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**PREPARED FOR:**

City of Burlington  
425 South Lexington Avenue  
Burlington, North Carolina 27215

January 2022



RICHARD  
GRUBB &  
ASSOCIATES

# PROPERTY REMOVAL STUDY

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## BURLINGTON LOCAL HISTORIC OVERLAY (LHO) DISTRICT

**Principal Investigators:**

Ellen Turco, MA  
Martha Lauer, MA

**Prepared by:**

Richard Grubb & Associates, Inc.  
525 Wait Avenue  
Wake Forest, North Carolina 27587

**Prepared for:**

City of Burlington  
425 South Lexington Avenue  
Burlington, North Carolina 27215

**Date:**

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## 1.0 PROJECT INTRODUCTION

This *Burlington Local Historic Overlay District Property Removal Study* was completed by Richard Grubb & Associates, Inc. (RGA) under contract to the City of Burlington (the City). The broad purpose of the study is to assess the potential impacts of removing four individual properties (1004, 1010, 1016, and 1022 West Davis Street) (subject properties) from the West Davis-Fountain Place Local Historic Overlay (LHO) District (Figure 1.1). The study will inform the recommendations of the Burlington Historic Preservation Commission (HPC) and the Planning and Zoning Commission, and ultimately the decision of the Burlington City Council. The RGA staff assigned to this project included Principal Senior Historian Ellen Turco, and Preservation Planner, Martha Lauer.

Table 1.1: Subject properties.

Address	Parcel ID No.	PID	Owner
1004 West Davis Street	8865741153	125546	Patrick and Emily Robinson
1010 West Davis Street	8865740113	125539	Glen Raven, Inc.
1016 West Davis Street	8865648162	125089	Glen Raven, Inc.
1022 West Davis Street	8865646142	125084	Ten Twenty Two LLC

RGA's effort involved research, geographic information systems (GIS) analysis and mapping, fieldwork, photographic documentation, and consultation with the subject property owners and City staff. Due to COVID-19 pandemic restrictions, research was primarily conducted online. Conrad Olmedo, Planning Manager, and Jamie Lawson, Principal Planner with the City, provided RGA with documents and records relating to the establishment of the West Davis-Fountain Place Local Historic Overlay District, the City's Unified Development Ordinance (UDO), Certificates of Appropriateness (COAs) records and documentation, and other items upon request. The North Carolina State Historic Preservation Office (SHPO) was the source for the National Register Nomination and GIS data for the West Davis-Fountain Place National Register District. The National Register and LHO boundaries are similar, but do not correspond exactly. Due to the limited access to the SHPO archives due to COVID-19, it was not possible to obtain a copy of the "inventory map" that corresponds with the NRHP nomination, nor the individual survey field for each property (Roberts 1984: 9). This did not negatively affect the study; however, we recommend that the City request a copy of this map from the SHPO once that office returns to its pre-COVID staffing levels. On July 20, 2021, RGA staff met Allen Gant II, the principal for Ten Twenty Two LLC of 1022 West Davis Street, on site. Mr. Gant II escorted the consultants around all four subject properties, allowed the consultants to take photographs and provided historical background information. On August 11, 2021, Ellen Turco and Emily Robinson and Patrick Robinson, owners of 1004 West Davis Street, met to review their LHO District Amendment Application.

For the purposes of this report, it is important to remember that in 1987 the Burlington City Council adopted the West Davis-Fountain Place LHO District. The district is a local zoning district and is permitted by North Carolina statute. The West Davis-Fountain Place National Register District, listed in the NRHP in 1984, is pertinent to this report because the NRHP is the foundation document on which the LHPO district is based. The

National Register nomination report establishes the historical and architectural significance of the LHO district, which provides the framework in which the importance of the individual subject properties is assessed.

This report is divided into six sections. Section 1 is a brief introduction to the study. Section 2 describes the National Register of Historic Places (NRHP) program and summarizes the character and boundaries of the West Davis-Fountain Place NRHP and LHO districts and the subject properties. Section 3 summarizes the LHO amendment applications for the four subject properties. Section 4 includes text provided by the City Planning Department outlining the current certificate of appropriateness process application and review process. Section 5 addresses the specific assessment and evaluation questions in the City's Request for Proposals issued for this project. Section 6 contains a report summary and points to policy changes or existing programs that could strengthen local historic preservation initiatives.

## 2.0 HISTORIC DISTRICTS AND SUBJECT PROPERTY BACKGROUND

### West Davis-Fountain Place Historic District NRHP

The National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The NRHP is a federal program that honors important places in American history and encourages their protection by state and local governments and the private sector. The listing of a property or district in the NRHP places no restrictions or obligations on private property owners; however, it does provide consideration of a property during the planning of federal projects, such as road construction or improvements, and may provide state and federal income tax credits for qualified rehabilitation projects (see Section 5). The City of Burlington has adopted an LHO district as is permitted by North Carolina General Statutes. NRHP listing is not a requirement for the adoption of an LHO district; however, many North Carolina communities, like Burlington, have both NRHP and LHO districts. Often, but not always, the LHO boundary is based on a preceding NRHP district boundary.

The West Davis-Fountain Place Historic District was listed in the NRHP in 1984 (see the NRHP nomination in Appendix A) (Figure 2.1; Plates 2.1 - 2.4). The NRHP nomination report states the district is the principal intact residential neighborhood, which represents the urban growth and development of Burlington between 1890 and 1930. The NRHP district covers approximately 76 acres and contains approximately 163 primary resources<sup>1</sup>. The NRHP nomination established that the West Davis-Fountain Place Historic District met NRHP Criteria A, B, and C, as established by the National Park Service (see NRHP Criteria in Appendix B).

**Criterion A:** Properties can be eligible under Criterion A if they are associated with events that have made a significant contribution to the broad patterns of our history. The West Davis-Fountain Place Historic District represents an era of growth and prosperity in Burlington, which spanned the period between 1890 and 1930 and was driven by the establishment and success of local cotton mills such as Glencoe, Elmira, Altamahaw, and Glen Raven. The National Register nomination identified the textile industry as the major catalyst to the development of Burlington during this time period.

**Criterion B:** Properties can be eligible under Criterion B if they are associated with the lives of people significant in our past. The West Davis-Fountain Place Historic District was the home of leading Burlington industrialists, professionals, bankers, and merchants who were instrumental in the community's growth and prosperity. The Gant and Holt families were two prominent textile families who built homes in the district.

