according to the property record card, occurred in 2011 and 2012. The current façade is the enclosed porch that features a front-gabled roof with little overhang. It is three bays comprised of a central, single-leaf, fifteen-light entry door flanked on either side by fifteen-light sidelights. The door and sidelights are topped by a multi-light transom. The east and west bays of the façade are paired six-over-six, double-hung vinyl sash with two, three-light transoms above. A wooden deck extends from the façade and features a gabled arbor roof, wood posts, and brick piers. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

245 S. Academy Street, House (ID1823), ca.1900, Contributing Building

This one-story, cross-gabled dwelling is historically L-shaped that has been added upon to create its current rectangular form. The low-pitched roof is asphalt-shingled with overhanging eaves with fascia. The front wing is side-gabled with two matching, front-facing gables on the roof slope. The original rear projecting ell wing extends from the west end of the rear. A later ell wing extends from the east end of the rear elevation. It is possible that this wing was a former porch inset in the rear ell, as its continuous brick foundation matches the original structure. The house is clad in aluminum siding. The façade (south) is four bays (W, D, W, W). The single-leaf entry door features two vertical lights, multi- wood paneling, and an exterior metal and glass storm door. Windows are four (vertical)-over-one, double-hung wood sash. The eastern bay of the façade contains vertical flush board siding and a six-light fixed window. It is probable that this bay was formerly a section of a wrap-around porch that was later enclosed at an unknown date. The present porch is full-width, with a half-hipped roof, plain wood frieze, and turned wood posts with a wood post balustrade. Porch flooring is wood. Former address in 1914: 121 S. Academy Street

Property deeds trace the house back to the ownership of E.C Deaton in 1912 when he sold the property to W.E. Cope (Deed book 46, page 279). The 1914 Sanborn map identifies the house as 121 S. Academy. It is believed that W. E. Cope owned the house until the late 1950s. However, city directories of the 1930s and 1950s indicate that he was residing at 117, two houses to the west. Siting of the house within the block as shown on the Sanborn map points toward the appropriate address of 121 during that year.

a. Shed - general storage, ca.1950, Contributing Building

One-story, front-gabled general storage shed with a two-leaf door and indiscernible cladding.

246 S. Academy Street, House (ID1824), 1994, Non-Contributing Building

This is a one-story, cross-gabled and L-shaped dwelling with an asphalt-shingled roof and vinyl siding. The façade (north) contains a large, front-facing projecting, two-bay wing. At its northwest end is a shorter, front-facing gable. The house rests on a poured concrete foundation. The façade, including the projecting bay, is four bays (2W, D, 2W, W) with one-over-one,

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double-hung vinyl sash windows with wood-louvered shutters. A small, single-bay entry porch is inset in the front ell and features a shed roof, turned post, and a turned post banister. Due to its age, this house is non-contributing to the historic district.

249 S. Academy Street, Hal Johnston House (ID1668), ca. 1880, Contributing Building

This frame I-house has a side-gable roof, a one-story rear ell, and a hip-roofed porch. There is one brick, exterior-end chimney. The house was renovated in the 1920s, which introduced popular Craftsman-style elements including four-over-one sash windows and a porch with battered box piers and brick pedestals. The porch also has a weatherboard apron. The house retains its weatherboard siding. The entrance has a glazed and paneled door with replacement stained glass. There is an extensive rear addition to the historic rear ell, and a shed-roofed porch was also added to the south elevation of the rear ell.

This dwelling predates much of the construction on S. Academy Street and was evidently remodeled in the 1920s when many of the neighboring houses were built. By the twentieth century, the house was owned by Hal Johnston, a butcher, and member of a locally prominent family that owned a coal, ice, and grocery store.⁴

250 S. Academy Street, House (ID1675), ca. 1900, 1920, Contributing Building

This one-and-one-half-story dwelling features an irregular plan and a prominent, front-facing gambrel roof with multiple gabled projecting bays. The house features Colonial Revival-style elements and is clad in weatherboard siding with a brick foundation. Primary windows are four (vertical)-over-one and two(vertical)-over-two(vertical), double-hung wood sash. An exterior brick chimney is on the southwest corner of the house. An interior brick chimney features a decorative metal cap. The side elevations contain a gabled dormer with paired windows. The façade (north) features a projecting gabled bay at the northwest corner. The gable end features a cornice return and pointed vent. A set of three windows is centered on the upper story. The entry door is glazed and paneled with exterior screen door. A full-width entry porch wraps around the northeast corner. It features a hipped roof supported by square wood posts. A small gable is above the entry steps.

a. Store/Office. Ca. 1900. Contributing Building

Gabled office with exposed rafter ends and a brick foundation. The building appears to be clad in weatherboard siding with double-hung sash windows.

255 S. Academy Street, Beulah and Flossie Johnston House (ID1667), ca. 1930, Contributing Building

This one-story, brick bungalow is Craftsman-inspired. It features a front-gabled roof and a hip-roofed porch that extends two-thirds width of the façade. There are secondary gables on the side elevations. A brick soldier course separates the first floor from the basement. The dramatic front gable has stucco and half-timbering, decorative knee brackets, gable returns of the molded box eaves, and small, paired windows with replacement vinyl sash. The house and porch both

⁴ McAuliffe 2008.

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have tall friezes, now covered in vinyl, and knee brackets. The porch is supported by heavy, battered, brick piers that sit on brick pedestals. There is an open-work, brick apron. Decorative concrete caps separate the piers from the pedestals. Beyond the entrance bay, the porch is screened. The single-leaf door has a single tall panel with three upper lights. The door is framed by half-sidelights. In the south bay of the façade is a tripartite window with a fifteen-over-one sash window flanked by nine-over-one sash windows. The other windows are nine-over-one sash. The rear utility porch has been enclosed.

The house was owned by two sisters, Flossie and Beulah Johnston. Beulah Johnston was second-grade teacher, and Flossie Johnston was a librarian. Both were associated with the early development of the school and library system.⁵

256 S. Academy Street, William "Pat" Johnston House (ID1660), ca. 1930, Contributing Building

Unique in Mooresville, this one-story, stuccoed dwelling is an expressive example of Spanish Colonial Revival architecture. The house retains its terra cotta tile roof with exposed rafters, ornamental wrought iron grilles over the porch windows, arched porch, window, and door openings, and casement windows. The house has a square doughnut plan with a center courtyard and a partially enclosed porch extending across the front to connect with the porte cochere. The façade has a central, round-arched entrance opening onto the porch that is flanked by two flat-arched window openings, covered by decorative, wrought-iron grills. The entrance bay is capped by a slight arch that breaks the eave of the side-gable roof. On one end of the façade is the taller, front-gable main block of the house, which has a tall, round-arched, multiple-light window, and on the opposite end is the porte-cochere with its round-arched openings. A shed-roofed wing wall, with a terra cotta roof, round-arched opening, and wooden gate, extends from the north end of the facade. The side elevations have narrow casement windows.

The main entrance is a single-leaf, round-arched, batten door with an off-center four-light window, and heavy strap hinges. The entrance is located on the side elevation opposite the porte-cochere. In addition to its arched doorways and flat-arched window openings, the porch and courtyard have terra cotta tile floors, and porch and porte-cochere have exposed rafter beams. A narrow secondary entrance leads from the courtyard to the rear of the house. The wrought-iron exterior light fixtures are original. Remnants of a low stone wall is along the front property line. Concrete steps lead from the sidewalk to a pathway that extends to the entry porch.

The house was built ca. 1930 for the Johnston family. William "Pat" Johnson worked in the tobacco industry and spent part of his career abroad in Turkey (McAuliffe 2008).

- a. Garage. Ca. 1930. Contributing Building
Front-gabled, two-car garage with round-arched openings and terra-cotta pent roof.
- b. Shed. Ca. 1960. Contributing Building

⁵ McAuliffe 2008.

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Frame shed with flush-board siding, door, and window openings.

259 S. Academy Street, William Cope House (ID1825), ca. 1925, Contributing Building

This one-and-one-half-story, side-gabled bungalow has a moderately-pitched roof covered with asphalt shingles and featuring wide overhanging eaves with gable end rackets. The east gable end contains a set of paired windows, whereas the west gable end contains a double-hung window and a four-light (vertical) square fixed window on either side of an exterior brick chimney that pierces the roof eaves. A full-width, cross-gabled wing projects from the rear. A partial-width modern extension projects from the east end of the rear. The façade (south) is symmetrical and three bays (2W, D, 2W) with paired windows and a centered entry door. The door contains an exterior metal-and-glass storm door. Windows are four (vertical)-over-one, double-hung wood sash within wood frames. A centered dormer with a shed roof and row of four, fixed lights is centered on the front roof slope. A full-width entry porch is recessed beneath the principal roof and features replacement decorative metal posts and tiled flooring. The house may have resulted from a 1920s remodeling of an earlier dwelling or may have replaced the house identified on the 1914 Sanborn Fire Insurance map.

Vivian Combs occupied this house from the mid-twentieth century. She is credited for starting the Mooresville Little Folks School daycare (see 234 S. Academy Street), and operated a second school at her residence for the older children.

a. Garage. Ca. 2019. Non-contributing Building

Front-gabled, outbuilding of indiscernible use. Two-bay (W, D) façade with a full-width entry porch with shed roof.

262 S. Academy Street, Preston Smith House (ID1826), 1964, Contributing Building

The one-story, brick-veneered Ranch house features a low-pitched, side-gabled roof covered in asphalt shingles with a slight eave overhang. An interior brick chimney straddles the roof ridge line. The building is rectangular in plan. Windows are one-over-one, double-hung vinyl sash with exterior screens and storm windows. Windows have brick sills. The façade (north) is five bays (3W, D, W, 2W, 3W). The right bay is enclosed in vinyl siding that wraps around the corner. This bay is comprised of a large, single light flanked by narrow single lights. An entry stoop extending from the door features a brick foundation and knee wall.

265 S. Academy Street, House (ID1666), ca. 1925, Contributing Building

This side-gable Craftsman bungalow has a front-gable porch in the end bay and a side wing that was added between 1925 and 1950. The house has exposed rafters and an off-center entrance with an entry door framed by multiple-light sidelights. A small, gabled dormer with decorative knee brackets and half-timbering sits above the entrance. The porch has a tall, front-gable roof with a shingled and half-timbered gable, knee brackets, paneled battered piers on brick pedestals, and a brick apron. The porch is screened. The side wing has the exposed rafters, knee brackets, and shingled and half-timbered gable ends found elsewhere on the house. The wing was probably added not long after the initial construction. Windows are original six-over-one, double-hung wood sash.

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The house may have resulted from a 1920s remodeling of an earlier dwelling or may have replaced the house identified on the 1914 Sanborn map. By 1939, Ernest Bohannon, secretary-treasurer of Mooresville Cotton Mills, and his wife, resided at this address.

270 S. Academy Street, House (ID1856), ca.1920, Contributing Building

This one-story brick, Craftsman bungalow features a clipped, side-gabled roof with overhanging eaves and exposed rafter ends. An exterior brick chimney is on the façade (north) and pierces the overhanging eave. The façade is three bays (2W, D, 2W) with modern replacement double-hung sash windows with brick sills. The entry door is two-leaf, glazed and paneled. A partial-width, raised brick patio is along the façade and appears to be original to the house. Both the 1925 and 1950 Sanborn maps confirm that there was no porch along the façade. The only porch shown on the maps is the current side porch located on the east elevation. This porch features a clipped gable roof, square wood posts on brick piers, and a brick foundation.

a. Workshop. Ca.1920. Contributing Building

Side-gabled storage room and/or workshop. Two entry doors, each with six lights and three horizontal wood panels.

b. Garage. Ca.1920. Contributing Building

Front-gabled, single-car garage with modern barn door.

276 S. Academy Street, House (ID1669), 1963, Contributing Building

This one-story, Contemporary Style house has a front-gable form that slopes down on the north side to form a carport. The house has broad eaves, a windowed gable, and a brick and permastone façade. The central door is a modern replacement, but the large, multiple-light picture window and awning-style windows on the side elevations are original. The carport end wall is constructed of decorative, cut-out concrete blocks. At the rear of the carport is access to a screened porch and a utility room.

a. Carport. 1963. Contributing Structure

Metal carport with a flat roof and metal hairpin supports.

S. Academy Street (Parcel 4657913691.000) – Vacant Lot

277 S. Academy Street, Dr. James Harrill House (ID1665), 1911, Contributing Building

This one-and-one-half-story Eclectic cottage has a high pyramidal roof with numerous gables, some of which are asymmetrical, and a deep, wrap-around porch supported by columns resting on stuccoed pedestals. The front gable has a band of windows with replacement sash, but other windows are original two-over-two, double-hung sash. The glazed and paneled door is also original. A projecting bay and dormer were added to the side (south) elevation between 1914 and 1925. There have also been some rear alterations, but the shed-roofed rear utility room with a band of two-over-two sash windows is original.

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The house was built for Dr. James Albert Harrill, who practiced at Lowrance Hospital.

303 S. Academy Street, House (ID1664), ca. 1900, Contributing Building

This one-story Queen Anne cottage features weatherboard siding, one-over-one replacement windows, and a wraparound porch that was remodeled in the 1920s with Craftsman-style posts resting on brick pedestals. The front door is a recent replacement. The side extension of the porch is also now enclosed. The house has pointed-arch vents under the gables, and a pediment marks the entrance to the porch. There is a secondary entrance to the porch at the canted corner. There has been a small rear addition, and the rear ell porch has been enclosed.

According to the 2008 McAuliffe survey, the house was probably built by Barger Brothers, a local construction company. It is not known whether the Frontises built the house, but by 1939, the house was the home of local dentist, Dr. Shelley Frontis and his wife, Lillian. Dr. Frontis's family had a long association with Davidson College, where he received his undergraduate degree, and he trained in dentistry at Biltmore College of Dentistry. He had served as mayor from 1913-1917 and as an elder at First Presbyterian Church.

a. Storage Shed. Ca. 2000, Non-contributing Building

Side-gabled shed with weatherboard siding, multi-light wood windows, and a full-width shed porch.

310-312 S. Academy Street, Duplex (ID1768), ca. 1960, Contributing Building

This one-story, brick-veneered duplex has a low hip roof and a projecting center bay. Each unit has an engaged porch supported by a single, classical column. The front bay has a three-part picture window and a side-facing door that opens onto the porch. The second unit has an entry porch on the side (north) elevation with a front-facing door. The two doors are original and have a Modernist design with three square windows aligned vertically. No. 310 also has its original decorative screen door. The small, sliding windows are replacements. No. 312 has a rear ell with a side porch, also supported by a classical column.

The property has paved parking in the rear, and in the early 1960s housed Dr. Allen B. Sloan's office.

311 S. Academy Street, McGraw House (ID1699), 1901, Non-Contributing Building

This one-and-one-half-story, L-shaped cottage is vinyl-sided with a front-facing gambrel roof. The house was initially one-story and L-shaped. Its current roof is asphalt-shingled with overhanging eaves with fascia. The house rests on a continuous brick foundation. The front gable end features a Palladian-type window comprised of three, one-over-one, double-hung sash with an elliptical arch light above the central window. Windows appear to be modern replacements vinyl sash. Side elevations feature large shed dormers with three windows. A lower L-wing projects from the rear and features a brick chimney. The wing is likely original to the building. The west elevation features a three-sided bay window with hipped roof. The façade (south) is four bays (W, D, W, D) with a modern replacement entry door. The right bay door is covered

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with a wood-louvered storm door. The majority of the windows contain wood-louvered shutters. A modified full-width entry porch is along the façade and features a brick foundation and a low shed roof with a modern square wood posts that are unfinished. A slight front gable is on the porch roof. There is evidence that suggests that the eastern corner of the porch was either a wrap-around, or was recently added, or enclosed. A 1980s addition and wooden deck were added to the rear of the house. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

It is likely that this house either replaced an earlier dwelling identified on the 1914 Sanborn map, or was expanded upon in the 1920s, including the upper 1/2-story. By 1939, Jason McGraw occupied the dwelling.

319 Academy Street South, House (ID1769), ca. 1900, Non-contributing building

This altered, one-story, frame, Queen Anne dwelling has a hip roof, wraparound porch, and symmetrical, three-bay façade. Similar to Nos. 329 and 335 S. Academy Street, the house may have been built for one of the four daughters of S.C. Rankin and his wife, Alice Alexander. The porch has a low gable marking the entrance, turned posts, a spindlework frieze, decorative knee brackets, and turned-post balustrade. This turned and sawn millwork may be modern replacements, but this has not been confirmed. A secondary entrance off the porch has a transom and an original screened door. The house has been vinyl-sided, and the one-over-one, double-hung sash windows are replacements. One window is stained glass. The door has stained-glass lights above three vertical panels and picturesque trim work added to the surround. The interior chimneys have been rebuilt, and a modern deck is located off the rear elevation and the rear ell. Concrete steps lead from the sidewalk to a concrete pathway extending to the entry porch. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

a. Wash House. Ca. 1900. Contributing Building

Frame, gable-roofed wash house or servant's quarters with two-over-two, double-hung wood sash windows, open pier foundation, and horizontal-panel doors.