**Criterion C:** Properties can be eligible under Criterion C if they embody the distinctive characteristics of a type, period or method of construction, possess high artistic values, represent the work of a master, or represent a significant and distinguishable entity whose components may lack individual distinction. The West Davis-Fountain Place Historic District possesses the highest concentration of late nineteenth- and early twentieth-century residential construction in Burlington.

<sup>1</sup> The term "primary resource" refers to the main building on a lot, such as a house or church. The term does not refer to dependencies or secondary buildings that are subservient to the primary resource, such as garages, guest houses, storage sheds, etc.



The neighborhood was where Burlington's elite "built houses reflecting their positions in the community, their growing affluence, and their awareness of the major architectural trends sweeping the nation" (Roberts 1984: 8-3). The district includes the finest surviving examples of the Queen Anne, Colonial Revival, and Neoclassical styles as well as a strong collection of bungalows and Period Houses (Roberts 1984: 8).

The history and development of the West Davis-Fountain Place Historic District can be found in the NRHP nomination report in Appendix A.

#### West Davis-Fountain Place Local Historic Overlay District

Local historic district designation is a type of overlay zoning that applies to a group of contiguous properties. The purpose of an LHO district is to honor and recognize the historic importance of a geographical area and to extend controls over the appearance of existing buildings and new construction within the area in an effort to maintain the historic integrity and character of the area. LHO districts can exist only where they have been created by a local governing body. The Burlington Unified Development Ordinance (UDO), Chapter 3, describes the purpose of LHOs, stipulates the process by which LHOs are designated, and requires the HPC to adopt "architectural and historic standards for all designated historic districts and properties (UDO 3-80).

Before an LHO district is created, an investigation is made of the historical, architectural, and cultural significance of the proposed area. A report of this investigation, including a description of the proposed district's boundaries, is submitted to the local governing body for action. The report must establish the "special significance" of the proposed district (UDO 3-78). The local ordinance designating the West Davis-Fountain Place LHO District was adopted by the Burlington City Council in 1987 (Ordinance #87-6).

The 1984 West Davis-Fountain Place NRHP nomination report was used as the LHO District report in 1987. Therefore, the areas of historical significance identified for the LHO District are the same as those that were established three years prior for the National Register district: for its physical depiction of Burlington's residential growth during the late nineteenth and early twentieth centuries as precipitated by the textile industry; as the home of prominent community and business leaders of the time period; and for its variety and quality of building types and architectural styles. The boundaries adopted for the LHO district were slightly different from the NRHP district boundary (see Figure 2.1). The key differences between the NRHP and the LHO district are shown below in Tables 2.1 and 2.2:

Table 2.1: Properties within NRHP boundary and excluded from the LHO boundary.

<b>Property Name</b>	<b>Address</b>	<b>Parcel ID No.</b>	<b>Notes</b>
First Presbyterian Church	508 West Davis Street	126634	Originally include in LHO; removed 4/7/1998 at owner's request
Macedonia Lutheran Church	421 West Front Street	135624	
House	713 East Willowbrook Drive	125080	
House	630 West Davis Street	126078	Landlocked



Table 2.2: Properties within LHO boundary but excluded from the NRHP boundary.

Property Name	Address	Parcel ID No.	Notes
Windsor Townhomes	Nine parcels at the north end of the 600 block of Isley Place	125512 125513 125514 125515 125518 125519 125520 125521 125522	Built in 1993 and not historic
Commercial Building	538 West Front Street	126115	

The LHO district boundary generally follows the rear lots of properties on West Davis Street, West Front Street, Fountain Place, and the west side of the 600 block of Trollinger Street.

#### Subject Properties: Description, Alterations, and Significance

These descriptions are expanded versions of those found in the NRHP nomination (pp. 7:24-7:25).

#### *Robert A. Sharpe House, 1004 West Davis Street (Plate 2.5; Table 2.3)*

The circa 1922 Robert A. Sharpe House faces north towards West Davis Street on a corner parcel which is bounded by Central Avenue on the east and Edgewood Avenue on the south. It is a two-story, brick-veneered, hip-roofed, rectangular house. The Flemish bond brickwork of the exterior is distinguished by a soldier course at the belt course, and at the second story windows and frieze. Its three-bay facade has a central entrance with sidelights and transoms, flanked by paired, six-over-one, double-hung windows. The second story contains paired six-over-one windows in each bay. A one-story sunroom is located on the west side elevation. A flat-roofed porch topped by a concrete piers and a balustrade shelters the easternmost two bays of the facade and extends to a porte cochere on the east side of the house. The porch and porte cochere are supported by square brick columns.

*Integrity:* The house retains a high degree of original exterior materials and continues to strongly convey its overall historical appearance.

*Historical Significance:* Robert A. Sharpe House is a strong visual contributor to the district and illustrates the historical themes identified in the NRHP and LHO reports. It was classified as a pivotal contributing building in the NRHP nomination.

Table 2.3: 1004 West Davis Street COAs.

Address	HD#	Type of Work	Description	Outcome	Date of Action
1004 West Davis Street	89-004	Major	Remove & rebuild back porch & steps	Approved	4/11/1989
1004 West Davis Street	89-015	Major	Relocate driveway entrances; construct brick patio, landscape	Approved	9/12/1989

Table 2.3: 1004 West Davis Street COAs, continued.

Address	HD#	Type of Work	Description	Outcome	Date of Action
1004 West Davis Street	94-013	Minor	Install siding; repair roof shingles; patch flat roof, repoint masonry; repair soffit	Approved	5/10/1994
1004 West Davis Street	98-025	Minor	Construct fence in side yard	Approved	6/9/1998
1004 West Davis Street	98-026	Minor	Construct wood picket fence w/double gate in side yard	Approved	7/14/1998
1004 West Davis Street	07-006	Major	Major landscaping	Approved	3/13/2007
1004 West Davis Street	10-020	Minor	Fascia board repair and restoring railing on rear steps	Approved	9/14/2010
1004 West Davis Street	17-010	Minor	Rear yard fence	Approved	9/12/2017
1004 West Davis Street	20-028	Minor	Removal of large pecan tree and replant with hardwood	Approved	9/8/2020
1004 West Davis Street	20-056	Major	Repair and replace roof shingles with same style, materials, and color; replacing gaskets and flashing.	Approved	1/12/2021
1004 West Davis Street	21-031	Major	Window replacement	Approved	8/10/2021

*House, 1010 West Davis Street (demolished) (Plate 2.6; Table 2.4)*

This circa 1935 house faced north towards West Davis Street on a deep lot which extended south to Edgewood Avenue. The two-story, three-bay, brick-veneered dwelling was typical of the eclectic Period Houses which were built in Burlington during the 1920s and 1930s. Its primary elevation featured a steeply gabled entry bay which gave it a Tudor Revival flavor, while its classical entrance surround was evocative of the Colonial Revival style. The original owner or builder of this house has not been identified. The dwelling was one of eighteen Period Houses with Tudor design elements in the district.

*Integrity:* None. After a period of neglect and vacancy, the house fell into disrepair and was demolished in June of 2020 (COA # 20-003). The parcel remains vacant.

*Historical Significance:* 1010 West Davis Street was a visual contributor to the district and illustrated the historical theme of architecture in the NRHP and LHO reports. It was classified as a contributing building in the NRHP nomination.

Table 2.4: 1010 West Davis Street COAs.

Address	HD #	Type of Work	Description	Outcome	Date of Action
1010 West Davis Street	08-002	Minor	Front porch repair	Approved	3/11/2008
1010 West Davis Street	20-003	Major	Demolish all structures, plant grass and decorative plantings	Approved	2/11/2020

*Roger Gant House, 1016 West Davis Street (Plate 2.7; Table 2.5)*

The Roger Gant House was built in 1924 for a member of one of Burlington's most prominent textile families. It is a substantial brick Georgian Revival-style house with a five-bay facade and two-story frame, with columned sunporch wings on the east and west ends. These porches were originally open but were enclosed with large multi-light windows in 2008 (COA 12-008). An original two-story brick gabled wing projects from the west end of the rear (south) elevation. A modern porte cochere has been added to the rear of the wing. A classical gabled entry portico supported by Tuscan columns is centered on the house's front (north) elevation. Windows are six-over-six double-hung sashes, with a paired four-over-four window above the entry portico on the second level and a fanlight in the gable of the rear wing. Three gabled dormers with arched multi-light windows are on the front roof slope and two additional dormers are on the rear slope of the main roofline and the east slope of the rear wing. Throughout the house, the windows are a combination of reconditioned original sashes and modern wood replacement windows that closely match the design, materials, and dimensions of the original sashes. There is an original two-story garage behind the house, which has been modified for living space (COA 13-004).

At the rear of the large parcel, facing Edgewood Avenue, is 1017 Edgewood Avenue, a two-story 1980s brick apartment building with one-story board-and-batten wings designed to resemble a Colonial Revival-style house (Plate 2.8).

The Roger Gant House is evidence of the prosperity created by Burlington's textile industry, which enabled industrialists to build impressive houses in the leading architectural styles of the day. It is considered an outstanding example of the Georgian Revival style and was identified as a pivotal resource in the NRHP district.

*Integrity:* The Roger Gant House retains a moderate to high degree of original exterior materials and form. Substantial changes to the house include the construction of the rear porte cochere and the enclosure of the open side sun porches with windows. Despite these changes, the house continues to strongly convey its overall historical appearance and retains strong associations with the Gant family.

*Historical Significance:* The Roger Gant House is a strong visual contributor to the district and illustrates the historical themes identified in the NRHP nomination report. The Roger Gant House is representative of the kinds of substantial, stylish houses built for leading textile families in 1920s Burlington. It is a particularly well-articulated example of the Georgian Revival style of architecture and is considered a pivotal resource in the NRHP district.

Table 2.5: 1016 West Davis Street COAs.

Address	HD #	Type of Work	Description	Outcome	Date of Action
1016 West Davis Street	11-023	Minor	Diseased tree removal	Approved	11/8/2011
1016 West Davis Street	12-008	Major	Repair window sashes, enclose and redo side porches on house, rebuild dormers	Approved	5/15/2012
1016 West Davis Street	12-017	Minor	Diseased tree removals	Approved	8/14/2012
1016 West Davis Street	12-022	Major	Construction of brick wall and patio in side and rear yard	Approved	8/14/2012
1016 West Davis Street	13-004	Major	Alteration and renovation of existing detached garage	Approved	4/9/2013
1016 West Davis Street	14-009	Minor	Removal of dead trees	Approved	6/10/2014

*Allen Gant House, 1022 West Davis Street (Plate 2.9; Table 2.6)*

The Allen Gant House was built in 1929 by the younger brother of Roger Gant and the son of John Q. Gant, founder of the Altamahaw and Glen Raven cotton mills. The house sits on a large corner lot bounded by West Davis Street on the north, East Willowbrook Drive on the west, Edgewood Avenue on the south, and 1016 West Davis Street to the east. It is an elaborate Tudor Revival-style house rendered in stone, stucco, wood, and brick. The irregularly massed two-story house displays textbook Tudor Revival-style detailing such as half-timbering, leaded casement windows, and herringbone brickwork. Behind the house is an original one-and-one-half story stone and stucco clad outbuilding that served as a garage or staff quarters. The NRHP nomination report calls the house “One of Burlington’s purest examples of the Tudor Revival style also appears to be the most finely crafted dwelling in the West Davis-Fountain Place District” (Roberts 1984: 7:6). A rear addition was added to the house in 1993 (COA 93-019). The stone and half-timbered stucco wall surfaces of the rear addition mimic that of the main house. The addition is subservient in size to the original house.

Until 2017, 1021 Edgewood Avenue, a one-story Craftsman-style house, occupied the south portion of the parcel facing Edgewood Avenue, but it was demolished in 2017 (COA 17-025).

*Integrity:* The Allen Gant House retains a high degree of original exterior materials and continues to strongly convey its overall historical appearance. 1021 Edgewood Avenue was a modest dwelling that was dissimilar from the large homes of early twentieth century industrialists on the 1000 block of West Davis Street. Therefore, the loss of 1021 Edgewood Avenue does not diminish the overall character of the historic district in the same way that the loss of one of the pivotal houses on this block would.

*Historical Significance:* The Allen Gant House is a strong visual contributor to the district and illustrates the historical themes identified in the NRHP nomination report. The Allen Gant House is representative of the kinds of substantial, stylish houses built for leading textile families in 1920s Burlington. It is a particularly well-articulated example of the Tudor Revival style and is considered a pivotal resource in the NRHP district.

Table 2.6: 1022 West Davis Street and 1021 Edgewood Avenue COAs.