320 S. Academy Street, C. Conrad Johnston House (ID0601), ca. 1929, Contributing Building

The stately, two-story, side-gable, double-pile house is rare in Mooresville with its Spanish Colonial Revival and other eclectic elements of style, which include a green terra cotta tile roof, decorative brackets and rafter tails, and an elaborate, arched entrance portico supported by serpentine Corinthian columns and pilasters. The multiple-light door is enframed by sidelights and transom. The entrance is found within a projecting central bay that is capped by a bracketed front gable. Above the entrance is a tall, multi-light window with a stuccoed fanlight motif and wrought-iron balcony. Flanking the center entrance are pairs of six-over-six, double-hung, wood sash windows that are also capped by stuccoed fanlights ornamented with diamond-shaped brickwork in the center of each. The second story has single, flat-arched, six-over-six sash windows. A flagstone terrace extends across the full width of the house. On the north end of the

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house, the terrace terminates at an open side porch with a parapeted roof, trimmed in terra cotta coping, and brick piers. At the opposite end is a similarly designed porte-cochere. There are a two-story section and several one-story sections projecting from the rear elevation. A roof-top terrace is found above the one-story portions of the rear which have terra cotta-lined parapets. The original utility porch is also extant. The interior is intact with the original arched doorways, moldings, hardwood floors, built-in bookcases, and plasterwork except in the bathrooms where water damage necessitated reconstruction with drywall. The iron stair railing is also intact. The porch on the east elevation was recently screened.

The house was built in 1925 by Cyrus Conrad Johnston, mayor and later U.S. Congressman, on Johnston family land. Designated a local landmark, the house was probably designed by local architect, L. Young White. The property remained in the family until 1969.⁶

326 S. Academy Street, William Ross Johnston House (ID1670), ca. 1925, Contributing Building

Occupying an elevated lot, this one-and-one-half-story, brick Craftsman bungalow has a deep, wrap-around porch and a front-gable roof with knee brackets and a shed-roofed dormer on the south side. The porch includes box piers resting on brick pedestals, and the balustrade has square balusters. The house retains some original four-over-one sash windows, but there are also one-over-one, wood-sash windows that are later. The six-panel door is also a replacement. A rear shed extension houses a carport. Concrete steps lead from the sidewalk to a concrete pathway extending to the entry porch.

William R. Johnston, the secretary-treasurer of William N. Johnston Sons Company, was living in this house in 1939 when the first Mooresville City Directory was published and was probably its original owner. Established in 1894, the company was one of the town's first grocery stores. The business was expanded to include an ice plant and a coal operation.

329 S. Academy Street, Claude Mayhew House (ID1767), ca. 1900, Non-contributing Building

This one-story, frame, Queen Anne house has a hip roof with cross gables and an altered, bell cast dormer with a replacement window, and a deep, wraparound porch. A gable marks the off-center entrance to the porch, which is supported by replacement turned posts. The turned-post balustrade and small, scrolled knee brackets are also replacements. The scrolled rafter tails are original. The house has been aluminum-sided, and the one-over-one sash windows are replacements. The bay on the north side retains its diamond-paned window. There are two interior chimneys, one of which has been rebuilt, and a Craftsman-style front door. The house has two, gabled rear ells and an enclosed utility porch. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

According to McAuliffe's 2008 interviews with local residents, this house and the one next door at 335 S. Academy were built for sisters ca. 1900. Both were similar Queen Anne houses, but

⁶ Summary from NC NHP Survey File.

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each was remodeled to some degree with Craftsman-style elements in the 1910s or 1920s. The houses seem to have had long associations with the locally prominent Rankin family, but this house was also the long-time home of Claude A. Mayhew, who later became owner of the W.W. Rankin Company. Mayhew also served as a town commissioner and a three-time mayor. He and his wife were instrumental in establishing the public library.⁷

334 S. Academy Street, McNeely House (ID1662), ca. 1920, Contributing Building

Occupying an elevated, tree-shaded site, the one-and-one-half-story, Craftsman-style brick bungalow has a side-gable roof, a shed-roofed dormer, knee brackets, and a deep, wrap-around porch. The porch is supported by pairs of box piers resting on brick pedestals, and the balustrade has square balusters. The house retains its original Craftsman-style glass door and four-over-one, double-hung sash windows. A screened, shed-roofed porch with a shingled apron extends across the rear elevation. The original brick garage no longer has a roof. Concrete steps lead from the sidewalk to a concrete pathway extending to the entry porch. The concrete driveway is protected by a concrete retaining wall.

The property was occupied by Bruce "Pearlie" McNeely, whose father C.K. McNeely, may have built the house. The McNeelys were among the earliest families to settle Mooresville, and descendants owned much property in the area, including two houses across the street. Bruce's son, Bruce, was a local dentist, and he lived here while his house at 162 Cedar Street was being completed.⁸

a. Garage. Ca. 1920, Non-contributing Building

This brick garage no longer has its roof or garage door.

S. Academy Street (Parcel 4657902851.000) – Vacant Lot

335 S. Academy Street, S. C. Rankin House (ID1766), ca. 1900, 1914, Contributing Building

This one-and-one-half story, Queen Anne house was remodeled with some Craftsman-style elements in 1914. The side-gable house has a shed-roofed dormer with shingle siding and a bank of original two-over-two sash windows, two interior chimneys that have been rebuilt, and a wraparound porch. Now partially enclosed, the porch is supported by paired, classical columns that sit on paneled pedestals. The balustrade has square balusters. The house has full returns of the gables and molded box eaves, but the porch has exposed, scrolled rafter tails. The door has lower horizontal panels and an upper stained-glass light and is set within flat surrounds that are capped by decorative trimwork. The door is flanked by paired and grouped, one-over-one replacement sash windows. German siding is found on the first story of all elevations, and in addition to the dormer, the gable ends are shingled. The two-over-two windows found in the dormer also remain intact on the upper windows on the side and rear elevations. The house has a rear shed and a one-story rear ell. A brick and wrought-iron fence separates the property from

⁷ McAuliffe 2008

⁸ *Ibid.*

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the sidewalk, and a modern carport stands behind the house.

According to McAuliffe's 2008 interviews with local residents, this house and the one next door at 329 S. Academy were built for sisters ca. 1900. Both were similar Queen Anne houses, but by 1914, the dormer on this house had been altered to its current shed-roofed configuration. Other Craftsman-style elements were added either ca. 1914 or later in the 1920s. The house may not have been built for the Rankin family, but members of the family owned both houses. This house was owned by S. Chalmers Rankin who was the first president of the Bank of Mooresville (later the First National Bank), the oldest bank in Mooresville. He served as one of the first directors of the Mooresville Cotton Mills, was elected mayor in the early 1890s, and was active in the Presbyterian Church. By 1939, Bruce McNeely owned the house.

a. Fence. Ca. 1900. Contributing structure

Wrought-iron fence atop brick curbing. Square brick posts separate sections of fencing. A break in the fencing opens to a concrete path. Brick posts feature cast concrete pineapples at the entrance to the pathway.

b. Garage. Ca. 2000. Non-contributing Building

Front-gabled garage clad in weatherboard siding.

343 S. Academy Street, McNeely House (ID0602), 1903, Contributing Building

This large, two-story, frame, Colonial Revival and Queen Anne dwelling has a high-pitched hipped roof covered in slate shingles, pediment cross gables, and a wrap-around porch supported by Tuscan columns. The simple balustrade has square balusters and railing. The center entrance features a glazed and paneled Eastlake-style door capped by a diamond-paned transom. The entrance to the porch projects slightly and is capped by a pediment. On the north side, the porch has a bowed corner. The house has one-over-one, double-hung wood sash windows and diamond-patterned windows on the first story. Next to the front door is a two-story bay window capped by a turret and metal finial.

a. Workshop. Ca. 1935, Contributing Building

Gabled-roofed workshop has original six-over-six windows

b. Carport. Ca. 1990, Non-contributing structure

Modern, one-car carport with gable roof

350 S. Academy Street, House (ID1748), ca. 1925, Contributing Building

This one-story, brick-veneered Craftsman bungalow has a low-slung, front-gable roof with secondary gables and an intersecting, side-gable porch. The house has deep eaves, Asian-inspired false beams, and lattice attic vents under the gables. The wrap-around porch is supported by grouped and paired box piers that sit on brick pedestals. The house has its original Craftsman-style front door, large, three-part windows on the façade, and four-over-one windows on the side elevations. The German-sided rear wing is original. The standing-seam, metal roof is modern. The front-gable, frame garage behind the house was constructed in the latter

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twentieth century.

The 1939-1940 city directory lists the renters of the house as physician, Dr. Grady Franklin and his wife, Lydia. The original owner is not known. In 1946, physician, Dr. Charles L. Bittinger purchased the house from the Honeycutt family. The 1930 census records several Honeycutts residing on Academy Street, and they may have been the original owners.

a. Garage. Ca. 1960, Contributing Building

Frame, front-gable garage

353 S. Academy Street, William D. and Adele Templeton House (ID0912), 1907, Contributing Building

Designated a local landmark in 2008, the two-story, frame Queen Anne house features a gable-on-hip roof, irregular massing, and a wrap-around porch. The gables are covered in fish-scale shingles, and the house is clad in weatherboard siding. The porch is supported by Tuscan columns and has the same paneled, tongue-in-groove frieze found on the nearby Brawley House. A projecting, pediment bay marks the entrance to the porch. The balustrade consists of square, reeded balusters and railings. The front entrance is a single-leaf, glazed and horizontal-paneled door with no transom or sidelights. A single window is found next to the front door. Recent owners replaced the original clear glass with stained glass. The one-over-one, double-hung wood sash windows are original. There is a small, hip-roofed addition, with four-over-one sash windows, at the southwest corner of the house, likely added during the 1930s. There have also been several other small additions to the rear. The house originally had a porch that extended across much of the rear elevation, but this was enclosed to become part of the kitchen and rear service rooms. The interior is intact with original trimwork, plaster ceilings, horizontal-panel doors, and hardwood floors. There are reeded door and window surrounds with bulls eye corner blocks, beaded-board wainscoting, and tall baseboards. The elaborate staircase has a double L configuration with a square, fluted newel and turned balusters. The classical, mirrored overmantels found on both the first and second floors are original. The kitchen and downstairs bedroom and bath are not original and reflect later alterations to accommodate its elderly occupant.

The house was built ca. 1907 by William J. Brawley for his daughter, Adele, and her husband, William Dickey Templeton. The Templetons had married in 1895, and they purchased the property in 1907. Although an exact construction date is unknown, the house was presumably built shortly after the Templetons purchased the land. Templeton was active in local politics, serving on the town board and town commission in the late 1890s. In 1914, he was appointed postmaster, a position he continued to hold until his death in 1922. One of the Templetons' daughters lived in the house until 1986.⁹

a. Chicken Coop. Ca. 1925, Contributing Building

Front-gabled. Weatherboard siding. Metal roof. Brick foundation.

⁹ Survey site file

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354 S. Academy Street, Clay and Marie Brown House (ID1749), ca. 1925, Contributing Building

This one-and-one-half-story Craftsman bungalow is clad in modern composition siding. The shallow, side-gable roof has deep eaves with knee brackets and exposed rafters and slopes down to create the shed-roofed front porch. Battered piers on brick pedestals and thick, brick piers support the elliptical-arched porch openings. A prominent, front-gable dormer sits over the center entrance which features a Craftsman-style door with matching sidelights. Craftsman-style windows remain throughout the house with the exception of several small replacement windows towards the rear. The story-and-a-half, gable-roofed rear wing has an enclosed porch in the south bay and a modern door in the north bay. The original half-shouldered, brick chimney survives on the north elevation, and a brick chimney flue serves the kitchen adjacent to the enclosed rear porch at the southeast corner.

The 1939-1940 city directory shows Clay and Marie Brown residing in this house. Clay and Marie Brown were the proprietors of Brown's Café in Mooresville. The directory does not indicate that the Browns owned the dwelling. By 1950, the house was owned by salesman, Howard H. Evans.

405 S. Academy Street, House (ID1828), 1938, Non-contributing Building

This one-and-one-half-story, brick veneer Period Cottage features a high-pitched side-gabled roof with slight eave overhanging and asphalt shingles. Exterior brick chimneys are on the gable ends and pierce the roof eave. Windows appear to be modern replacements one-over-one, double-hung sash. A gabled dormer with high-pitched roof is centered on the front roof slope and features a four-over-four, double-hung window. The symmetrical façade (south) is three bays (W, D, W) with a centered entry door containing two small lights and wood panels. Windows feature brick sills and flat brick jack arches. A partial-width entry porch contains a shed roof supported by square wood posts on a brick foundation. A single-story, full-width shed extension is along the rear that appears to be original. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

According to property records, this house was built in 1938. This is confirmed in the 1939 City Directory.

a. Garage. Ca.1930, Contributing Building

One-story, single-car garage northwest of the main house at the end of a driveway. The garage is clad in beveled wood siding and features a clipped gable roof covered in corrugated metal. The façade (south) is dominated by large, two-leaf wooden doors with metal hardware. The doors are narrow vertical boards. A narrow transom is above the garage door.

228 W. Catawba Avenue, Jacobs House (ID1820), 1952, Contributing Building

This Ranch-type dwelling contains three individual apartments. It is L-shaped, with a low-pitched hipped roof covered in asphalt shingles. The roof features a slight overhang with boxed eaves. An interior brick chimney is on the front roof slope. The house is clad in a red brick veneer. A narrow, vinyl-sided frieze is beneath the roof eaves. Primary windows are one-over-

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one, double-hung wood sash with exterior storm windows and a brick sill. The building is oriented east toward Catawba Street. From the façade (northeast) is a two-bay projecting ell that creates the L-shaped form. The façade is five bays (2W, W, D, W, W) where the first bay is comprised of two smaller, one-over-one, double-hung sash. The entry door features three square lights arranged diagonally. A metal and glass storm door is on the exterior and features an entry stoop with concrete slab flooring on a brick foundation. The north elevation of the house is three bays (W, D, 2W) with a centered entry door for 302 S. Academy Street. This door matches that on the east. A small entry stoop projects from the door and contains a flat metal roof supported by round metal posts. It has a concrete slab floor and brick foundation. The third apartment (228 Catawba) is on the south (rear) elevation and accessed via a wooden deck. This elevation is three bays (W, W, D) where the middle bay is a brick-infilled window opening. The entry door has six lights.

According to deed records the property was conveyed to Edward Jacobs, and wife, Irene Brawley in 1951. This lot being a portion of the land deeded in 1896 (Book 22, Page 9) to J. Frank Brawley. It is presumed that J. Frank Brawley gifted this lot to his daughter and husband to build the residence. It is likely that the house was initially constructed as a single-family residence and later converted into a multi-family apartment.

308 W. Center Avenue, House (ID1831), 1954, Non-contributing building

This one-story, rectangularly-massed compact ranch house features a low-pitched side-gabled roof covered in asphalt shingles with minimal eave overhang. The exterior is a red brick veneer. A prominent interior brick chimney straddles the ridge line. The façade (east) is three bays (D, W, W) with a single-leaf replacement entry door containing an inset elliptical light. Windows are one-over-one, double-hung wood sash set within wood frames. A partial-width entry porch with shed roof is along the façade. It features square wood posts, a metal railing, concrete slab flooring, and a concrete block foundation. A small, single-bay historic projection is at the rear of the south elevation. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

311 W. Center Avenue, Miller House (ID1832), 1894, Non-contributing building

This dwelling is historically rectangular in shape with a full-width entry porch that wrapped around the east elevation. Evidence of the porch survives in the form of a raised brick foundation that wraps around the façade. The house is comprised of a front-gabled massing with a perpendicular, side-gabled massing along the front (west). The roof is covered in asphalt shingles and features boxed eaves and a plain wood cornice. Two exterior brick chimneys are on the north elevation and an interior brick chimney is on the rear roof slope. A front-facing gable vent is centered on the front roof slope. The house is clad in weatherboard siding and rests on a continuous brick foundation. The façade is three bays (W, D, W) with a centered entry door that is concealed behind an exterior metal-and-glass storm door. The left window is a large, fixed rectangular light within a wood frame. Primary windows are two-over-two, double-hung wood sash within wood frames. A single-bay entry porch is centered on the façade and is front-gabled with a molded wood frieze and turned wood posts with decorative brackets. A secondary entry porch is on the south elevation. This porch features a hipped roof and turned posts with

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decorative brackets. It is unclear when the original wrap-around porch was removed and replaced with the two smaller gabled porches. However, the raised brick flooring is retained, and the porch detailing is characteristic of the era in which the house was constructed. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

Sanborn Maps suggest that the house address was #200 between at least 1914 to 1950. The 1939 City Directory and 1950 updated Sanborn indicate that the address was changed to #105. Ownership was traced to as early as 1939 with Miss Daisy Miller as the owner and resident. Miss Miller was employed as a saleswoman. Records indicate that she adopted a son, John Miller, who was a student of Davidson College. According to the county property records, the house was remodeled in 1992 and 1997.

317 W. Center Avenue, House (ID1833), 1928, Non-contributing building

This one-and-one-half-story Craftsman bungalow features a moderately-pitched roof covered in asphalt shingles. The roof features overhanging boxed eaves. The house is clad in vinyl siding and rests on a continuous brick foundation. A shed roof dormer is centered on the front roof slope and features a set of original paired, three(vertical)-over-one, double-hung wood sash windows with wood-louvered shutters. Matching paired windows are in the upper floor of the gable ends. The house contains an historic ell wing projecting from the rear. An addition is inset in the rear ell, and a c.1960s, gabled bay projects from the southeast corner. The façade (west) is three bays (W, D, W) with a replacement entry door. Windows on the first floor are one-over-one, double-hung wood replacement sash with exterior storms/screens. A full-width entry porch is recessed beneath the principal roof and features decorative, replacement metal posts. A low brick retaining wall separates the sidewalk from the property. Brick steps extend from the sidewalk to a concrete path leading to the entry porch. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

The 1914 and 1925 maps confirm an address #199, changing to #109 by 1950, followed by its current address of #317.