<b>Address</b>	<b>HD #</b>	<b>Type of Work</b>	<b>Description</b>	<b>Outcome</b>	<b>Date of Action</b>
1021 Edgewood Avenue	96-035	Major	Install bay window; porch floor & porch columns; porch roof	Approved for bay windows, denied porch	9/10/1996
1021 Edgewood Avenue	17-025	Major	Demolition of house	Approved	12/12/2017
1022 West Davis Street	88-011	Major	New driveway; breakfast room, remove trees & shrubs	Approved	8/9/1988
1022 West Davis Street	92-003	Minor	Repair front porch, side steps and foundation	Approved	2/11/1992
1022 West Davis Street	92-013	Major	Construct paved parking area; install walkways; relocate/repair front walk; construct rock borders/walls for planting beds	Approved	3/14/1992
1022 West Davis Street	93-019	Major	Addition to rear of house	Approved	7/13/1992
1022 West Davis Street	98-009	Major	Placement of awning over kitchen door, porte-cochere over back door, patio in back yard and 2nd floor addition	Approved	4/14/1998
1022 West Davis Street/1021 Edgewood Drive	00-020	Minor	New construction or addition	Approved	5/9/2000
1022 West Davis Street	00-021	Minor	Remove greenhouse and repair roof and wall with existing products	Approved	5/9/2000
1022 West Davis Street	15-001	Major	Enclose rear porch on rear addition of house	Approved	2/10/2015
1022 West Davis Street	21-001	Minor	Replacement of trellis	Approved	1/23/2021

### 3.0 THE REQUESTS

The owners of 1004, 1010, 1016, and 1022 West Davis Street have filed LHO District Amendment Applications requesting the four aforementioned properties be removed from the West Davis-Fountain Place LHO District. The applications for 1010, 1016 and 1022 West Davis were submitted on April 27, 2021; the application for 1004 West Davis was submitted on May, 21, 2021. Copies of the applications are included in this report as Appendix C. The applications cite the following reasons for the requests:

- 1) No longer economically viable to be a part of the district.
- 2) Financially disadvantageous to remain part of the district and keep up property according to the standards imposed by the HPC.
- 3) Current standards severely limit the homeowner's ability to make energy efficient updates and improvements to their dwelling.
- 4) Current standards limit the homeowner's ability to use modern or current materials which increases the costs of improvements.

RGA staff met with the property owners to discuss the applications. The property owners were not opposed to historic district regulations per se but described their experiences with city processes and procedures which they stated caused delays and increased the cost of work. The experiences described by the subject property owners are listed below.

#### Process Concerns

- Length of time from submission of COA application to action by the HPC.
- Lack of an "emergency" approval process for repairs to roof leaks or other repairs that could result in structural damage; or when code enforcement officers identify dangerous conditions.

#### Historic Design Standards Concerns<sup>1</sup>

- The Standards do not sufficiently address topics such as energy efficiency, modern materials, emergency actions, etc.
- Perception among property owners of inconsistent interpretation of the standards by the city staff and the HPC.

#### Cost Concerns

- (See process issues) Protracted review periods can cause cost increases in materials/labor; materials and structural deterioration continue while COA applications are processed, which may increase repair costs.

#### General

- Lack of clearly conveyed benefits to individual property owners and the larger community about remaining in the district.

<sup>1</sup> In this report "Design Standards" refers to the City's Historic Design Standards (amended July 20, 2021). Prior to the most recent amendment this document was titled Design Review Manual and was referred to informally as the "design guidelines."

## 4.0 CURRENT COA PROCESS

Based upon the feedback by the applicants, an assessment was conducted of the current development review process for projects located within the City's LHO district.<sup>1</sup> Staff processes applications once received, and the typical approval turn around for minor COAs is within 2-3 business days and often processed within the same day. Major applications are placed on the HPC agenda as soon as they are determined complete by staff. Major applications are typically heard and acted on by the HPC within one month of their submittal to staff. Staff has been increasingly streamlining the permit review process and is using the new online portal Smartgov system to provide easier digital submittal.

HPC meetings occur monthly, on the second Tuesday of each month at 7:00 PM. No meetings have been canceled within the past year due to lack of quorum. The meeting schedule, agendas and applications deadlines are on the HPC's website, as well as the Historic Preservation Design Standards.

The HPC currently has a full membership with 7 active members, all appointed by City Council. The City Council is recognized as a Certified Local Government (CLG) in North Carolina's historic preservation program. The CLG program is a federal, state, and local partnership, and CLG status is conferred by the federal government through the NPS following a joint local/state government request. As a CLG, the HPC continues to play an important role in a national initiative to preserve the unique and valuable historic character of its community.

Other projects that the HPC is involved with:

- Conducting ongoing training for Certified Local Governments (CLG)
- Continuing to support walking tours and collaboration with Preservation Burlington
- HPF FY20 Architectural Survey of over 1,300 properties to be considered for National Register Study List. This project was funded in part by a grant awarded only to CLGs.
- Approved Landmark designation for the Aurora Mills/Pickett Hosiery site
- Recognition of projects of historical significance through the Minetree Pyne Awards
- Presentation of Quarterly Reports to the City Council
- Received FY2021 CLG grant to update design standards.

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Note: Section 4 was authored by Planning Department Staff.



## 5.0 ASSESSMENT

To complete this study and provide material for the consideration of decision-makers, the City asked RGA to weigh the questions that follow.

*How would removal of the properties affect and impact the neighborhood/District?*

A historic district is like a quilt made of many pieces; a National Register nomination or an LHO district identifies broad themes, both architectural and historical, that are conveyed by the district's built environment. In the case of the West Davis-Fountain Place LHO District, these themes are related to the textile-driven economic development of Burlington, its community leaders, and its architecture. The subject properties are both contiguous to one another and located on a city block situated at the west edge of the district. Unlike the removal of individual parcels from the middle of an overlay district, removal of these edge parcels is not likely to be considered "spot zoning," as the adjacent blocks to the south and west are not currently included in the LHO district (*ASP Associates v. City of Raleigh*). Spot zoning is defined as:

A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning" (*Blades v. City of Raleigh*, 1985).

The HPC should consult with the city attorney regarding the possibility of a spot-zoning claim prior to amending the LHO district boundary.

From a broad perspective, the continued removal of properties from a district can, over time, lead to the diminishment or the loss of elements that illustrate its broader themes or stories. At a more granular level, rezoning would open the door to change the density and scale of development; for example, the zoning of the subject properties and those immediately surrounding the block is Medium Density Residential (MDR) (UDO Section 3.10) with a Historic Overlay. MDR zoning permits 4.85 single family dwelling units per acre, a minimum lot area of 9,000 square feet (about 0.2 acres) with a maximum lot coverage of 40 percent of the total area, and dwellings no more than three stories/35 feet in height among other requirements. Theoretically, because the average lot size of the subject properties is approximately 57,000 square feet, the subdivision and development of just one subject parcel under the MDR zoning without the LHO could drastically change the density of the block, resulting in four to six lots/buildings out of one existing 57,000 lot with building and the possible necessity of demolishing the existing structure to clear the way for such redevelopment.

A LHO district is a zoning tool, and while a change in zoning alone would not immediately result in visible changes to the district, with removal such change could occur over time as the subject properties no longer fall under the same regulations as their neighbors on the north side of West Davis Street.

*What precedents would removal of these properties create for future requests for removal from the District?*

Removing the subject four properties from the LHO district may be a catalyst for future requests for removal.

*What could occur on the subject properties if they are removed from the District, such as demolition and new development?*

LHO zoning is the best means for managing change within historic areas identified by the community as essential to its character. Such zoning maintains continuity in a property's protection through changes in property ownership and tenancy. While the applicants' care and maintenance of the subject properties has been stellar, there is no guarantee that future owners or tenants will not substantially remodel or demolish the properties should they be removed from the LHO district. A private alternative to LHO zoning is historic preservation easements, typically held by a nonprofit entity such as Preservation North Carolina, the statewide historic preservation non-profit. Historic preservation easements protect a property from substantial remodeling and demolition in perpetuity. The review procedures are different from that of the COA process, and in some cases income tax benefits are available to property owners who donate historic preservation easements.

*What the financial/other impact could be on the subject properties if they are not removed from the District?*

The maintenance and repair of historic buildings can be more expensive than new construction. The costs of repairing or replacing specialized products such as slate roofs or true divided light windows can add up. The costs of historic materials are illustrated in homeowner insurance policies because insurance companies total up the cost of replacing historic structures instead of simply replacing a recently constructed structure. The costs of maintaining a historic property can be compounded by the cost of hiring specialists along with the hidden costs of the COA process. For example, a COA application to replace deteriorated with a modern, energy-efficient material could take several meetings for approval, leading to more damage and thus to more expensive repairs for the applicant.

While not a direct compensation, there is compelling evidence that LHO districts typically improve property values over time. The City of Raleigh, the closest community in North Carolina to conduct an economic impact study of historic preservation, found in 2014:

Between 2000 and 2008 single-family residential properties in Raleigh increased in value 49 percent on a per square foot basis. Over that same time period value increases in three local historic districts increased in value between 84 percent and 111 percent (PlaceEconomics 2014: 28).

The property owner does not typically risk the devaluation of property within local districts. This is consistent with economic impact studies conducted across the country by PlaceEconomics, a firm that specializes in the economic impacts of historic preservation. Additionally, the Raleigh study found that during the circa 2007 national housing crisis, foreclosures in local historic districts from January 2008 to December 2013 were half the number of foreclosures in the overall city:

For Raleigh single family houses not in either National Register or local historic districts, for every 1000 houses, 100 faced foreclosure over that six year period. The rate for houses within National Register historic districts was less than half of that, with 49.3 foreclosed homes per 1000. Local districts were even lower with only 28.8 houses per thousand foreclosed upon (PlaceEconomics 2014: 20).

While property ownership or residency within LHO districts can come with an increased renovation costs, it is unlikely that this incurred cost outweighs the economic benefit of being located in such a district over time.

*How does the Comprehensive Plan address the removal of the subject properties?*

The City of Burlington's 2015 Comprehensive Plan, *Destination Burlington*, includes Character and Identity Goal O1: Celebrate Burlington's Unique History and Local Character (City of Burlington, North Carolina [City of Burlington] 2015: 32). Within Goal O1 are two recommendations that apply to the application to remove 1004, 1010, 1016, and 1022 West Davis Street from the LHO district:

- **Recommendation 1:** Encourage the preservation and continued use of historic buildings, districts, landmarks, and landscapes.
- **Recommendation 2:** Support the historic rehabilitation efforts of private property owners (City of Burlington, North Carolina [City of Burlington] 2015: 32).

*Chapter 2, Character and Identity, Goal 1, Recommendation 1*, suggests the expansion of local protection of properties through LHO districts, and as such supports the retention of the four properties within the West Davis-Fountain Place LHO District boundary.

*Chapter 2, Character and Identity, Goal 1, Recommendation 2*, speaks to the costs and process challenges of being an owner of a property or a resident within a local historic district. Under this recommendation, new programs and processes could be introduced to enhance the city's historic preservation program and processes, improve public engagement with the program, and promote incentives for historic preservation.

## 6.0 RECOMMENDATIONS

The West Davis-Fountain Place LHO District is a cohesive collection of individual properties where the whole is greater than the sum of its parts. The district attests not only to the special historic character of Burlington, but also to the efforts of local citizens and elected and government officials to protect and enhance this character. The removal of properties from the district may be construed as a negative outcome for a community that came together to designate the district. To address the challenges experienced by the applicant, rather than remove the properties from the LHD, improvements to the historic preservation program are recommended, including: a Design Standards update, a streamlined COA process, staff and historic preservation commission member training, and community education programming.

### 1. Continuing Education for the HPC, City Staff and Property Owners

North Carolina law enables local governments to appoint commission members with “demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields.” The revolving nature of historic preservation commissions due to term limits results in the need for a frequent and ongoing training regimen. The State Historic Preservation Office provides excellent opportunities for training for commission members and staff, including Certified Local Government (CLG) training. Other local organizations, including Preservation Burlington and the University of North Carolina School of Government, may also offer appropriate training.

In addition, the nonprofit [National Alliance for Preservation Commissions](#) (NAPC) is a membership organization which offers the [Commission Assistance and Mentoring Program](#) (CAMP®), a customized training for HPCs and their staff. The program includes practical, technical assistance such as how to interpret design standards and guidelines, and how to build community awareness regarding historic preservation regulation. [Heritage Arts of North Carolina](#) is a Raleigh based firm that provides Historic Preservation Commission training and organizational dynamics consulting. Property owners and residents can be informed and engaged through educational programs and social events or signage for wayfinding programs.