318 W. Center Avenue, William McNeely Lentz House (ID1834), 1884, Contributing Building

This two-story dwelling is a symmetrical, foursquare house with early- to mid-twentieth century combination of Classical Revival and Colonial Revival elements. The house features a low-pitched hipped roof, overhanging boxed eaves, and a simple wood cornice. Two prominent exterior brick chimneys are centered on the side elevations. The house is clad in weatherboard siding and rests on a continuous brick foundation. The south elevation features a two-bay addition (historic) with a hipped roof, brick foundation, and a third prominent exterior brick chimney with two metal flues. There appears to be a partial-width, two-story addition along the rear, followed by a single-story projection. At the northwest corner (rear) is another one-story addition. The additions appear to be historic. The façade (east) is three bays (2W, D, 2W) on the first floor and (W, W, W) on the second. Windows are one-over-one, double-hung wood sash. The single-leaf entry door contains a large fixed light and molded wood paneling. A full-width,

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one-story entry porch is along the façade and features a hipped roof with a gable above the entry bay. The roof features boxed eaves and decorative frieze supported by tapered square wood columns. The porch extends from the south end of the façade where a single-story addition is flush with the façade. A modern stone retaining wall with stone steps is along the front of the property.

Deed and census records trace the house to c.1900 to William McNeely Lentz, a flour miller and manager. It reportedly remained in his family until 1959.

- a. Garage, Ca. 1970, Non-contributing Building
Flat-roofed.

323 W. Center Avenue, McNeil House (ID1835), Ca. 1920, Non-contributing building

This one-and-one-half-story, side-gabled Craftsman-style bungalow features boxed eaves and an exterior clad in vinyl siding. The house rests on a continuous brick foundation. An exterior brick chimney is off-centered on the south elevation and pierces the roof eave. Paired windows are in the upper story of each side gable end. A prominent, front-gabled window dormer is centered on both the front and rear roof slopes. The dormer contains a set of three windows. Primary windows appear to be replacement, one-over-one, double-hung vinyl sash with applied vinyl grids creating the appearance of a three(vertical)-over-one, double-hung sash window. The façade (west) is three bays (2W, D, 2W) with a modern replacement entry door. A full-width, front-gabled entry porch is along the façade. Its gable end is clad in vinyl siding and it features boxed eaves and four fluted columns that appear to be vinyl-sided. The porch rests on a continuous brick foundation. Although the house retains its historic bungalow form, the application of vinyl siding, replacement windows, and doors, and porch modifications compromise its historic integrity. Little, if any, of its Craftsman-style design survives. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

This house first occurs on the 1925 Sanborn map. According to the 1939 city directory, the house was a rental property. The following year, widow, J.S McNeil conveyed the property to Charles McNiel. The house continued to be rental property until the 1950s.

327 W. Center Avenue, House (ID1836), 1894, Contributing Building

This central passage, two-story Triple-A house contains a historic, lean-to addition along the rear and one-story ell wing. A second, two-story ell wing addition was later added and does not appear to be historic. The house features a Triple-A roof with overhanging boxed eaves and partial cornice returns. The house is clad in weatherboard siding and rests on a continuous brick foundation. The façade is three bays (2W, D, 2W) on the first floor and (W, W, W) above. The entry door is centered with four vertical lights and two wood panels. It is flanked by three-light sidelights with wood paneled apron. Projecting from the entry bay is a single-story, pedimented porch with partial cornice returns and an arched ceiling. The porch roof is supported by square wood columns. The majority of the windows appear to be modern replacement one-over-one, double-hung sash. The upper sash appears to have six-over-six applied vinyl grids. Flanking either side of the house is a one-story, hipped porch with square wood posts, brick foundation,

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and wood railing.

The 1914 to 1950 Sanborn maps reflect an L-shaped form with full-width entry porch and a rear porch inset in the ell. The full-width porch was apparently removed and replaced with the present single-bay porch sometime after 1950; however, it looks like a historic modification.

328 W. Center Avenue, David and Maude Creswell House (ID1700), ca 1895, Contributing Building

Similar to the Will Mott House (ID0694 and ID1688), this two-story, frame, Queen Anne house has a T-shaped plan and a clipped cross-gable roof. The vertical-board gables are highly embellished with bracketed trusses, molded verge boards, and flat, sawtooth ornamentation at the cornice line. The house retains its weatherboard siding and its paired, one-over-one sash windows on the façade as well as single, two-over-two sash found elsewhere. The two-bay façade has a mid-twentieth century, single-leaf door sheltered by a bracketed canopy that was probably added in the 1920s. (The 1925 Sanborn maps shows a porch extending across the façade.) The east elevation has a hip-roofed bay window and a shed-roofed bay with the same brackets found on the gables. The rear entrance has the same bracketed canopy as the front door. A brick retaining wall separates the property from the sidewalk.

The house was the long-time home of David M. Creswell and Maude Frontis Lentz. They married in 1918 so the house was evidently constructed for an earlier owner. Mr. Creswell was employed by National Biscuit Company, and Mrs. Creswell (died 1944) was one of the first librarians in town. Her parents, Edna Frontis and Wiley Lentz lived next door at 318 West Center Avenue.¹⁰

- a. Shed. Ca. 1980. Non-contributing Building
Large storage shed with flat located at the rear of the property.

334 W. Center Avenue, Ernest and Ola Miller House (ID1747), ca. 1905, Contributing Building

In common with other Queen Anne-style residences built in Mooresville in the early twentieth century, this dwelling combines picturesque and classical elements. The large, two-story, frame house has an asymmetrical form consisting of a hip-roofed main block with multiple, cross-gable bays. Pressed-tin shingles cover the roof. A projecting, full-height bay extends from the rear of the east elevation while the corresponding rear of the west elevation holds a projecting, one-story, hip-roofed bay. The large wraparound porch features tall, Tuscan columns and a gabled entry bay. The hip-roofed kitchen ell includes hip-roofed dormers. The main entry retains its single-pane door flanked by Queen Anne-style, leaded-glass windows. There is a horizontal window with elongated diamond panes in the hip-roofed bay. The predominant one-over-one sash windows appear to be original. The house is now covered in vinyl siding. A brick retaining wall separates the front of the property from the sidewalk.

¹⁰ McAuliffe, 2008.

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The 1910 census records Ernest H. and Ola Miller as residing on West Center Avenue (then West First Street) with their three children. Ernest Miller was a druggist who owned a drug store on North Main Street.

- a. Storage Shed, 1979, Non-contributing Building
Small, side-gabled storage shed located at the rear of the property.

335 W. Center Avenue, James Moore House (ID1699), ca. 1895, Non-contributing Building

The substantial, two-story, frame dwelling has a high hip roof that extends to each side under gables, a center gable, and Eastlake-style entry door. The house is undergoing renovations and contains framing for a new entry porch and modern replacement windows. The historic siding is removed and modern siding will be added to the exterior. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

The house was reputedly built for James W. Moore, brother of the town founder. James Moore was also instrumental in the early development of Mooresville, deeding land for one of the local schools.

340 W. Center Avenue, House (ID1837), ca. 1895, Non-contributing building

This Queen Anne house retains its original two-story form with a projecting T-wing. Porches inset in both rear ells have since been enclosed. The house features modest Queen Anne design elements. The low-pitched hipped roof has slight overhanging boxed eaves with a vinyl-sided cornice. A small gable is flush with the façade (east) and south elevation wall. The house is clad in vinyl siding and rests on a continuous brick foundation. Original windows appear to be two (vertical)-over- two (vertical), double-hung wood sash; however, several windows are modern replacements. The façade is two bays (D, W) on the first floor with a multi-light entry door and metal-and-glass storm door. A full-width, wrap around porch features a hipped roof, vinyl frieze, and turned posts with decorative brackets. The porch railing is turned wood posts. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

Sanborn maps between 1914 and 1950 confirm the house is historically a large, two-story square with a one-story T-wing along the rear flanked on either side by an inset porch. The wrap-around porch is also historic.

341 W. Center Avenue, Rev. Edward Spivey House (ID1746), ca. 1914, 1925, Contributing Building

About 1925, a one-story, frame house on this site was expanded to a one-and-one-half-story and remodeled to create the present side-gable bungalow. The 1914 Sanborn Map of Mooresville shows that the footprint of the original dwelling matches the remodeled house. The 1920s Craftsman-style bungalow features include the engaged front porch, deep roof eaves with exposed rafters along the porch, and prominent gable-roofed dormer with a bank of windows positioned over the center entrance. Reflecting its earlier date of construction, the first story of

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the house has taller windows that were probably designed with two-over-two sash. All of the windows now have replacement sash, and the house has been vinyl sided. The front porch is distinguished by its thick concrete columns on brick pedestals and brick apron. The house is one of three dwellings in Mooresville dating to the 1920s that feature the concrete porch columns (see ID1718 and ID1720).

The 1939-1940 city directory records this house as the residence of the Reverend Edward L. Spivey, First Baptist Church in Mooresville.

345 W. Center Avenue, House (ID1702), ca. 1890, Contributing Building

This two-story, frame foursquare house features a hipped roof and a wrap-around porch. The low-pitched roof has deep eaves and Italianate-style elements. The house has molded box eaves and a wide, flatboard frieze. The altered porch is supported by later box piers, and the balustrade has square balusters. The single-leaf, glazed and paneled door is capped by a transom. The interior chimneys have stuccoed stacks. There is a hip-roofed bay on the side (east) elevation with decorative picturesque windows, and the one-story, shed-roofed rear ell that has been altered.

The original owner or builder of this house is unknown, but Horner Hampe, a designer and head of the patterns department at Mooresville Mills, was a longtime resident. Herbert Miller, Superintendent of the Mooresville Schools, occupied, but did not own, the house in 1939 when the first city directory was published.¹¹

346 W. Center Avenue, Herbert A. and Maude Birdsall House (ID1697), ca. 1925, Contributing Building

This American foursquare house features Craftsman-style elements. The house has a low-pitched hipped roof with exposed rafters, a brick veneer, and a hip-roofed porch that shelters two of the three bays of the symmetrical façade. The porch also has exposed rafters and is supported by heavy brick piers that sit on brick pedestals with concrete caps. The balustrade has square balusters. The paired windows are six-over-one sash with two casement windows in the center of the second story. The Craftsman-style glass door has Craftsman-style vertical sidelights. A brick soldier course forms the water table. There is a hip-roofed bay window on the side (east) elevation and a frame utility porch on the rear. The hip-roofed, two-car, frame garage is original.

The house was likely built by Herbert and Maude Birdsall who owned the house in 1939 when the first city directory was published. Mr. Birdsall co-owned one of the town's first car dealerships.

- a. Garage. Ca. 1925. Contributing Building
Hip-roofed, two-car garage with German siding

351 W. Center Avenue, Zebulon and Mary Rankin Turlington House (ID1698), 1906,

¹¹ McAuliffe 2008

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This two-story, double-pile dwelling features a hip roof, a symmetrical, three-bay façade, and a hip-roofed porch. There is also a one-story rear ell that has had some alterations or additions. The house has molded box eaves, a molded cornice, and one-over-one sash windows. The house appears to be transitional in its styling with Colonial Revival massing and symmetry, but a three-part Queen Anne-style window beside the entrance as well as the other one-over-one windows. The single-leaf, paneled door has a plain surround with no transom or sidelights. The porch is supported by box piers with a stylized plinth and capital and stylized scrolled brackets. The porch posts may be later. The two interior chimneys have been rebuilt.¹²

It is not known whether they built the house, but the property is associated with longtime owners, Zebulon and Mary Rankin Turlington. Mr. Turlington was town attorney for 60 years, and in 1904 began the first of eight terms as state representative. He was also attorney for the Mooresville school system, a founder of the local Rotary Club, and an elder at First Presbyterian Church.¹³

354 W. Center Avenue, Edward and Agnes Brawley House (ID1745), ca. 1910, Contributing Building

This two-story house displays elements of the Colonial Revival style. The boxy, hip-roofed, German-sided dwelling has a symmetrical, three-bay façade, center entrance, and hip-roofed front porch. The projecting hip-roofed bays on the east and west elevations are original. The one-over-one windows throughout the house appear to be mid-century replacements. A bank of such second-floor windows at the rear of the east elevation suggest that a sleeping porch in this section was later enclosed. On the first story are full-height windows flanking the entrance which has one-over-one sidelights and a single-pane transom. The original door has dentil molding. The front porch features molded, horizontal panels in the frieze. The porch currently runs across the façade although the 1925 and 1950 Sanborn maps depict a wraparound porch that extended around the side (east) elevation. The balustrade and projecting bays on the east and west are later, 1950s additions. Probably at that time, the extant, raised, brick foundation was constructed and a small garage installed beneath the porch. The porch features modern square wood supports.

The 1939-1940 city directory records Edward and Agnes Brawley residing at this address. The 1910 census lists Edward and Agnes Brawley as owning a house on "Centre" in Mooresville. By the 1920 census, the Brawleys were raising five children here, and Edward Brawley was employed as a miller.

- a. Carport. Ca. 1950s. Contributing Structure
Open carport with a flat metal roof supported by round metal posts.

¹² McAuliffe 2008.

¹³ *Ibid.*

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358 W. Center Avenue, John and Rachel Allred House (ID1744), ca. 1925, Contributing Building

This one-and-one-half-story, side-gable Craftsman bungalow has a prominent, front-gable dormer, a shed-roofed porch supported by battered piers on brick pedestals. The porch is notable for its large, front-gable center bay that has a roof structure, with exposed rafters, separate from the adjoining sections, giving the appearance of added side sections. The house also has decorative knee brackets and false beams as well as original six-over-one sash windows. The house retains its weatherboard siding and Craftsman style door. There is a rear porch. Concrete steps with brick walls and piers extend from the sidewalk to a concrete path that leads to the entry porch.

The property belonged to John and Rachel Allred. Allred was president of the Mooresville Federal Saving and Loan Association.¹⁴

361 W. Center Avenue, Kipka House, ca. 1910, Non-contributing building

The two-story, frame, Colonial Revival house has a pyramidal roof with an attic dormer, a wraparound porch, and an asymmetrical façade. The porch has a low-pitched pediment marking the broad entrance and is supported by columns sitting on brick pedestals. The balustrade has square balusters. The side-hall entrance has an embellished oval-glass door with no transom or sidelights, and the windows are one-over-one sash. The house has been vinyl sided, and one chimney has been rebuilt. Windows appear to be modern replacements. There is a one-story rear ell with a utility porch. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

The house is associated with the Kipka family who were involved in several early businesses, including the Seminole Water Works project in 1907. Edward Kipka was also the owner of Peoples Home Furniture Company in downtown Mooresville.¹⁵

a. Garage. Ca. 1920. Contributing Building

Front-gable, German-sided garage with exposed rafters and casement windows

366 W. Center Avenue, Metz House (ID1838), 1940, Contributing Building

One-story Period Cottage with a red-brick exterior and a high-pitched roof. The house is rectangular in plan with a hipped roof ell wing projecting from the rear. The principal body of the building has a hipped roof. The front is side-gabled with a front facing gable at either end. Gable ends feature boxed cornice and louvered vents. A prominent, shouldered brick chimney is on the façade (east). At the southeast corner of the façade is a large recessed porch with three segmental arch openings. A small, gabled entryway projects from the façade. It features a round-arched brick opening within which an arched, wooden entry door is inset. The door contains three rectangular lights set diagonally. Two sets of paired windows are on the façade. Primary

¹⁴ McAuliffe 2008.

¹⁵ McAuliffe 2008.

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windows appear to be modern one-over-one, double-hung replacements with six-over-six applied vinyl grids. Window surrounds are wood.

According to the 1950 city directory, this house was owned and occupied by Harwell Metz and his family.

a. Garage. Ca. 1975, Non-contributing Building

One-story, frame garage with a front-gabled roof and two garage bays.

369 W. Center Avenue, House (ID1839), 1997, Non-contributing building

This brick veneer ranch-type dwelling is modern construction with a low-pitched hipped roof. The roof contains overhanging boxed eaves. The façade (west) is three bays (2W, D, 3W) where the last (right) bay is polygonal. Windows are one-over-one, double-hung synthetic sash. The single-leaf entry door is wood-paneled. A full-width entry porch is recessed beneath the principal roof and features four prominent square, brick columns. The porch flooring is concrete slab at ground level. A set of heavy concrete steps extend from the sidewalk to a concrete path that leads to the entry porch. Due to its age, this building is non-contributing to the historic district.

372 W. Center Avenue, House (ID1840), 2006, Non-contributing Building

This large, one-story dwelling was designed to mimic late-nineteenth and early-twentieth century Victorian-inspired cottages. It features a high-pitched hipped roof with projecting cutaway bays. Gable ends are closed with a molded cornice. An exterior brick chimney is on the north elevation and pierces the roof. A partial-width entry porch on the façade (east) wraps around the north elevation. It features a metal hipped roof, dentiled frieze, turned wood posts, and a wood post balustrade. The single-leaf entry door is on the east elevation and features three vertical lights. Primary windows are three (vertical)-over-one, double-hung wood sash. A large-scale, two-car garage extends from the rear and faces north toward Charlotte Street. Due to its age, this house is non-contributing to the historic district.

373 W. Center Avenue, Mooresville Hospital (ID1696), ca. 1925, Contributing Building

Opened in the mid-1920s, Mooresville Hospital is a narrow, one-story, brick-veneered, gable-front building with exposed rafters and an engaged front porch with a broad archway. This archway is echoed in the arched entries and windows, which have nine-over-one wood sash. The main entrance is centered in the three-façade. The entry's original double doors have been replaced by a single doorway with sidelights. The eight-bay north elevation includes two brick chimney flues and an entry near the rear bay with an original paneled-wood door containing a glazed, six-over-six upper section. The rear elevation contains two doors leading into the raised basement. The building's east side contains another entrance that originally led to the wing that linked this building to the adjacent Lowrance residence. The current gabled entry porch with exposed rafters appears to have been constructed from a section of this wing, though the present pilasters and latticed posts are later.