### 2. Plan for Efficiency

The HPC’s processes and procedures, like all local government processes, are revised and refined over time. For example, COA applications can now be submitted through the City’s SmartGov online portal. Typically design standards should be substantially revised every ten years and amended as needed. The current Design Standards do not substantively address emergency or dangerous conditions, energy efficiency, climate resilience, and the use of modern building materials not widely available when the LHO was established. It is the City’s intent for the updated design standards to consider the use of modern materials that accomplish the same overall outcome in term of historic character and quality, but may be more cost effective

To bring the Design Standards inline with current practices, the City received a Historic Preservation Fund FY 21 grant award to update the document. The grant award amount is for an initial \$20,000 with an additional \$2,000 awarded. The City Council has also committed a matching fund of \$12,000 to this grant award for a total amount of \$34,000. The project is estimated to start at the beginning of 2022 with completion by the end of 2022. It is anticipated that the updated design standards will better equip the Historic Preservation Commission, citizens of Burlington, and staff to make consistent and informational decisions regarding COAs, provide standards for sustainable building

materials and best practices, address natural disaster preparedness, create an emergency Certificate of Appropriateness protocol, provide clarity for Code Enforcement actions, and help citizens understand the difference between staff level review (minor applications) and HPC reviews (major applications).

As characteristics of the district are further defined through approvals for a given treatment, the list of major and minor works could be reassessed. An example would be the approval of multiple backyard fences with a common maximum height and material (e.g. no more than 6 feet in height, made of wood, installed “good neighbor” style with finished side facing neighbor). An expanded minor works list enables qualified staff to process applications quickly and without action by the full commission, which can only occur monthly.

Review of major works applications by the Design Review Committee prior to submission to the full HPC could speed the overall review period for these applications. Expedited reviews of minor works could be offered to property owners for a fee, which could then be used for historic preservation projects.

### 3. Economic Incentives for Property Owners

North Carolina’s statutes allow the designation of individual historic landmarks which are eligible for a 50 percent property tax deferral. Clear and high standards for individual landmark designation must be applied; however, the properties identified as “pivotal” in the West Davis-Fountain Place NRHP nomination report are obvious candidates. Some jurisdictions provide a reduction in building and inspection permit fees, which is a measurable way for the local government to support historic preservation.

The State Historic Preservation Office administers state historic preservation tax credits for “non-income producing properties (typically single family residential) available to contributing properties in NRHP districts. These tax credits may be used to reduce repair and maintenance costs.

Private nonprofit organizations may provide opportunities for cost savings as well. Historic preservation easements through a nonprofit such as Preservation North Carolina can have significant income tax benefits while not adding additional regulation on properties already encumbered by the LHO. Grants through Preservation Burlington may also be available.

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## 8.0 FIGURES AND PHOTO PLATES

# SECTION 8.0



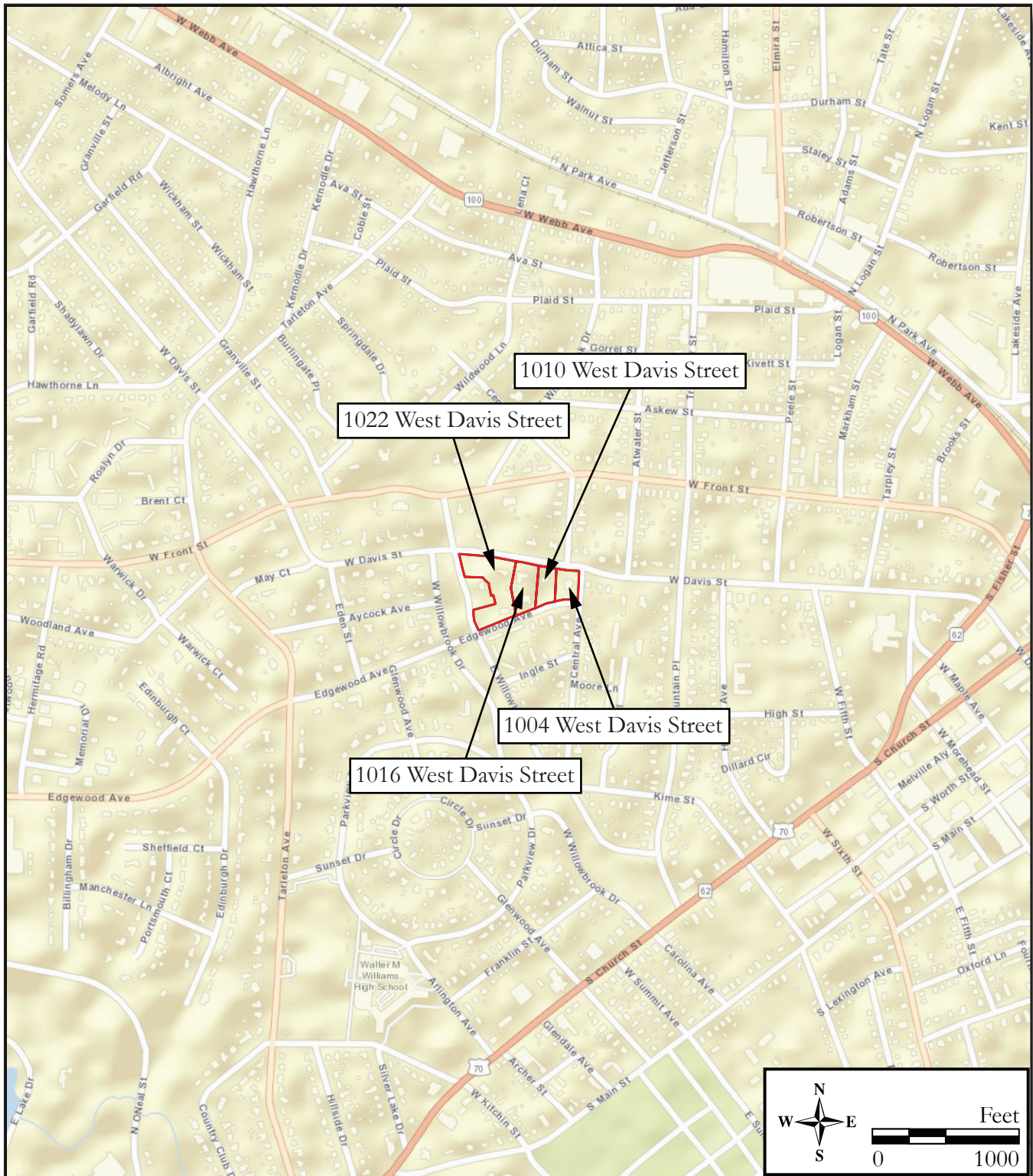


Figure 1.1: Project location map and subject properties  
(World Street Map, ESRI 2021).



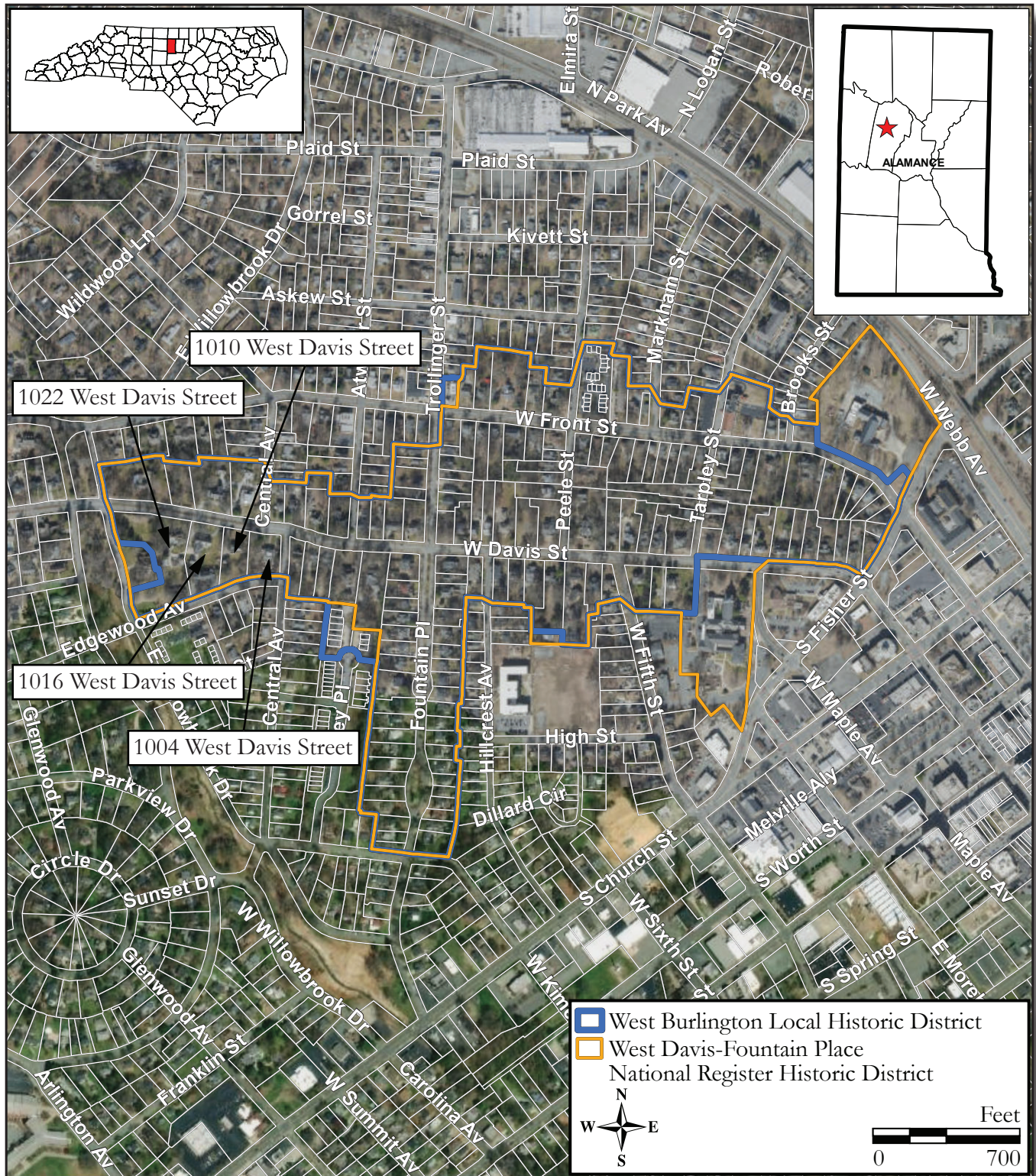


Figure 2.1: LHO and NRHP boundaries  
(World Imagery, ESRI 2021).





Plate 2.1: View of the fountain and houses along the east side of Fountain Place in the West Davis-Fountain Place Historic District.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: July 20, 2021



Plate 2.2: View of the houses along the west side of Fountain Place in the West Davis-Fountain Place Historic District.

Photo view: South

Photographer: Olivia Heckendorf

Date: July 20, 2021





Plate 2.3: View of the houses along the east side of Fountain Place in the West Davis-Fountain Place Historic District.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: July 20, 2021



Plate 2.4: View of the houses on the north side of West Front Street from the intersection of Atwater and West Front streets.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: July 20, 2021





Plate 2.5: Primary elevation of 1004 West Davis Street.

Photo view: South

Photographer: Olivia Heckendorf

Date: July 20, 2021



Plate 2.6: View of the vacant lot at 1010 West Davis Street.

Photo view: South

Photographer: Olivia Heckendorf

Date: July 20, 2021





Plate 2.7: Primary elevation of 1016 West Davis Street.

Photo view: South

Photographer: Olivia Heckendorf

Date: July 20, 2021



Plate 2.8: Primary elevation of 1017 Edgewood Avenue.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: July 20, 2021



Plate 2.9: Primary elevation  
of 1022 West Davis Street.