Mooresville Hospital was originally part of a larger hospital that included the Samuel Lowrance

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House (not extant) immediately to the west. The two buildings were connected by a one-story frame hyphen. In 1925, Iredell County deed records show S.A. Lowrance deeding the property on which the house and adjacent hospital building stand to Drs. D.W. McLelland, G.W. Taylor, A.B. Sloan, A.E. Bell, and others (Iredell County Deed Book 79:577; Mooresville Sanborn Maps 1925, 1950). This hospital closed in the early 1930s when the large Lowrance Hospital was constructed across town on East Center Avenue. The Lowrance House was razed and the existing brick facility was subsequently converted to apartments.

401 W. Center Avenue, LeRoy and Mary Campbell House (ID1743), ca. 1925, Contributing Building

The more intact of two similar dwellings that stand side by side on West Center Avenue, this one-story, brick-veneered dwelling has a hip-roofed main block with jutting, gabled bays. Located amidst early-twentieth-century, Queen Anne-styles residences, it is possible that this house and its neighbor (405 West Center Avenue) were erected in the early 1900s and remodeled with brick veneers and Craftsman-style traits in the 1920s. The house features exposed rafters and Craftsman-style brackets, four-over-one, double-hung sash windows, and a shed-roofed porch with battered posts on brick pedestals. The house also has scalloped shingles under the gables. A modern frame addition extends to the rear.

The 1939-1940 city directory records the occupants of the house to be Leroy and Mary Campbell. They are listed as tenants. Leroy Campbell was employed as a salesman for Duke Power.

404 W. Center Avenue, House (ID1841), 1947, Contributing Building

This side-gabled dwelling appears to be transitional in form between a Minimal Traditional and a Ranch. The house is rectangular in plan with a low-pitched roof with no overhang. The exterior is a white-painted brick. An exterior brick chimney is on the south elevation. Windows appear to be modern one-over-one, double-hung synthetic replacements, yet set within their original surround. The façade (east) is four bays (W, D, W, 2W), where the right (north) bay is set higher up on the wall. The single-leaf entry door features a metal-and-glass screen door. An entry stoop has a flat roof, square wood posts, and brick foundation/steps. The south elevation features a secondary entry door. A partial-width, front-gabled porch is off-centered on the façade. Its gable end is clad in weatherboard and is supported by square wood posts. The porch foundation is brick. Projecting from the north elevation is a side-gabled apartment addition sharing similar materials and design as the original house. The addition is three bays on the east (W, D, W) with a gabled entry stoop and metal posts with railing. It appears to be a historic addition. Concrete steps lead from the sidewalk to a concrete path that extends to the entry stoop.

405 W. Center Avenue, Houston House (ID1842), 1925, Contributing Building

This one-and-one-half-story Craftsman bungalow features a brick veneer exterior, and an overall rectangular form. The rear of the building forms a hip, while the front contains the prominent gable end. The gable is clad in vinyl siding and features overhanging boxed eaves with gable brackets. A former window in the front gable end is boarded over with two-leaf casement doors. An interior brick chimney is on the rear roof slope. A slight, gabled projecting bay projects from

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the north elevation. The façade (west) is symmetrical and three bays (2W, D, 2W). The centered entry door features four decorative lights and four wood panels. The entry door is flanked by fluted pilasters on plinth blocks with a molded entablature. Windows appear original and are double-hung wood sash where the upper sash is comprised of four vertical lights, each topped with a small square light. A full-width entry porch is recessed beneath the principal roof. The porch contains tapered square wood columns on a brick foundation. A gabled carport is contemporaneous with the construction of the house and projects from the north elevation and conforms to the porch design.

Property records indicate that as late as 1939, Mamie and John B. Houston owned the property, deeding it to their son Oni P. Houston and wife that year.

a. Garage, Ca. 1940, Contributing Building

Long, rectangular detached garage with one-car garage bay and a single-leaf entry door with six-lights set within a wood frame. The roof is side-gabled. There appears to be a full-width lean-to along the rear.

411 W. Center Avenue, John and Mamie Hardin Houston House (ID1695), 1886, Contributing Building

This one-story Queen Anne dwelling has a high hip roof with metal ridge, ornamental finials, and decorative slate shingles. There are highly embellished gables with spindlework and sawnwork on the vergeboards. Below the molded box eaves is a simple denticulated cornice above a flat frieze. The tall, interior chimneys have corbeled stacks. The wrap-around porch has rounded corners and a center gable marking the entrance. The house has canted corners to match the curve of the porch. The dentil molding on the porch, the turned posts with ornamental brackets, and the turned-post balustrade are original. The Eastlake door and full-height, one-over-one sash windows are also intact. There is a cutaway bay on the side (west) elevation and a one-story rear ell with modern one-over-one sash windows and an added deck. The property includes a modern one and one-half story, frame garage/apartment. A brick retaining wall is along the front of the property.

a. Garage/Apartment. Ca. 2000. Non-contributing Building

One-and-one-half-story garage with apartment above.

412 W. Center Avenue, House (ID1843), 1929, Contributing Building

This one-and-one-half-story Craftsman-inspired bungalow features multiple projecting gabled bays. The house is comprised of a rectangular, front-gabled massing. A gabled bay projects slightly from the rear of the northwest elevation. A second gabled wing is flush with the façade and projects toward the south. Finally, a third gabled bay projects slightly from the façade. This bay includes a small lean-to on its north side with a round-arched window. An interior brick chimney is on the south roof slope. An exterior brick chimney is on the gable end of south wing. The house features exposed rafter ends and stuccoed gables. Primary windows are double-hung vinyl sash where the upper sash contains multiple lights of varying sizes. An entry door with

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gabled hood with brackets is on the north elevation of the lean-to bay. A raised patio on brick foundation extends from this door and wraps around the north elevation before connecting with a prominent gabled entry porch. The entry porch features tapered wood posts on brick piers and brick wall.

According to the 1939 City Directory, the house was owned and occupied by Harrison Johnston Jr, a clerk at his family's store -W.N. Johnston Sons Co.

a. Garage, Ca. 1995, Non-contributing Building

Two-car detached garage with a side-gabled roof and vertical board exterior siding.

416 W. Center Avenue, House (ID1844), 1987, Non-contributing Building

This one-story house is ranch-like in appearance. It features a low-pitched cross-gabled roof with overhanging boxed eaves. The house is clad in vinyl siding and rests on a poured concrete foundation. It is comprised of a rectangular, side-gabled massing with a front-facing "L" wing on the façade and another on the opposite of the rear elevation. An interior chimney is clad in vinyl siding and straddles the roof ridge. Windows are one-over-one, double-hung synthetic sash. The façade (east), including the projecting wing, is four bays (W, W, D, 2W) with a single-leaf entry door. A partial-width entry porch is inset in the front ell and features a shed roof supported by square wood posts. Due to its age, the house is non-contributing to the historic district.

a. Garage, Ca. 1995, Non-contributing Building

Frame, multi-car garage with a hipped roof covered in asphalt shingles. The front (east) is open with round metal posts.

419 W. Center Avenue, House (ID1742), ca. 1900, 1940, Non-contributing Building

Constructed as a traditional, two-story, L-plan residence in the early 1900s, this frame dwelling was later expanded and remodeled to its unusual present configuration. The 1925 Sanborn Map of Mooresville depicts the original dwelling with its L-shaped plan with an enclosed full-height, cutaway entry bay at the junction of the two wings. A one-story porch with a matching cutaway form extended around the façade. The house was subsequently remodeled with the present slant-roofed front addition that essentially fills the gap between the two wings. The 1950 Sanborn Map shows the house with this configuration. The original two-over-two, double-hung wood sash windows on the facade were reused for the addition and remain intact throughout the house. The weatherboard siding and rectangular vents also appear to be original. The brick end chimneys were constructed during the expansion of the house although the existing shed-roofed front porch with square posts was added later, after 1950. There are both a rear shed and a rear ell. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

The 1939-1940 city directory lists William and Marion Creswell as the owners of the house. They had one child, Marjorie. William Creswell (born 1889) was employed as a manufacturer's agent.

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422 W. Center Avenue, Price Sherrill House (ID1845), 1931, Contributing Building

This one-and-one-half-story Period Cottage is comprised of a rectangular, hipped roof massing with a side-gabled wing along the façade. Side gable ends are clad in vinyl siding and contain paired windows. An interior brick chimney is on the rear roof slope. A front-facing gable is flush with the façade (east) and contains a one-over-one, double-hung window. The house is clad in a red brick veneer. A vertical stretcher brick water table surrounds the house. The principal façade is three bays (2W, D, 2W) where the entry door is within a projecting gabled entryway with round-arched openings. Primary windows are one-over-one, double-hung vinyl replacement sash with vertical brick flat jack arch and brick sills. A gabled porch extends from the south elevation, flush with the façade. It features heavy square brick columns and is enclosed with modern sliding glass windows.

a. Garage, Ca. 1935, Contributing Building

Front-gabled, single-car garage with beveled wood siding. The garage door is a modern replacement comprised of two single-leaf, wood-paneled entry doors.

425 W. Center Avenue, House (ID1846), ca. 1900, Contributing Building

This one-and-one-half-story Queen Anne dwelling is comprised of a central hipped-roof rectangular massing with an original ell addition along the rear. The hipped roof is high-pitched with lower cross gables. Two interior brick chimneys feature brick corbelling. Gable ends are clad in decorative wood shingles with one-over-one, double-hung wood sash windows. Centered on the front roof slope is a gabled dormer window, also clad in shingles. The dormer roof and gable ends feature full cornice returns. The house is clad in weatherboard siding and rests on a continuous brick foundation. The façade (west) is three bays (W, D, 2W) where the first bay (north) projects from the façade. The central entry door is single-leaf with a large fixed light and three horizontal wood panels. A decorative multi-light transom is above the door. Primary windows are one-over-one, double-hung wood sash with wood surrounds. A full-width entry porch with hipped roof wraps around the south elevation. The porch is distinguished by its Queen Anne-inspired turned wood posts and turned wood post balustrade. A gravel driveway extends from the street along the south side of the house. It is separated from its adjacent neighbor by a brick retaining wall.

428 W. Center Avenue, House (ID1847), ca. 1900, Contributing Building

This one-and-one-half-story Queen Anne cottage features restrained stylistic ornamentation. The house is generally rectangular in shape with a gabled bay projection on the façade (east) and a cutaway, gabled bay on the side elevations. Gable ends are clad in weatherboard siding and feature partial gable end returns and a fixed window. The house is clad in weatherboard siding and rests on a brick foundation. It contains three interior brick chimneys. The façade is three bays (W, D, 2W) with one-over-one, double-hung wood sash windows set within wood frames. Windows include metal-and-glass exterior storm windows. The entry door features a single light and horizontal wood panels with an exterior storm door. The door is set within a wood surround.

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An entry porch with hipped roof wraps around the north elevation and contains square wood posts and balustrade that appear to be modern replacements. A c.1980s, one-story, flat-roofed addition projects from the rear and is vinyl-sided.

According to property records and census records, the house was owned and occupied by William Turner as late as 1930. Turner was employed as lawyer. The house then transferred to D. Elmer Turner of D.E. Turner & Co.

- a. Storage Shed. Ca. 2017, Non-contributing Building
Gambrel roof storage shed with vertical flushboard siding

431 W. Center Avenue, Wyatt J. and Agnes Neel House (ID1741), ca. 1955, Contributing Building

This well-preserved, one-story brick ranch house has a low-pitched hip roof, deep eaves, a front-exterior chimney, and a slightly projecting front section that contains the entrance. The house retains its steel-sash casement windows and mid-century modern front door with three diagonal lights. The engaged side porch has been enclosed with shingled siding, but the heavy, brick piers that supported the porch are intact. The property includes an original hip-roofed, brick garage with two garage bays.

The Neel house occupies an infill lot on West Center Avenue, where early-twentieth century dwellings predominate. The house was part of Agnes Auten Neel's estate. Her husband, Wyatt J. Neel, was a farmer and a member of the Neel family who acquired the 291-acre Johnson farm in the early-twentieth century. The Johnson farm had been established west of Mooresville in the early nineteenth century (*see* Johnson-Neel Farm, NR-listed 1975). Wyatt's parents moved to West Center Avenue in the early-twentieth century, and he and his wife erected this house nearby.

- a. Garage . Ca. 1950. Contributing Building
Hipped roof, two-car garage.

436 W. Center Avenue, House (ID1848), 1985, Non-contributing Building

This premanufactured dwelling features a low-pitched, side-gabled roof, vinyl siding, and a brick foundation. The façade (east) is five bays (2W, 2W, D, 2W, W) with an off-centered entry door. The entry door features a metal and glass storm door. Windows are one-over-one, double-hung vinyl sash with wood-louvered shutters. Due to its age, this house is non-contributing to the historic district.

439 W. Center Avenue, David E. Turner, Jr. House (ID1740), ca. 1950, Contributing Building

This one-story, double-pile, Colonial Revival house is brick-veneered with a symmetrical, three-bay façade, side-gable roof, and front-gable entry porch. The house has a side-gable screened porch off the side (east) elevation, and on the opposite side a one-story wing set back along the west elevation. This wing has an exterior-end chimney. The house retains its six-over-six,

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double-hung wood sash windows. The front door, with its four panels and upper lights, is original as are the pairs of stylized classical box piers that support the entrance porch. The property includes an original brick, two-car garage.

The house was reportedly built by David E. Turner, Jr. who worked for his family hardware business (D.E. Turner Hardware) that has been in business for over 100 years.

- a. Garage. Ca. 1950, Contributing Building
front-gable, brick, two-car garage

444 W. Center Avenue, Gus M. and Effie Kipka House (ID1739), ca. 1912, Contributing Building

This boxy, two-story, hip-roofed, frame dwelling illustrates a nationally popular Colonial Revival house form from the early twentieth century. Built about 1912, the house is two-bays wide with a side-hall plan. A tall, brick chimney pierces the roof which also has hip-roofed dormers on the front and (side) east elevations. A projecting, hip-roofed bay on the east elevation features leaded-glass, diamond-paned windows. An original porch at the rear of the east side has been enclosed. The hip-roofed, full-width porch has its original configuration, but the battered piers and brick pedestals were probably added in the 1920s. The house has original German siding, but the windows are one-over-one sash replacements. The door is framed by sidelights.

Deed records show that Gus and Effie Kipka bought this lot from Forest A. Carpenter in 1911. The 1939-1940 city directory lists Gus M. Kipka as the Mooresville city clerk and treasurer.

- a. Garage. Ca. 1925. Non-contributing Building
Hip-roofed, frame garage. The original doorway was retrofitted to accommodate the modern double-leaf entry doors. Plywood appears to be applied to the exterior. The 1925 Sanborn Map of Mooresville shows a garage at this location.

445-447 W. Center Avenue, William Turner Duplex (ID1771), ca. 1940, Contributing Building

This one-story, brick-veneered duplex consists of two mirror-image duplex units separated by a center driveway that is covered by the continuous, side-gable roof. Each unit has a projecting, front-gable section and entrances (front and rear) that open onto the driveway. The windows are one-over-one replacements. The main entrances have original wood doors with multiple-light upper sections and vertical lower panels. The rear entrances are also original and have horizontal lower panels. Each unit has an attached, one-car garage at the rear connected to the duplex by a small, frame hyphen. The garages and hyphens are now vinyl-sided although the wooden roll-up door on the west garage is original.

The McAuliffe 2008 survey states that the duplex was designed by local architect, Young White, as one of the first duplexes in town. William "Billy" Turner, son of David E. Turner, built the

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duplex. David E. Turner owned a hardware store in downtown Mooresville. The 1939-1940 city directory lists physician, Dr. Grady Franklin and his wife, Lydia, as renting one of the two units. The other unit was apparently unoccupied. Deed records show that in 1946, physician, Dr. Charles L. Bittinger purchased the duplex from the Honeycutts.

**454 W. Center Avenue, Austice and Lola Horne House (ID1738), ca. 1935,
Non-contributing Building**

This two-story, frame Colonial Revival dwelling has a steeply-pitched, side-gable roof with prominent, continuous shed dormers across both the front and rear elevations. Extending from the main ridge line, these dormers have six-over-six double-hung sash windows. All windows appear to be modern vinyl replacements. On the three-bay façade, the dormer includes a modern replacement window in the center bay that serves the upper-story stairhall. Similar windows also flank the exterior brick chimney on the east gable end. An enclosed, shed-roofed entrance bay projects from the center of the façade. The house originally included a one-story wing on the east side although the present wing is a larger, flat-roofed addition with a secondary entrance that appears to date to the 1950s. There is a shed-roofed rear ell and a modern deck. Due to diminished integrity resulting from cumulative changes to the house, this house is non-contributing to the historic district.

Deed records show that in 1935 Austice Horne purchased a lot on West Center Avenue from the Barger family. He probably built the house soon after the purchase. Horne was a department manager at Barger Brothers Lumber Company in Mooresville. Barger Brothers was a leading lumber company in Mooresville and beginning in the 1920s became a major building contracting firm in Mooresville and across the region.

457 W. Center Avenue, Sarah Gerskow House (ID1849), 1923, Contributing Building

This two-story, Colonial Revival, foursquare dwelling features a low-pitched, hipped roof and overhanging boxed eaves. The house is clad in vinyl siding and rests on a continuous brick foundation. An interior brick chimney is on the south roof slope. The symmetrical façade (west) is three bays (2W, D, 2W) on the first floor and W,W,W on the second. Windows are four vertical)-over-one, double-hung vinyl sash with wood-louvered shutters on the façade. The entry door is a modern replacement, single-leaf with an inset fanlight. A one-story hipped roof porch wraps around the south elevation and extends to a historic carport. The porch and carport roof is supported by round, Classical columns.

The property was conveyed by J.H. Cobb to Sarah Gerskow in 1922. It is presumed that Ms. Gerskow had the house constructed shortly after she acquired the property. She retained the residence until her death in 1946.

Garage. Ca. 1920. Contributing Building

Front-gabled, frame garage. German siding and a metal roof. Two-leaf wood-timbered entry door.

460 W. Center Avenue, House (ID1850), ca. 1915, Contributing Building

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This one-story Queen Anne dwelling is a hipped cottage, rectangular in plan, with weatherboard siding and continuous brick foundation. The roof is high-pitched with two interior brick chimneys. A lower gabled wall dormer is centered on the front roof slope. It features weatherboard siding in the gable end and contains a set of paired, decorative fixed lights. A small projecting bay with a gable roof and angled sides are on the side elevations. The façade (east) is four bays (2W, W, D, W) with one-over-one, double-hung wood sash set within wood surrounds. The entry door has a fixed light and horizontal wood panels and includes a historic wood and screen door. A full-width entry porch features a hipped roof supported by round columns.

a. Garage. Ca. 1920. Contributing Building

Small, single-car frame garage with a front gable roof and weatherboard siding. The front of the garage is open, with no door.

463 W. Center Avenue, House (ID1737), 1906, Contributing Building

This one-story, frame, picturesque Queen Anne cottage has a cross-gable roof and a wrap-around porch with original turned posts. The turned-post balustrade is a replacement. The gables are covered in decorative sawtooth shingles and have pointed-arch vents. The house retains its two-over-two sash windows but now has vinyl siding. The Eastlake main door and the five-panel secondary entrance onto the porch are both original.

According to local deeds, the property has changed hands a number of times since the Neels sold the property in 1941 to the Miller family. The original owner and builder is not known. The 2008 McAuliffe survey states that the Upright family may have been early occupants. Boyd Hardin and Edgar Nantz lived at this address in 1939, but did not own the house.

a. Garage. Ca. 1920. Contributing Building

Front-gable garage with German siding and sliding, batten door

466 W. Center Avenue, House (ID1694), ca. 1920, Contributing Building

This one-story dwelling is either an early, transitional example of the Craftsman style in Mooresville, or began as a hip-roofed, Queen Anne dwelling that was subsequently remodeled with Craftsman features, including the large front gable with knee brackets, battered piers and brick pedestals. The four-over-one, double-hung wood sash windows appear to date to the 1920s. The house retains its weatherboard siding.

In 1939, James W. Neel owned the house. He may have worked at his brother's business, W.M. Neel and Company. It is not known who built the house or who remodeled it in the 1920s.

469 W. Center Avenue, L.C. Atwell House (ID1851), ca. 1915, Non-contributing Building

This one-story Queen Anne house is a good representation of a hipped cottage on a continuous brick foundation. The house is clad in weatherboard siding. The hipped roof is double-pitched with boxed eaves. Two interior brick chimneys are on both north and south roof slopes. The

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south elevation features a cutaway gabled bay with a full cornice return. A small shed roof addition is inset at the southwest corner and flush with the façade. The façade (west) is four bays (W, D, W, W) where the right bay is on the hipped addition. The primary windows on the façade are large, single fixed lights with an upper sash comprised of decorative, multi-shaped lights. The entry door features a historic wood screen door with decorative spindlework. An entry stoop extends from the door and contains a front gable roof supported by square wood posts. Historically, a full-width porch wrapped around the southwest corner. It is likely that the inset shed addition is a historic enclosure of the former porch. The north elevation features a secondary entry door and a partial-width, shed roofed porch with square wood posts and a brick foundation. Due to the loss of the Queen Anne-style wrap-around porch, this building is non-contributing the boundary increase.

The property was conveyed to L.C. Atwell on May 13, 1915.

- a. Carport, ca.1978, Non-contributing structure
Detached carport with utility room.

470 W. Center Avenue, House (ID1852), 2003, Non-contributing Building

This modern dwelling was designed to mimic a Craftsman bungalow. Its hipped roof features a lower gable centered on the façade. The façade (east) is two bays (2W, D). Windows are six-over-one, double-hung wood sash. The entry door has nine lights and is flanked by four-light sidelights. A full-width entry porch is recessed beneath the principal roof and features tapered wood posts on stone veneer piers. Due to its age, this house is non-contributing to the historic district.

111 W. Charlotte Street, House (ID1772), ca. 1950, Contributing Building

This one-story Minimal Traditional and ranch house has a side-gable roof, brick-veneered exterior, and a front-gable entry porch. At one end is an engaged carport, and a screened porch is found off the opposite side elevation. The carport and entry porch are both supported by decorative, wrought-iron posts. There is one exterior-end chimney. The house is well preserved and retains an original picture window as well as paired and single six-over-six sash windows. The paneled door, with its upper lights, is also original.

127 W. Charlotte Street, Dr. Nicholas Moore House (ID0597), 1904, Contributing Building

This two-story, frame, Queen Anne house features a gable-one-hip roof, irregular massing, and a wrap-around porch. The house has eclectic decorative elements including shingled corner piers extending above the roof, a variety of Queen Anne-style windows, herringbone siding around a bay window, classical corner pilasters, a deep, modillioned cornice, and Tuscan porch columns. A wooden deck addition is on the rear. The site is notable for its original granite foundation and porch wing walls as well as granite borders and retaining walls that mark the original sidewalks. The interior is reportedly well-preserved with original fireplace mantels, woodwork, hardware, and original tilework in the bathroom.

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The house was built for Dr. Nicholas Moore whose office survives nearby on W. Center Ave. Dr. Moore is one of the founders of the hospital.

a. Garage. Ca. 1925 Contributing Building

German-sided garage dates to the 1920s but has later side shed

b. Hitching Post. Ca. 1900 Contributing Object

A single granite hitching post projecting from a retaining wall along W. Charlotte Street.

130 W. Charlotte Street, Duplex (ID1853), 1990, Non-contributing Building

This one-story duplex is a long, rectangular dwelling with a side-gabled roof, weatherboard siding, and a poured concrete foundation. The side elevations contain a gabled, two-bay projection with partial cornice returns and a round vent. Windows are one-over-one, double-hung vinyl sash with exterior storm windows. The north elevation contains a recessed entry at the west corner. The west elevation contains two additional doors and a wood deck. Due to its age, this duplex is a non-contributing element to the historic district.

232 W. McLelland Avenue, Elizabeth Apartments (ID1692), ca. 1920, Contributing Building

This two-story, brick apartment building reflects a combination of Colonial Revival and Craftsman style elements. It has a parapet roof with molded concrete coping and a tile pent roof above a molded cornice. The building has a symmetrical façade with a central entrance and projecting and inset porches on the façade, west, and rear (south) elevations. The recessed entrance has stylized classical surround, flared wrought-iron railings, and tile floors. A brick soldier course forms a water table. The windows are replacements, but the flat arches of brick soldier courses and the concrete sills are original. The multiple-light and paneled door is original. The porches are supported by heavy brick piers, and each unit has doors opening onto the porches. Most of the upper-story porches have turned-post balustrades that are later, but a few with square balusters remain. The lower units have brick aprons with concrete caps. The simple rear entrances have horizontal-panel doors under a bracketed, shed-roofed canopy. The interior retains its original staircase with square balusters, stuccoed walls, and two-panel doors to the units. The screen doors to the apartments also appear original. Despite alterations including the replacement of a tile roof with metal roofing, new second-floor balustrades, and several entry doors, overall, the apartment building continues to retain a good degree of its historic integrity.

It is a rare building type for the period in Mooresville which had few multiple-family dwellings. The property is now owned by Henderson Properties, Inc., Dr. Henderson, a dentist, built his office next door ca.1950 so the apartment house probably has had a long association with this

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family. However, it is not known whether the Hendersons built the apartment building, which by 1939 was called the Elizabeth Apartments.

252 W. McLelland Avenue, Dr. Andrew Henderson's Medical Office (ID1691), 1956, Contributing Building

This one-story, Modernist office building was constructed for Dr. Henderson, a local physician, in the mid-1950s. The building has a flat roof with a wide overhang and an inset, corner porch supported by a grouping of steel poles. The poles sit in a brick and concrete planter. Sheltered by the porch is a side-facing glass door flanked by full-height windows that extend around the corner from the porch to create an asymmetrical façade. The remainder of the façade is unfenestrated. The lower window sections are operable with awning style windows. The original aluminum sash is intact in places, but otherwise the eaves, window trim, and poles are covered in vinyl. There are secondary entrances on the side (west) and rear (south) elevations, and aluminum-sash awning-style windows on the side elevations.

351 W. McLelland Avenue, House (ID1854), 1985, Non-contributing Building

This two-story dwelling features a side-gabled roof with overhanging boxed eaves. The house is clad in vinyl siding and rests on a brick foundation. A one-story gabled garage projects from the south elevation and a one-story wing projects from the north elevation. The north wing includes an exterior brick chimney. Windows are one-over-one, double-hung synthetic sash. The façade (west) is four bays (3W, D, 2W, W). The first bay (north) is comprised of a large, square fixed light flanked by one-over-one, double-hung sash. The last bay is a two-leaf casement window. Due to its age, this house is a non-contributing element to the historic district.

357 W. McLelland Avenue, House (ID0594), 1935, Contributing Building

The one-story, brick Craftsman-style bungalow has a hipped roof with deep eaves and exposed rafters. The inset porch is supported by battered piers on brick pedestals. The entrance has a simple, beveled glass door. The house features replacement, one-over-one, double-hung vinyl sash windows. The porch balustrade is a vinyl replacement.

360 W. McLelland Avenue, House (ID0595), 1880s, Contributing Building

This one-story, Queen Anne cottage features a high-pitched hipped roof has several front and side cross gables with double pointed arch, louvered vents. The picturesque dwelling has irregular massing, and a full-width porch that extends to a sunroom (created from part of the wrap-around porch) and porte-cochere on the east side. The front porch has later battered piers on brick pedestals, but the turned-post balustrade is original. A pediment marks the entrance, which is an Eastlake-inspired door with no sidelights or transom. The one-over-one and two-over-two double-hung wood sash windows are historic. There is one horizontal-sash window dating to the 1950s, and the house has a new standing-seam metal roof. A former balustrade has been removed from the porch. (see Figure 4)

363 W. McLelland Avenue, House (ID0588), 1920, Contributing Building

The one-and-one-half-story, brick and stucco Craftsman bungalow has a clipped cross-gable roof

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with deep, bracketed eaves, stuccoed gables, and a stuccoed frieze. The house features an off-set porch supported by heavy brick piers with a brick balustrade, and the multiple-light and paneled door is framed by full-height sidelights. The entrance is sheltered by a hip-roofed portico supported by columns, and brick steps lead up to the porch and entrance. The house contains vinyl friezes and soffits, as well as replacement, one-over-one, double-hung vinyl sash windows. There is an inset utility porch off the rear elevation that has been enclosed. A modern retaining wall separates the front yard from the sidewalk. The wall is built of decorative concrete blocks.

369 W. McLelland Avenue, House (ID0593), 1935, Contributing Building

This one-story, Period Cottage has a brick veneer, stucco and half-timbering in the cross gables, a front exterior chimney, and a side porch supported by brick piers. The six-over-six light, double-hung, wood-sash windows are original as is the slate porch deck. There is a shed-roofed addition with French doors off the rear elevation.

449 W. McLelland Avenue – Vacant Lot

453 W. McLelland Avenue – Vacant Lot

103 Sherrill Street, House (ID1736), ca. 1925, Contributing Building

This one-and-one-half-story, frame Craftsman bungalow features a side-gable roof that slopes down to create an engaged front porch across the façade. Covered with pressed-tin shingles, the roof has deep eaves, knee brackets, and a sizable shed-roofed dormer with a bank of windows. The porch has heavy, corbelled-brick piers and a weatherboarded apron. The house retains its weatherboard siding, but the one-over-one, wood-sash windows appear to be early replacements. Craftsman-style, four-light windows flank the half-shouldered, brick chimney on the side (south) elevation. The wood-panel front door with three upper lights is original. A gabled bay with knee brackets extends slightly from the rear of the south elevation and includes a brick chimney flue that serves the kitchen. There is a shed-roofed rear ell.

This house was reportedly built by the Jack Moore family whose descendants continue to occupy the house.¹⁶

- a. Storage Shed, ca. 1980, Non-contributing Building
Detached storage shed with a front-gabled roof.

220 W. Wilson Avenue, Archie Waugh House (ID1765), ca. 1955, Contributing Building

Built after World War II, this Minimal Traditional, side-gable dwelling has a brick veneer and an open side porch supported by wrought-iron posts. The main entrance has a paneled, Colonial Revival door with upper lights and is flanked by a picture window. On the opposite side of the door is a slightly recessed section that contains eight-over-eight sash windows. On the west elevation is a secondary entrance sheltered by a gabled entry porch that is supported by box

¹⁶ Email and notes provided by Andy Poore, Special Collections Coordinator at the Mooresville Public Library.

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piers. There is one exterior-end chimney.

In the 1955 city directory, the house was owned by Mooresville Cotton Mills employee, Archie Waugh, who probably built the house.

224 W. Wilson Avenue, Mamie Honeycutt House (ID1764), ca. 1930, Contributing Building

This frame, one-story Craftsman bungalow has a clipped front-gable roof and a hip-roofed porch supported by box piers. The house has asbestos-shingle siding, but the four-over-one double-hung wood sash windows are original. There is a pair of small, vertical-light, casement windows under the gable. The front door is a modern replacement. A deck has been added off the rear elevation.

In 1939, the house was owned by Mamie Honeycutt, an employee at the Mooresville Cotton Mills.

**232 W. Wilson Avenue, Leroy and Mamie Caldwell House (ID1763), ca. 1930
Non-Contributing Building**

This one-and-one-half-story, brick-veneered Craftsman bungalow features a side-gable roof and a front-gabled dormer. The dormer has shingled siding, a group of four-over-one sash windows, and decorative knee brackets. The shed-roofed, wraparound porch is supported by paired box piers that sit on brick pedestals. The turned-post balustrade is later modification. The central, Craftsman-style door is flanked by paired, four-over-one double-hung wood sash windows. There is one exterior end chimney. A projecting bay on the west elevation extends back to a gabled rear ell with a brick flue. There is a front-gable dormer on the rear elevation as well as a frame, shed-roofed utility porch that opens onto a modern deck. The deck, with a turned-post railing, is the only apparent addition to the exterior. The exterior of the house has undergone several modifications including the replacement standing seam metal roof, eave enclosure, and new porch supports. Therefore, this building is non-contributing to the historic district.

Leroy Caldwell, an employee at Mooresville Cotton Mills, and his wife, Mamie, owned the house in 1939

a. Garage. ca. 1925. Non-contributing Building

Frame, front-gable garage with weatherboard siding. The modern replacement door altered the garage from its original two-bay façade to a single bay.

318 W. Wilson Avenue, House (ID0599), 1915, Contributing Building

This two-story, frame, Colonial Revival dwelling features a cross-gable roof that is pedimented. The house has two-over-two double-hung wood sash windows with louvered shutters, a center-bay entrance with a glazed and paneled door, and a side casement window. The front-facing bay has a Queen Anne style window, and the full-width, hip-roofed porch is supported by Tuscan columns. A modern turned-post balustrade surrounds the porch. Concrete steps lead from the sidewalk to a concrete pathway extending to the entry porch.

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- a. Shed. ca. 1935. Contributing Building
German-sided with gable roof
- b. Shed. ca. 1935. Contributing Building
German-sided shed with shed roof and side extension

319 W. Wilson Avenue, Thomas Oscar & Janie Creswell Brawley House (ID0600), 1906, Contributing Building

Designated as a local landmark in 2009, this Queen Anne house features Colonial Revival-stylistic influences. It has a pyramidal roof with pediment cross gables, irregular massing, and a wraparound porch. The frame house has tall, interior, brick chimneys, weatherboard siding, and two-over-two sash windows. The porch has box eaves beneath which is a paneled, tongue-in-groove fascia. The porch is supported by Tuscan columns, and there is a simple balustrade of square balusters and railing. The single-leaf door has an oval, beveled glass and original brass hardware. A full-height window opening onto the front porch was later converted to a secondary entrance for an apartment. (This part of the house is no longer used as an apartment.) There have been a few minor additions and alterations to the house including the enclosure of a rear porch and a 1950s rear addition. Concrete steps lead from the sidewalk to a concrete pathway extending to the entry porch.

The house was built by Thomas Oscar Brawley (1863-1928) in 1906 soon after his marriage to Janie Creswell. The Brawleys later had two children, Thomas and Isabel. Brawley School Road, west of Mooresville, is named for his family who had a cotton farm in the area. (Brawley School Road was originally known as Mayhew Road.) In addition to farming, Brawley operated a mercantile store in downtown Mooresville. Their son, Thomas, inherited the family farm which was sold in the 1960s, and Isabel Brawley Cashion inherited the W. Wilson Avenue house which she still owned in 2007.¹⁷

The house was constructed with pine from the Brawley farm, and the initially unfinished second floor was completed in the 1910s with the addition of electricity and running water. An apartment was created on one side of the house during World War II, a not uncommon occurrence, and was rented until 2001.

- a. Garage. ca. 2000, Non-contributing Building
Modern, three-car garage

¹⁷ Survey Site File.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c.1880-1964

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mooresville Historic District (Boundary Increase) expands the Mooresville Historic District (NRHP 1980) in the City of Mooresville, Iredell County, North Carolina. The boundary increase is the result of a 2015 expanded survey area that demonstrated these areas of shared significance as a reasonable extension of the original Mooresville Historic District (NRHP 1980). The original district was listed in the National Register for its local significance under Criterion A in the areas of commerce, exploration/settlement, and transportation, as well as Criterion C in the area of architecture. The period of significance of the original district is unclear, as it is not defined in the National Register nomination. However, the "Criteria Assessment" makes reference to c.1870-1920 as a significant era. According to the original nomination, the building at 117 S. Academy Street was constructed c.1870 and believed to be the oldest in the original district. However, the building at 173-175 W. Main Street is listed with a date of construction of c.1930 as a contributing resource. Thus, the period of significance likely extended to c.1930, which would have met the fifty-year requirement when the district was listed in 1980.

The approximate 55.5-acre boundary increase area consists of two separate sub-areas, labeled Area A and Area B on the map, that developed concurrently with the Town of Mooresville beginning in the late-nineteenth century through the mid-twentieth century as a residential neighborhood for the town's most prominent citizens. While the original district is generally

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confined to the commercial core of Mooresville, the boundary increase broadens the district to encompass a full range of building trends associated with the early settlement and development of towns such as Mooresville. As such, the Mooresville Historic District (Boundary Increase) is eligible at the local level under Criterion A in the area of Community Planning and Development. The boundary increase is also eligible under Criterion C in the Architecture area of significance at the local level for its impressive collection of domestic architecture representing a range of types, periods, and methods of construction reflecting the city's growth and development. The boundary increase area's earliest houses are Queen Anne and Italianate in style. Craftsman bungalows, Colonial Revival houses, and Period Cottages exhibiting restrained Tudor Revival influences reflect the greatest period of development of the boundary increase area between 1900 and the 1930s. Residential construction continued, though at a much lower rate, through World War II and after. This period is represented by the continuance of Period Cottages and the introduction of Minimal Traditional and ranch houses. In addition to single-family residences, the boundary increase area includes some modest mid-twentieth century duplexes and a large apartment building constructed in 1924. A small hospital was built on W. Center Avenue during the 1920s, which was later converted into a single-family residence. A small dentist office, also residential in design, was built on S. Academy Street in 1950, followed by a third medical office in 1956 on W. McLelland Avenue. Unlike the former medical buildings, the latter best reflects a Modernist medical clinic popular nationwide during the mid-twentieth century. The town of Mooresville, including the boundary increase, continued to develop through the mid-twentieth century. However, the period of significance of the original district does not recognize buildings constructed after 1930 as contributing to the district. The boundary increase, on the other hand, expands the period of significance to acknowledge those buildings constructed during the mid-twentieth century as reflective of the continued growth of Mooresville during and following World War II. The period of significance of the boundary increase begins c.1880 with the construction of the earliest residences until 1964 when the neighborhood was nearly fully built-out and historic residential development ceased.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Context

Mooresville, North Carolina emerged in southeastern Iredell County in the rural agrarian landscape of the western Piedmont and its development is directly related to the introduction of the railroad. Much of the land comprising the future town of Mooresville belonged to John Franklin Moore. On August 18, 1856, the Atlantic, Tennessee, and Ohio (AT&O) Railroad was constructed through Moore's property, connecting Charlotte in Mecklenburg County to the Iredell County seat at Statesville. Anticipating the commercial benefits that might arise following the establishment of a depot, John Moore donated land for a depot and the construction of an adjacent cotton loading platform. A small market village emerged known as Moore's Siding.¹⁸

¹⁸ Laura A. W. Phillips, *Mooresville Historic District: National Register Nomination*. North Carolina State Historic Preservation Office, Raleigh, 1980.

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During the Civil War, development of Moore's Siding ceased when the rail line was dismantled. However, shortly following the war, the rails were returned, and the railroad was operating once more. Renewed development of the town ensued and on March 3, 1873, the Town of Mooresville was incorporated with a population of only 25. The AT&O depot became the official geographic center of town, with the corporate limits extending one mile in all directions. At the time of its incorporation, the town consisted of two roads, the Public Road (present-day Main Street) and Main Cross Street, now referred to as Center Avenue.¹⁹ The latter was an existing wagon road pre-dating the Civil War.

The small market village centering around the depot quickly became a bustling commercial district and a center for the cotton trade in Iredell County. In addition to the commercial businesses sprouting up around the railroad depot during its early years of incorporation, Mooresville boasted a thriving flour mill, and in 1878, a steam engine was powering a saw mill. As Mooresville continued to grow, schools, churches, and social halls were erected. Streets were constructed and the expansion of the town was well underway, including the establishment of residential corridors along W. Center Avenue and S. Academy Street. By 1879, street lamps lined the commercial district, and the following year a public well dug. That same year, families residing within the city limits, including those within the boundary increase area, were asked to plant a tree in order that "the shade, beauty, and appearance of our Town may be enhanced for those who come after us."²⁰ By 1880, just seven years after its incorporation, Mooresville's population had reached 584.

Prior to the 1880s, much of the Piedmont region of North Carolina remained a primarily agrarian-based economy. However, the rise and acceptance of New South ideals of industrialization was certainly realized in the Piedmont, particularly in small communities sited along railroad sidings and depots. Towns within the Piedmont that successfully transitioned from an agrarian-based economy may contribute their industrialization to numerous factors such as the proximity to raw materials (tobacco, cotton, and timber), a moderate climate, railroads, cheap labor, and local and state governments favoring the New South ideals to promote business and industry. Among the most prolific enterprises emerging in the Piedmont during the late-nineteenth century include tobacco manufacturing; timbering operations such as sawmills and furniture production; and textile manufacturing facilities, particularly cotton factories and mills.²¹ By World War I, over 300 cotton mills were operating within a 100-mile radius of Charlotte; and by the 1920s, North Carolina's Piedmont had become the leading textile producer in the world.²²

Mooresville's ideal position along an AT&O railroad siding encouraged industrial development by the 1880s, which subsequently fueled the success of the small railroad town. The Mooresville Cotton Mills was organized in 1893 and became the town's largest textile manufacturing

¹⁹ W.J. Haselden, Mooresville, North Carolina: The Early Years (Mooresville, N.C., 1967), p.1.

²⁰ Haseldon, p.10-11.

²¹ Catherine Bishir & Michael Southern, A Guide to the Historic Architecture of Piedmont North Carolina, Chapel Hill: University of North Carolina Press, 2003; p.49-55.

²² Mattson, Alexander and Associates, Inc., "Mooresville Architectural Survey, Iredell County 2015-2016," prepared for the Town of Mooresville, 2016, p.3.

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complex. In addition to the textile industry, W.W. Melchor was operating the Big Oak Roller Mill, a promising flour mill, by the late-nineteenth century. Though changing hands a few times, the mill remained in operations through the early-twentieth century, contributing to the economic prosperity and growth of Mooresville.²³ B.A. Troutman, one of Mooresville's pioneer contractors, was a "lumber man" who established a sawmill in town to prepare lumber for the construction of homes and businesses. He is further credited with the construction of a number of Mooresville's residences, including those within the boundary increase area, as well as the establishment of the Mooresville Furniture Company.²⁴ The result of the establishment of industry in Mooresville, coupled with the activities of the railroad, Mooresville experienced an impressive boom period of growth and prosperity that would continue through the early-twentieth century. During this period, commercial and industrial growth, as well as population counts skyrocketed. By 1900, the town's population reached 1,500 and more than doubled during the following decade. By 1910, the number of inhabitants was 3,400, followed by more than 5,600 residents by 1930.²⁵

Despite the Great Depression and World War II, the town of Mooresville continued to grow. Between 1930 and 1940, the population increased by nearly 19%, reaching 6,682 residents. This was due largely in part to Mooresville Cotton Mill (later Mooresville Mill). The mill began operations in 1894 on North Church Street, around which a small village emerged. The mill quickly became a "dominating force in the town and its presence drove the economy and the development of the town."²⁶ Located just south of the downtown, the massive Mill No. 2 was built by the turn-of-the-twentieth further fueling the town's economy and growth. Though the mill declined during the Great Depression, by the 1940s, the mill was once again thriving and expanded its role as a benefactor to the community. The continued growth of Mooresville during the 1930s is largely attributed to the financial strength of the mill. Mooresville Mill sponsored a minor league baseball team, the Mooresville Moors, who brought visitors and community pride between 1937 and 1953. The renewed prosperity of the mill throughout the 1930s and 1940s, as well as the benefits of hosting a minor league baseball team, contributed to the economic and population growth of Mooresville. Through the 1960s, Mooresville Mills was the largest employer in Iredell County.

Mooresville's population continued to grow through the 1940s, though at a much lower rate than preceding years, with a rise of only 6.6%. Like many small towns, however, the population declined by nearly 3% during the 1950s. Despite the declining population, community leaders and citizens saw an opportunity for meaningful change in Mooresville, including new facilities, infrastructure improvements and downtown revitalization.²⁷ Among the most impressive projects was the completion of the War memorial recreation complex that included a swimming pool, miniature golf course, and tennis courts. In 1960, the city applied for the All-America City

²³ Cindy Jacobs, *Images of America: Mooresville*, South Carolina: Arcadia Publishing, 2007, p.32.

²⁴ Cindy Jacobs, *Images of America: Mooresville*, South Carolina: Arcadia Publishing, 2007, p.26.

²⁵ US. Census, Population Schedules 1900-1930.

²⁶ David Taylor, "Mooresville Mill Village Historic District," National Register of Historic Places Nomination Form, National Park Service, 2012.

²⁷ Cindy Jacobs, "Modern Mooresville was town's clarion call in 1960 All-America City bid," *Mooresville Tribune*, September 3 2010.

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award. Although following short of a win, the process brought great pride to the community and inspired the construction of modern conveniences such as paved streets and improved water-sewer services. It furthered beautification efforts of downtown and supported improvements to the town library. A new city hall was built to accommodate a growing community and the expansion of government departments. A brochure from the 1960s discusses the ‘Mooresville Plan’ that was developed to stimulate business and growth of the Town. The brochure indicates that the plan is “typical of the forward-looking, progressive spirit which now is propelling Mooresville in a new era of development.”²⁸ A resurgence of growth and economic prosperity occurred during this period with the Town of Mooresville experiencing an impressive population increase of 27% by 1970, reaching a total of 8,808 residents. To accommodate the increasing population, residential development expanded outward from the heart of the city and the Mooresville Historic District. The Town of Mooresville continues to thrive. Since 1970, its population has more than tripled as a result of its proximity to growing metropolis of Charlotte. The creation of Lake Norman between 1959 and 1964 fueled tourism to the region and furthered population growth of Mooresville. The impressive downtown continues to thrive and the preservation of the town’s historic resources continues to play an important role in community planning.

Development of the Boundary Increase Area – Residential Corridors

Contemporaneous with the economic success and growth of Mooresville’s business district is the expansion of the city’s residential corridors primarily along W. Center and W. McLelland Avenues and S. Academy Street. Early maps confirm that W. Center Avenue was formerly known as 1st Street and W. McLelland Avenue as McNeely. Academy Street was named for the Mooresville Academy, which was located at the intersection of 2nd Street (present Moore Avenue). The Academy began in 1874 when John Moore once again donated land to the community. The school operated through the turn-of-the-century before a large new school building was erected and became the Mooresville Graded School.²⁹

Organized at the turn of the century, the Mooresville Building and Loan Association provided financial support for the building of homes in town. The company reportedly was responsible for the construction of approximately 200 structures in and around town. Similarly, the Mooresville Loan and Trust Company played a key role in the subsequent boom period of growth of Mooresville’s in-residential development, specially within the boundary increase area. Both organizations were spearheaded by community leaders such as George C. Goodman, Zebulon V. Turlington, and J.P. Mills.³⁰ Many homeowners constructing their residences within the boundary increase area undoubtedly took advantage of these organizations.

Many of the Town’s most prominent citizens and early entrepreneurs began purchasing parcels of land within the boundary increase area by the 1880s as the town was quickly expanding. The close proximity to the business center, churches, schools, and community life was ideal and the expansion of the two residential corridors likely occurred naturally. It is known that W. Center

²⁸ *Ibid.*

²⁹ Sanborn Fire Insurance Maps, 1902 and 1908.

³⁰ Cindy Jacobs. Images of America: Mooresville, South Carolina: Arcadia Publishing, 2007, p.31.

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Avenue, originally Main Cross Street and later 1st Street, was one of the first roads leading into town. Academy Street was arranged to run parallel to Broad Street and the railroad corridor. Although the 1902 Sanborn Fire Insurance Map is the earliest known available map of Mooresville, it confirms that residential development was extending toward the boundary increase areas, though the map only covers the area included within the original National Register historic district.

Ten (10) surviving dwellings within the boundary increase area pre-date the turn of the twentieth century and represent the early establishment of Mooresville. Two are located on S. Academy Street and include the Goodman-Bell House (ID1676) at 224 S. Academy Street. This is the former home of Dr. George C. Goodman, who with Dr. John R. McLelland and Dr. Samuel Stevenson, established a drugstore in 1877. The business was Mooresville's only drugstore for twenty years. Before 1925, the house was moved by then owner, Dr. Andrew Bell, from its original location at the corner of McLelland Avenue and South Main Street. Dr. Bell was a prominent physician and community leader as well as a founder of the Mooresville Flour Mill and an early investor in the Dixie Cotton Mill. Dr. Bell also helped established Lowrance Hospital.³¹ A second early house along S. Academy is the Hal Johnston House (ID1668) at 249 S. Academy Street. Hal Johnston, a butcher, was a member of the locally prominent family that owned a coal, ice, and grocery store.³² The earliest dwellings that survive along W. Center Avenue include the William McNeely Lentz House (ID1834), completed in 1884, and the John and Mamie Hardin Houston House (ID1695), which was completed in 1886 at 411 W. Center Avenue. James Moore, brother of the town founder, built a house c.1895 at 335 W. Center Avenue (ID1699). It is presently undergoing restoration.

By the end of the nineteenth century, the boundary increase areas were quickly established as the premier residential neighborhood within the city limits of Mooresville. Construction through the first decade include 18 residences that survive today. The picturesque house at 234 S. Academy Street (ID0589), built c.1900, was the home of Lilliam Johnston Melchor, the daughter of prominent businessman and owner of Mooresville's first hotel, C.A. Johnston.³³ Completed in 1906 at 351 W. Center Avenue is the former residence of longtime owners, Zebulon and Mary Rankin Turlington. Mr. Turlington was town attorney for 60 years, and in 1904 began the first of eight terms as state representative. He was also attorney for the Mooresville school system, a founder of the local Rotary Club, and an elder at First Presbyterian Church.³⁴

The Brawley House at 319 W. Wilson Avenue (ID0600) is a designated local landmark. Thomas Oscar Brawley (1863-1928) built the house in 1906, soon after his marriage to Janie Creswell. The Brawleys later had two children, Thomas and Isabel. Brawley School Road, west of Mooresville, is named for his family who had a cotton farm in the area. (Brawley School Road was originally known as Mayhew Road.) In addition to farming, Brawley operated a mercantile store in downtown Mooresville. Their son, Thomas, inherited the family farm which was sold in the 1960s, and Isabel Brawley Cashion inherited the W. Wilson Avenue house which she still

³¹McAuliff 2008.

³²McAuliffe 2008.

³³*Ibid.*

³⁴*Ibid.*

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owned in 2007.³⁵

Also designated as a local landmark is the Templeton House (ID0912) built in 1907 by William J. Brawley for his daughter, Adele, and her husband, William Dickey Templeton. Templeton was active in local politics, serving on the town board and town commission in the late 1890s. In 1914, he was appointed postmaster, a position he continued to hold until his death in 1922. One of Templetons' daughters resided in the house until 1986.³⁶

The following three decades, between 1910 and 1940, the boundary increase area saw its most significant period of growth with the majority of its lots developed during this time. This coincides with the period of great economic prosperity and growth of Mooresville, due largely in part to the success of the Mooresville Cotton Mill. The area continued its development as an in-town residential neighborhood occupied by many of the town's prominent leaders, entrepreneurs, businessmen, philanthropists, and physicians. Among those include a handful of dwellings built by members of the Johnston family. Conrad Johnston House (ID0601), completed in 1929 (Figure 1). Dr. James Harrill, a practicing physician at the nearby Lowrance Hospital (ID1696), erected his residence at 277 S. Academy Street in 1911. The Dr. Claude Voils House (ID1673), ca. 1920, is located at 221 Academy Street South. Dr. Claude Voils established his dental practice in 1910 and is the son of C.V. "Squire" Voils, a former mayor and magistrate of Mooresville.

Amongst the growth of the area as a residential neighborhood, the former Mooresville Hospital (ID1696) was constructed c.1925 at 373 W. Center Avenue. Mooresville Hospital was originally part of a larger hospital that included the Samuel Lowrance House (not extant) immediately to the west. The two buildings were connected by a one-story frame hyphen. In 1925, Iredell County deed records show S.A. Lowrance deeding the property on which the house and adjacent hospital building stand to Drs. D.W. McLelland, G.W. Taylor, A.B. Sloan, A.E. Bell, and others.³⁷ This hospital closed in the early 1930s when the large Lowrance Hospital was constructed across town on East Center Avenue. The Lowrance House was razed and the existing brick facility was subsequently converted to apartments.

Also constructed during the industrial boom period of Mooresville within the boundary increase area is the Elizabeth Apartment Building (ID1692), located at 232 W. McLelland Avenue adjacent to the existing Mooresville Historic District, and completed c.1920. The construction of this rare multiple-family apartment building speaks towards the economic prosperity of the Town and the need to accommodate an increasing number of families migrating to Mooresville.

The 1925 Sanborn maps confirm that streets within the boundary increase area were nearly fully developed by that year. Much of S. Academy Street was developed, with a few vacant properties along the south side of the street toward W. Wilson Avenue. The 1925 Sanborn map provides a glimpse into the arrangement of domestic yards. Most of the residential lots are relatively deep

³⁵ Survey Site File for ID0600

³⁶ Survey Site File for ID0912

³⁷ Iredell County Deed Book 79, Page 577

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properties affording the opportunity for domestic gardens, small livestock barns, sheds, and garages. In many instances, secondary dwellings, or apartments, occur at the rear of the properties. Many of these buildings survive yet are inaccessible. The updated 1950 Sanborn confirms similar domestic trends to the rear of the main house. The same map also illustrates the near full development of residences within the boundary increase area. In some occurrences, it appears that larger residential lots were subdivided for the construction of later housing.

The majority of the houses occurring on Sanborn maps survive with few modern intrusions. A high percentage of these dwellings retain sufficient integrity that reflects the early development of Mooresville and its residential corridor, the industrial boom period of the City, and its continued growth through the mid-twentieth century. The latter demonstrated by the construction of a handful of modest residences and two medical offices (ID1678 and ID1691) during the 1950s and 1960s.

Architectural Context

Residential development in the boundary increase area commenced concurrently with the growth of the Town of Mooresville by the 1880s. Like the original historic district, buildings within the boundary increase reflect the architectural styles and trends of the era, indicative of a successful Piedmont railroad town, which had its beginnings in the late-nineteenth century and experienced an impressive boom period in the early-twentieth century as a result of trading and industrial growth. The boundary increase shares a variety of architectural styles exhibited in the original district. The residential corridors of the boundary increase encompass an array of domestic building types and styles that are reflective upon distinct trends in residential design throughout the period of significance. In addition, the number of resources represented by a particular architectural style is closely tied to trends in development of the boundary increase area, particularly during its industrial boom period of growth. The earliest resources are dominated by Queen Anne-style houses, ranging from modest application of stylistic elements to elaborate adornment. The Craftsman style characterizes a large percentage of domestic architecture from the 1920s and 1930s, while others from this period reflect Colonial Revival elements. The boundary increase area also includes a scattering of Italianate, Spanish Colonial, and Modernist buildings, as well as Period Cottages with Tudor Revival-style influences. A handful of Minimal Traditional houses and Ranch houses demonstrate the continued growth of Mooresville and the boundary increase area during the World War II and Post-World II eras through the 1964.

Italianate (popular nationwide 1840-1885)

The Italianate style is as a Romantic style of architecture that grew in popularity in the decades before 1860. Romantic styles emerged as a new trend toward *several* architectural fashions rather than a single dominant style. Italian Renaissance traditions were freely adapted, resulting in Italianate architecture. The Civil War marked the end of Greek Classicism, but Italianate houses remained popular into the 1880s, oftentimes in more elaborate versions than those built prior to the War.³⁸ The Italianate style of domestic architecture is generally two or three stories in height with low-pitched hipped roofs. Moderate- to widely overhanging eaves generally feature

³⁸Virginia Savage McAlester, A Field Guide to American Houses, New York: Alfred A. Knopf, 2017, p.244-45.

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decorative brackets beneath. Tall, narrow windows are common, oftentimes arched.³⁹ The Italianate style is rare within the boundary increase with only two occurrences, both of which are among the first houses constructed within the area. Representations of the Italianate style in the boundary increase area date to the end of the popularity of the style, and both are relatively modest illustrations. Completed c.1880, the Goodman-Bell House (ID1676), located at 224 Academy Street is a two-story double-pile house with a low-pitched hip roof enhanced by molded box eaves with pairs of scrolled brackets and a flat-board cornice. The house was reportedly relocated to the present site in the early-twentieth century. It is probable that house was partially remodeled in the Queen Anne style at this time as reflected in its Free Classic entry porch.

Queen Anne (popular nationwide 1880-1910)

Initially popularized by nineteenth-century English architects and loosely based on late Medieval architecture, Queen Anne houses are commonly devoid of smooth wall surfaces. In addition, the Queen Anne style is characterized by steeply-pitched roofs of irregular shape, usually with a dominant front-facing gable, patterned shingles, cutaway bay windows, and wrap-around porches. Gable ends are often enhanced by elaborately carved bargeboards, shingling, and other detailed finishes. Porches most often feature turned posts, sawn ornamentation, and spindle friezes.⁴⁰ “Free Classic” decorative detailing was common after 1890 including classical column porch supports, Palladian windows, dentils, and other classical detail. In North Carolina, the Queen Anne style dominated domestic architecture toward the end of the nineteenth century, particularly in urban or in-town residential neighborhoods. The railroad greatly influenced the popularity of the Queen Anne style. The expanding railroad networks expedited the process of pre-cutting the ornate architectural details and finishes, while balloon framing allows for complex house forms. The Town of Mooresville not only benefited from the railroad but had successful local sawmills and contractors to produce these finishes locally.

The boundary increase area includes a number of fine representations of the Queen Anne style. An exemplary representation of the style is the John and Mamie Hardin Houston House (ID1695) at 411 W. Center Avenue completed in 1886. The picturesque house features an elaborate wrap-around porch with turned posts and sawn detailing, intricately carved bargeboard in its gable end, and prominent corbelled brick chimneys. The majority of the Queen Anne houses in the boundary increase feature Free Classic decorative detailing such as classically-inspired porch columns and in later examples more formalized, boxed forms. Among the Queen Anne influenced houses exhibiting Free Classic decorative detail is the Dr. Nicolas Moore House (ID0597) at 127 Charlotte Street, completed in 1904. The 2015-2016 Mooresville architectural survey update indicates that the house “mixes Tuscan porch columns and classical fanlights with an irregular massing and a variety of window shapes and surface textures.”⁴¹ Completed in 1903, the McNeely House (ID0602) at 343 S. Academy Street features a central hipped boxed massing enhanced by multiple shallow cross gables and cutaway bays, multi-pane windows, and an

³⁹ McAlester 2017, p.283.

⁴⁰ Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2017; p.345.

⁴¹ Mattson, Alexander and Associates, Inc., “Mooresville Architectural Survey: Iredell County, 2015-2016,” October 2016

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engaged two-story centered bay capped by a hexagonal roof. The wrap-around porch features Tuscan columns.

Colonial and Dutch Colonial Revival (popular nationwide 1880-1955)

Colonial Revival is associated with the Eclectic movement that draws on the full spectrum of Western architectural tradition such as Ancient Classical, Medieval, and Renaissance Classical. The Eclectic movement stresses nearly pure replicas of domestic architecture as originally built in Europe and New World colonies. Colonial Revival emerged as the dominant style for domestic architecture in the country, particularly during the first half of the twentieth century.⁴² The style is recognized by an accentuated front door, oftentimes with a decorative crown such as a pediment; fanlights and sidelights; symmetrical facades with balanced windows and central door; and double-hung sash windows, sometimes paired, and usually with multi-pane glazing.⁴³ Thirteen houses within the boundary increase area reflect the Colonial Revival style. A number of sizable Colonial Revival houses were built within the boundary increase ranging in date from c.1880 to c.1950, with the greatest concentration dating to the early-twentieth century.

Completed c.1895, the Triple-A house at 327 W. Center Avenue (ID1836) is a notable example of the Colonial Revival style. It features a symmetrical façade, entry door sidelights, Classical entry porch, and paired, double-hung windows. The entry porch is an early- to mid-twentieth century modification that replaced an earlier full-width porch. A later illustration of the Colonial Revival style is the David E. Turner Jr. House completed in ca.1950 at 439 W. Center Avenue (ID1740). It is a well-preserved representation of a mid-twentieth century Colonial Revival style dwelling with its red-brick veneer, two-story, three-bay symmetrical façade, gabled entry porch with fluted supports, and multi-pane double-hung windows. The house also includes one-story wings and brick end chimneys.

A sub-type of Colonial Revival is referred to as Dutch Colonial Revival and recognized by its gambrel roof. Front dormers are common. Only one illustration of this subtype occurs within the boundary increase. The Eugene and Evelyn Johnston House (ID1677) is located at 216 S. Academy Street and was completed ca.1915. It is an excellent illustration of Dutch Colonial Revival with a prominent side-gambrel roof and large shed-roofed dormer along its façade. Additional Colonial Revival elements include its gabled entry porch with Tuscan columns, paired, nine-over-one, double-hung sash windows, and a lower flanking wing on its side elevation.

Mediterranean and Spanish Period Houses (popular nationwide 1890-1935)

In addition to the American-inspired revival styles such as Colonial Revival, eclectic domestic architectural design was also inspired by Mediterranean and Spanish precedents. Italian Renaissance emerged in the late-nineteenth century as part of the Eclectic movement. It was primarily a style for architect-designed buildings prior to World War I; however, vernacular interpretations grew in popularity in the 1920s. Italian Renaissance domestic architecture is characterized by a low-pitched hipped roof; wide overhanging eaves with decorative brackets;

⁴² McAlester 2017, page 414.

⁴³ McAlester 2017, p.409.

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roof often covered in ceramic tiles; upper-story windows smaller and less elaborate than windows below; round-arched entryways, first-story windows or porches; and an entry accented by classical columns or pilasters.⁴⁴ Spanish Revival is similar to that of the Italian Renaissance variation. It is often asymmetrical and characterized by a low-pitched, clay tile roof with little or no eave overhang; round arches at the entryway; a porch arcade with columns; stuccoed exterior walls; balconies or terraces; and elaborately carved doors. The only residence inspired by Spanish Revival is the Pat Johnston House (ID1660), completed ca.1930. The house is one-story and stuccoed, with a low-pitched, front-gabled, tiled roof, casement windows, and archways leading to tiled terraces and courtyards. Located at 320 S. Academy Street, the C. Conrad Johnston House (ID0601), a local landmark, is a good illustration of the combination of both eclectic styles. It features a bracketed, low-pitched roof with ceramic tiles; a blond-brick exterior; classical columns highlighting an elaborate pavilioned entrance; symmetrical arched panels above first-floor windows; an iron balconette; and one-story flanking wings.

Craftsman Style (popular nationwide 1905-1930)

The Craftsman style was the dominant style for smaller houses built throughout the country during the period from about 1905 to the early-1920s. The style originated in southern California and quickly spread throughout the country by pattern books. Craftsman houses were inspired by the work of California brothers – Charles Sumner Greene and Henry Mather Greene. The brother's designs were inspired by the organic Arts and Crafts Movement and Oriental wooded architecture.⁴⁵ The Craftsman style is among the most popular architectural styles in the United States of American origin. Character-defining elements of the style include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative beams or braces and faux half-timbering. Typical windows consist of a multi-pane upper sash (commonly vertical panes) and a single-pane lower sash.⁴⁶ The style is most commonly associated with the bungalow house form on which it is often applied. This form – characterized by its compact size (one-story or one-and-one-half-story), front or side-gabled roofs, large front dormers, and porches with tapered posts on masonry piers.

Within the boundary increase, the Craftsman style is represented by the greatest number of residences. While several examples are relatively modest in scale with restrained stylistic embellishment, others are excellent illustrations of the style and most occur on the bungalow house form. Craftsman-influenced houses within the boundary increase include a variety of exterior materials including weatherboard, brick veneer, stucco, and half-timbering. The majority were constructed during the 1920s and 1930s. In some instances, the style was applied to earlier Queen Anne houses, particularly by applying Craftsman-style porch elements such as battered posts on masonry piers. Notable illustrations of the style include the house at 363 W. McLelland Avenue (ID0588) with its clipped gable roof, gable end brackets, and entry porch with heavy brick supports. Located nearby is the Craftsman bungalow at 357 W. McLelland Avenue (ID0594) characterized by exposed rafter ends and tapered porch columns on brick piers.

⁴⁴ McAlester 2017, p.497

⁴⁵ McAlester 2017, p.578.

⁴⁶ McAlester 2017, p.567.

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Another fine illustration is located at 221 S. Academy Street (ID1673). This dwelling features prominent brick chimneys, exposed rafter ends, prominent centered dormer, and a full-width entry porch with tapered wood posts on brick piers.

Period Cottage (1930s) and Tudor Revival (popular nationwide 1890-1940)

The Period Cottage in North Carolina was most popular during the 1930s and is considered a simplified version of the grand Tudor Revival style, another leading revival style of the era. Tudor Revival evoked the late medieval architecture of Great Britain that prevailed during the reigns of the Tudor monarchs. In America, the style is recognized by steeply-pitched gabled roofs; a façade dominated by one or more prominent front-facing gables; tall narrow windows with multi-pane glazing; massive masonry chimneys; round Tudor arches; and decorative half-timbering in the gable ends.⁴⁷ In North Carolina, Tudor Revival-style houses tend to be high-style interpretations - two-stories in height with a high degree of stylistic embellishment. More restrained, single-story variations of the style are referred to as a Period Cottage. The Period Cottage was most popular in the 1930s, during a period of economic uncertainty followed by World War II. However, the style continued through the 1940s, oftentimes exhibiting minimal stylistic elements.

Five buildings within the boundary increase are recognized as Period Cottage. All feature red brick exteriors, steeply-pitched roofs with projecting gables, and impressive chimneys. None of the Period Cottages adopted the application of half-timbering so common amongst Tudor Revival houses. Constructed ca.1950, the Dr. Sholar Dentist Office (ID1678) at 212 S. Academy Street, is an excellent interpretation of a Period Cottage. Its round-arched door features a decorative masonry surround and voussoir. An elaborate corbelled brick chimney pierces the roof. An earlier representation of a Period Cottage is found at 366 W. Center Avenue (ID1838) with an exterior brick chimney on the façade and multiple front-facing gabled bays.

Minimal Traditional House (popular nationwide ca.1935-1950)

During and immediately following the Great Depression, the collapse of the home building industry and the rising rate of mortgage foreclosures resulted in a renewed push to further improve the design and efficiency of the American home while lowering its cost. Among the federal efforts made during this period was a national program to regulate home building practices. By the 1940s, a simple, one-story house plan emerged. It was minimal in design yet allowed for a number of variations as rooms were added or extended to increase the interior space. Modifications to the base exterior design could be incorporated such as projecting gables, porches, materials, windows, and roof types. The house type which evolved during this period was efficient, cost effective, and flexible in design, which is most often referred to as Minimal Traditional.⁴⁸

Development within the boundary increase area declined considerably following the 1930s. This was largely due to the Great Depression and the fact that much of the area was fully developed. However, two examples of Minimal Traditional domestic architecture occur within the area and

⁴⁷ McAlester 2017, p.450.

⁴⁸ *Ibid.*

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range in date from ca. 1940 to ca.1955. The house type is best represented by the 404 W. Center Avenue (ID1841). It features a simple, side-gabled plan, a white-painted brick veneer exterior, a shed roof entry porch, and generally lacks stylistic embellishment. This particular example is an extended variation with a smaller gabled bay projection on its side elevation.

Ranch House (popular nationwide ca.1935-1975)

While pre-war small houses and Minimal Traditional houses continued to be mass produced, the emergence of the Ranch house occurred in unparalleled numbers. The typical Ranch house is one-story with a low, horizontal silhouette and a rambling floor plan. Moderate or wide overhanging eaves are common, as are private outdoor living areas to the rear of the house. The latter element being a “direct contrast to the large front and side porches of most late-nineteenth and early-twentieth century styles.”⁴⁹ Lower cost Ranch houses were smaller in scale with exterior modifications to create a horizontal appearance. This is particularly the case in urban neighborhoods such as Mooresville that contain narrow lots that were subdivided in the mid-twentieth century to further residential development. While generally considered a house form, the Ranch-type is visually distinctive enough to also be recognized as an architectural style on its own. However, in many instances throughout the country, the Ranch house was often expressed in other styles, most commonly the Colonial Revival style and Modernism.

Within the boundary increase area, four historic resources are Ranch-type construction, all constructed between 1954 and 1964. All are one-story with a traditional red brick-veneer, and low-pitched roofs with an emphasis on horizontal lines. These Ranch houses lack architectural stylistic expression, generally conforming to their distinctive Ranch-type appearance. One such example is found at 262 S. Academy Street (ID1826). This is a common illustration of a modest, linear Ranch house with a prominent interior brick chimney, red brick veneer, and a low-pitched, side-gabled roof. A larger, and more distinctive Ranch house is located at 431 W. Center Avenue (ID1741). This house is characterized by its prominent, exterior brick chimney on the front façade and its low-pitched hipped roof with overhanging eaves.

Contemporary Style (ca.1945-1990)

The Contemporary Style emerged as part of a mainstream modern movement of design. It was favored by American architects from about 1945 to 1965. The most prolific Contemporary architect was Joseph Eichler (1900-1974), who built thousands of residences in the San Francisco Bay area. He is recognized for building well-designed Contemporary houses that were “affordable to a large segment of the economic spectrum.”⁵⁰ Contemporary style houses are identified by low-pitched gabled roofs, although some variants feature flat roofs. Wide overhanging eaves are common, as well as roof beams, gable end windows, natural materials, and broad expanses of uninterrupted wall surface. Contemporary houses are most often asymmetrical and recessed or obscured entry doors.⁵¹

Four buildings within the boundary increase convey the Contemporary style. It is best

⁴⁹ Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.

⁵⁰ McAlester 2017, p.632.

⁵¹ *Ibid.*

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represented by the house at 276 S. Academy Street (ID1669) built in 1963. This one-story, residence has a low-pitched, front-gable form that slopes down on the north side to form a carport. The house has broad eaves, a windowed gable, and a brick and permastone façade. The carport end wall is a decorative brick screen wall. Though not a residence, the Dr. Andrew Henderson Medical Office (ID1691) at 252 W. McLelland Avenue is a good illustration of the use of restrained Contemporary style elements on an office building. Its roof is nearly flat with broad overhanging eaves, uninterrupted wall surfaces, and a recessed entryway.

In addition to architectural styles occurring within the boundary increase, the area includes a variety of distinctive house forms reflective of specific periods of history in residential design. When a building lacks architectural stylistic distinction, it is often defined by its type, or its basic form, exclusive of any stylistic ornamentation. In other words, the building type is the basic form onto which stylistic elements are placed. The most commonly occurring house types within the boundary increase area include American foursquare houses, I-Houses, and bungalows.

The **I-house** is a vernacular house type popular in America from the colonial period onward. The I-house is generally two-stories in height (two rooms wide and one room deep) with a central passage. The I-house was very common in pre-railroad America as a simple folk house type with minimal, if any, embellishments. An extended I-house was common, which included a full-width, one-story shed addition along the rear.⁵² I-houses grew in popularity nationwide during the post-railroad years; however, southern examples were usually more pretentious, often adding stylistic detailing to make them appear more fashionable. They were further elaborated with varying patterns of porches, chimneys, and rearward extensions.⁵³ The only representation of a traditional I-house within the boundary increase is the Hal Johnston House (ID1668). Completed ca.1880, it survives as one of the first dwellings constructed along S. Academy Street in Mooresville. The I-house retains its traditional vernacular form, weatherboard siding, and side-gabled roof, while it also includes a large one-story gabled addition at the rear. The house was renovated in the 1920s, which introduced popular Craftsman-style elements including vertical four-over-one sash windows and a porch with battered box piers and brick pedestals.

The most commonly occurring distinct house type within the boundary increase area is the **bungalow**. The bungalow house type was first introduced in the 1890s and provided an affordable house for families with no servants. They were often sold by catalog and are among the first mass-produced houses in the United States.⁵⁴ By 1910, the bungalow was among the most popular house types nationwide. It is generally a one- or one-and-one-half-story house with a low-pitched roof featuring overhang eaves. The house type features an open floor plan at the front of the house and private bedrooms at the rear or upstairs. A prominent front porch is one of the most distinctive elements of the bungalow form. The Craftsman style is overwhelmingly associated with the bungalow house form. As such, among the twenty-nine bungalows occurring within the boundary increase, all are recognized by their Craftsman-style elements.

⁵² McAlester 2017; p. 142.

⁵³ *Ibid.*

⁵⁴ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 2002.

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Though occurring in fewer numbers than bungalows, the **American foursquare** house is well-represented within the boundary increase area. Often considered a more formalized expression of a traditional folk-type house, the foursquare house is recognized by a squared floor plan with four rooms upstairs and four rooms down and an absent central hall. It is found in many styles including Prairie, Colonial Revival, Classical Revival, and Craftsman.⁵⁵ Seven dwellings within the boundary increase area reflect a foursquare form. Most exteriors adopt the Colonial Revival style such as the houses located at 457 W. Center Avenue (ID1849) and the ca.1910 Brawley House at 354 W. Center Avenue (ID1745). The Italianate-inspired house at 345 W. Center Avenue (ID1702) is a fine expression of the style applied to a foursquare dwelling with an off-centered entry door. Constructed ca.1925, the Birdsall House (ID1697), also located on W. Center Avenue, is the only example of a foursquare house exhibiting Craftsman-style elements.

The great majority of residences in the boundary increase area are single-family dwellings, but a number of duplexes and one apartment building were also constructed. Constructed ca.1920, the Elizabeth Apartment building (ID1692) is recognized as a rare multi-family building in Mooresville during the early-twentieth century. The impressive, two-story brick building is the largest within the boundary increase and abuts the original Mooresville Historic District to the south. The Elizabeth Apartments adopts both Craftsman- and Colonial Revival-style elements in its design. Its symmetry and Classical entry door surround on the main façade reflects the latter style, whereas the two-story porches framed by heavy brick columns and brick balustrades are Craftsman expressions. Only two buildings are originally duplex residences including the Modernist ranch house at 310/312 S. Academy Street (ID1768) and the William Turner Duplex (ID1771) at 445/447 W. Center Avenue.

Residential development slowed by the mid-1960s as available lots filled and homebuilding shifted to newer areas of the city. Despite a handful of recent houses constructed within the boundary increase, streetscapes throughout the two corridors continue to evoke a unique sense of in-town residential living. While many houses vary in scale, form, and stylistic expression, collectively they demonstrate the early settlement, development, and continuity of the neighborhood over time, which is in direct correlation to the growth and prosperity of the adjacent downtown core of the city of Mooresville.

⁵⁵ McAlester 2017; p.555.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

Name of repository: N.C. State Historic Preservation Office, Raleigh, N.C; City of Mooresville Archives and Special Collections, Mooresville, NC.

Historic Resources Survey Number (if assigned): ID1779

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10. Geographical Data

Acreage of Property 55.5 ACRES

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

AREA A

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 35.588664 | Longitude: -80.820778 |
| 2. Latitude: 35.588811 | Longitude: -80.820590 |
| 3. Latitude: 35.588402 | Longitude: -80.817120 |
| 4. Latitude: 35.588273 | Longitude: -80.816946 |
| 5. Latitude: 35.586013 | Longitude: -80.814574 |
| 6. Latitude: 35.585640 | Longitude: -80.814465 |
| 7. Latitude: 35.584455 | Longitude: -80.814052 |
| 8. Latitude: 35.583638 | Longitude: -80.814925 |
| 9. Latitude: 35.584247 | Longitude: -80.816719 |
| 10. Latitude: 35.583471 | Longitude: -80.817844 |
| 11. Latitude: 35.583474 | Longitude: -80.817933 |
| 12. Latitude: 35.583773 | Longitude: -80.818393 |
| 13. Latitude: 35.586861 | Longitude: -80.819958 |

AREA B

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.582460 | Longitude: -80.818365 |
| 2. Latitude: 35.582799 | Longitude: -80.818369 |
| 3. Latitude: 35.582948 | Longitude: -80.816630 |

Mooresville Historic District (Boundary Increase)
Name of Property

Iredell County, NC
County and State

- | | |
|-------------------------|-----------------------|
| 4. Latitude: 35.583004 | Longitude: -80.816137 |
| 5. Latitude: 35.582711 | Longitude: -80.815025 |
| 6. Latitude: 35.582347 | Longitude: -80.814594 |
| 7. Latitude: 35.58197 | Longitude: -80.815069 |
| 8. Latitude: 35.580784 | Longitude: -80.81678 |
| 9. Latitude: 35.580600 | Longitude: -80.816992 |
| 10. Latitude: 35.578819 | Longitude: -80.818901 |
| 11. Latitude: 35.578446 | Longitude: -80.819356 |
| 12. Latitude: 35.579367 | Longitude: -80.820689 |
| 13. Latitude: 35.579475 | Longitude: -80.820811 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries are indicated on the Mooresville Historic District (Boundary Increase) parcel map that accompanies the nomination. The boundary follows the parcel lines as shown on the map with the following exceptions: portions of the lots associated with 401 and 405 W. Center Avenue. In these instances, the boundary line forms the rear (east) parcel line of the adjacent parcel at 411 W. Center Avenue.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass two groups of historic resources adjoining the existing Mooresville Historic District that are historically associated with the development patterns, and, have the requisite architectural significance, integrity, and age for listing. While the original listed district focuses on the commercial center of Mooresville, the nominated boundary increase is considered the in-town residential section of Mooresville that developed contemporaneous with that of downtown. Area A is bordered to the north by woodlands and a large modern business park and/or warehouse; to the east by woodlands; to the south by the original Mooresville Historic District; and to the west by wooded lots. Area B is bordered to

Mooresville Historic District (Boundary Increase)

Iredell County, NC

Name of Property

County and State

the north by residences fronting N. Wilson Avenue and Kelly Avenue. Although several of those dwellings are older, they are distinct from those in the boundary increase in that they are modest in scale and generally date to the mid-twentieth century. As such, they are reflective of the mid-twentieth century expansion of the town, rather than its initial period of settlement and growth. West of Area B are non-historic dwellings and commercial buildings. The expansion boundaries encompass a cohesive collection of historic architecture directly tied to the development patterns of downtown Mooresville.

While the boundaries generally follow the rear parcel lines, portions of the lots associated with 401 and 405 W. Center Avenue are excluded from the boundary increase. In these instances, the lot sizes are much greater in scale and are occupied by dense woodlands and not residential in nature. As such, the rear of the two parcels are excluded from the boundary.

11. Form Prepared By

name/title: Jaime L. Destefano, MSHP
organization: JLD Preservation Consulting, LLC
street & number: _____
city or town: Nashville state: TN zip code: 37206
e-mail JLD.PreservationConsulting@gmail.com
telephone: 404-697-0004
date: July 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Mooresville Historic District (Boundary Increase)
Name of Property

Iredell County, NC
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Photographs

The following information is common to all photographs:

Photo Log

Name of Property: Downtown Mooresville Historic District (Boundary Increase)

City or Vicinity: Mooresville

County: Iredell

State: North Carolina

Photographer: Jaime L. Destefano, MSHP

Date Photographed: March 7-8, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------|
| Photograph 1 of 24. | Streetscape view along East Side of W. Center Avenue. Photographer facing northeast. |
| Photograph 2 of 24. | Streetscape view along West Side of W. Center Avenue and Representative Retaining Wall. Photographer facing south. |
| Photograph 3 of 24. | Streetscape view Down W. Center Avenue. Photographer facing southeast. |
| Photograph 4 of 24. | Streetscape view along East Side of W. McLelland Avenue. Photographer facing southeast. |
| Photograph 5 of 24. | Streetscape view along North Side of S. Academy Street. Photographer facing northwest. |
| Photograph 6 of 24. | Streetscape view along North Side of S. Academy Street and Network of Retaining Walls. Photographer facing northwest. |
| Photograph 7 of 24. | Streetscape view along North Side of S. Academy Street. Photographer facing northeast. |
| Photograph 8 of 24. | 224 S. Academy Street (ID1676). Photographer facing southwest. |
| Photograph 9 of 24. | 411 W. Center Avenue (ID1695). Photographer facing northeast. |

Mooresville Historic District (Boundary Increase)
Name of Property

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County and State

- | | |
|----------------------|-------------------------------------------------------------------------------------------|
| Photograph 10 of 24. | 127 W. Charlotte Street (ID0597). Photographer facing north. |
| Photograph 11 of 24. | 327 W. Center Avenue (ID1836). Photographer facing northeast. |
| Photograph 12 of 24. | 216 S. Academy Street (ID1677). Photographer facing south. |
| Photograph 13 of 24. | 256 S. Academy Street (ID1660). Photographer facing southeast. |
| Photograph 14 of 24. | 320 S. Academy Street (ID0601). Photographer facing southeast. |
| Photograph 15 of 24. | 363 W. McLelland Avenue (ID0588). Photographer facing northeast. |
| Photograph 16 of 24. | 221 S. Academy Street (ID1673). Photographer facing northwest. |
| Photograph 17 of 24. | 212 S. Academy Street (ID1678). Photographer facing southeast. |
| Photograph 18 of 24. | 404 W. Center Avenue (ID1841). Photographer facing south. |
| Photograph 19 of 24. | 431 W. Center Avenue (ID1741). Photographer facing northeast. |
| Photograph 20 of 24. | 276 S. Academy Street (ID1669). Photographer facing northeast. |
| Photograph 21 of 24. | 252 W. McLelland Avenue (ID1691). Photographer facing southwest. |
| Photograph 22 of 24. | 249 S. Academy Street (ID1668). Photographer facing west. |
| Photograph 23 of 24. | 346 W. Center Avenue (ID1697). Photographer facing southwest. |
| Photograph 24 of 24. | Elizabeth Apartments, 232 W. McLelland Avenue (ID1692).
Photographer facing southwest. |

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

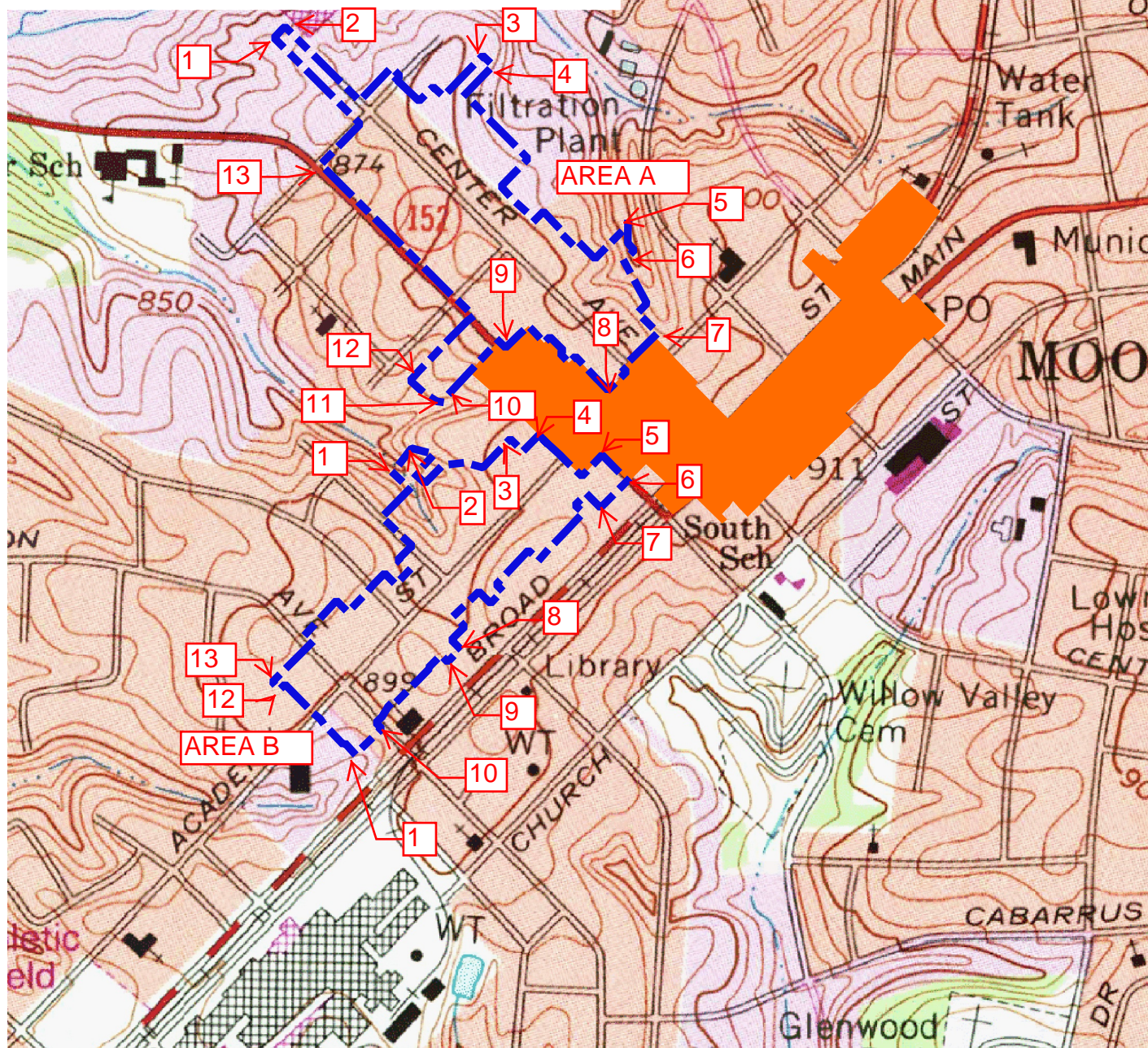
COORDINATES

AREA A

1.	35.588664	-80.820778
2.	35.588811	-80.820590
3.	35.588402	-80.817120
4.	35.588273	-80.816946
5.	35.586013	-80.814574
6.	35.585640	-80.814465
7.	35.584455	-80.814052
8.	35.583638	-80.814925
9.	35.584247	-80.816719
10.	35.583471	-80.817844
11.	35.583474	-80.817933
12.	35.583773	-80.818393
13.	35.586861	-80.819958

AREA B

1.	35.582460	-80.818365
2.	35.582799	-80.818369
3.	35.582948	-80.816630
4.	35.583004	-80.816137
5.	35.582711	-80.815025
6.	35.582347	-80.814594
7.	35.581970	-80.815069
8.	35.580784	-80.816780
9.	35.580600	-80.816992
10.	35.578819	-80.818901
11.	35.578446	-80.819356
12.	35.579367	-80.820689
13.	35.579475	-80.820811



National Register of Historic Places Nomination

Mooresville Historic District (Boundary Increase)

Mooresville, Iredell County, North Carolina

National Register Boundary Map



Legend

- Existing Historic District
- Boundary Increase

500 0 500 1000 1500 2000 ft



Source: USGS 7.5 Minute Topographic Map, Mooresville, NC (1993)

COORDINATES

AREA A		AREA B	
1. 35.588664	-80.820778	1. 35.582460	-80.818365
2. 35.588811	-80.820590	2. 35.582799	-80.818369
3. 35.588402	-80.817120	3. 35.582948	-80.816630
4. 35.588273	-80.816946	4. 35.583004	-80.816137
5. 35.586013	-80.814574	5. 35.582711	-80.815025
6. 35.585640	-80.814465	6. 35.582347	-80.814594
7. 35.584455	-80.814052	7. 35.581970	-80.815069
8. 35.583638	-80.814925	8. 35.580784	-80.816780
9. 35.584247	-80.816719	9. 35.580600	-80.816992
10. 35.583471	-80.817844	10. 35.578819	-80.818901
11. 35.583474	-80.817933	11. 35.578446	-80.819356
12. 35.583773	-80.818393	12. 35.579367	-80.820689
13. 35.586861	-80.819958	13. 35.579475	-80.820811