Photo view: South

Photographer: Olivia  
Heckendorf

Date: July 20, 2021



## APPENDIX A: WEST DAVIS-FOUNTAIN PLACE NATIONAL REGISTER NOMINATION

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**National Register of Historic Places  
Inventory—Nomination Form**See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections**1. Name**

historic West Davis Street-Fountain Place Historic District

and/or common

**2. Location**

street & number 400 through 1000 blocks of Davis Street (except Blessed Sacrament Church);  
400 through 700 blocks of Front St.; connecting portions not for publication  
of Fisher, Tarpley, Peele and Trollinger sts.; both sides of Fountain Place

city, town Burlington vicinity of from W. Davis St. to Kime St.

state North Carolina code 037 county Alamance code 001

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Owners

street &amp; number

city, town Burlington vicinity of state North Carolina

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Alamance County Courthouse

street &amp; number

city, town Graham state North Carolina

**6. Representation in Existing Surveys**title Architectural Inventory of Burlington has this property been determined eligible? ☒ yes ☐ nodate 1981-82 ☐ federal ☐ state ☐ county ☒ local

depository for survey records N.C. Division of Archives and History

city, town Raleigh state North Carolina

## 7. Description

### Condition

☒ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☒ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The West Davis Street-Fountain Place Historic District is a somewhat irregular long and narrow area with an arm extending south from the district's center. Comprising approximately 7 acres, it encompasses the 400 through 700 blocks of both West Davis and West Front streets (except for the south side of the 400 block of West Davis Street containing The Blessed Sacrament Catholic Church (1976) and School (1940s?)), the single blocks of the cross streets connecting these arteries, the 800 through 1000 blocks of West Davis Street, and Fountain Place from West Davis Street to Kime Street. West Front and West Davis streets are fairly broad avenues, lined with very tall hardwoods that create a canopy over much of the pavement. An island planted with mature crape myrtles bisects the wider 1000 block of West Davis Street. Trollinger and Peele streets are narrower, and Tarpley is so narrow that it is a one-way street. Fountain Place is a 1920s development whose focal point is a landscaped fountain midway between its two ends. The entrance to Fountain Place from West Davis Street is marked on either side by stone pillars and low stone walls. Its two lanes for traffic are separated by a narrow grassy median north of the fountain and an oval area to the south. Sycamore trees planted when the subdivision was platted for development have matured to provide ample shade to the street. The terrain of very gently rolling hills reaches its highest elevation of around 650 feet above sea level at the east end of the district and the northeast corner of West Davis and Peele streets, and its lowest of around 620 feet at the west end, where East Willowbrook Drive runs parallel to a creek. Another small creek, also running north-south, traverses the 600 blocks of West Front and West Davis streets where it has been channelled alternately into underground culverts and open, brick-lined conduits through back yards.

Visually, the district's boundaries are clearly defined. Beyond the west boundary of East Willowbrook Drive, the flood plain on either side of the creek has been set aside as a public greenway aptly named Willowbrook Park. West of the park, most of the houses were constructed after 1930. At the east end of the district, commercial and institutional buildings at the edge of the Central Business District line the east side of South Fisher Street. South of West Davis Street, the character of the residential development differs from that of the West Davis Street-Fountain Place District: Closely spaced traditional vernacular house types decorated with standard millwork line Fifth Street; undistinguished late 1920s and post-1930s construction characterizes Hillcrest and Central avenues. North of the 400 block of West Front Street, most of the late nineteenth-century houses built along West Webb Avenue have been removed, leaving empty expanses with a few new one-story office buildings. Farther west, the blocks north of West Front Street are composed primarily of small lots developed with bungalows and Period Houses along Brooks, Tarpley and Markham streets, and mill houses associated with the E. M. Holt Plaid Mills north of the 700 block of West Front Street. Most of the 800 through 1000 blocks of West Front Street are post-1930 construction.

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Continuation sheet Fountain Place District

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The West Davis Street-Fountain Place Historic District contains the highest concentration of surviving late nineteenth and early twentieth century houses built for the city's growing middle class. It includes the substantial Queen Anne and Colonial Revival structures erected early in the period on large lots, later period revivals still on large lots, and, finally, bungalows and period houses on the narrow lots platted during the 1920s as subdivisions began to be developed in several areas of the city. The latter are found principally on Fountain Place and the cross streets such as Tarpley and Trollinger. The district's only principal non-residential structures appear at the east end where the Reformed, Lutheran and Presbyterian churches occupy expansive tracts. While the houses east of Trollinger Street tend to be closer together than those in the 800 through 1000 blocks of West Davis Street, almost all of the houses convey an air of spaciousness due at least in part to the comfortable set back of their front yards, generally accented with a minimum of one to two large hardwoods that frame the dwelling. Most of the houses are heavily landscaped with shrubbery and flowers at foundations and elsewhere in the yards; overall, West Davis Street is more heavily landscaped than West Front Street or Fountain Place. Two large adjoining lots in the middle of the 700 block of West Davis Street have been empty for many years since their early twentieth-century houses were destroyed.

The set-backs vary. Generally, the district's older houses, dating from the late nineteenth and very early twentieth centuries, are substantial structures built in the middle of sizable tracts, prior to any concerted development of the neighborhood. Thus, their set-backs are deep and their side lots wide, unless these properties were later subdivided, distinguishing the earliest houses from the newer dwellings built closer to the street on smaller lots. This distinction is especially true of the Isley houses (59 and 60), flanked by later dwellings much closer to the street. Sometimes, the oldest houses with deep front yards set the standard for the later neighboring houses, as in the 700 block of West Front Street where houses built in the 1900s, 1910s, and 1920s are all set well back from the street, almost in line with the 1894 Dr. T. W. Patterson House (43). More often, uniform set-back of a row of houses indicates construction within one period, as is evident with those on Fountain Place. At the west end of the district, in the 1000 block of West Davis Street, later, mid-1920s, development resumed the area's original pattern with elegant houses placed in the middle of large lots marked by winding or circular driveways. Virtually all of the houses in the district have outbuildings in their deep back yards, consisting at least of a garage; a few of the older houses also have other ancillary structures such as very small, plain dwellings that originally housed servants.

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The architecture of the West Davis Street-Fountain Place District comprises the most significant collection of late nineteenth- and early twentieth-century residential construction in Burlington. As such, it is a superb display of the variety of building types and styles that characterized Burlington's non-industrial residential neighborhoods from the late nineteenth century through the 1930s. The approximately 160 primary structures in the district range from traditional vernacular one-story frame cottages to some of Burlington's finest surviving examples of the Queen Anne and period revival styles through a strong collection of bungalows and "Period Houses." The westward development of the neighborhood is evident in the concentrations of Queen Anne and early period revival styles in the east half of the district and later, purer period revival style houses in the west, with the 1000 block of West Davis Street devoted exclusively to period revival style houses. Overall, however, the district conveys strong complementary senses both of continuity and heterogeneity due to the location of a few early structures in the western end of the district, the appearance throughout of Foursquare houses and bungalows built from the 1910s through the early 1930s, and the existence of outstanding representatives of each of the major styles that punctuate the streetscapes as pivotal structures. Solid construction and fine craftsmanship characterize the district, which exhibits a variety of exterior materials including frame weatherboards and shingles, brick, stucco and various types of stone.

The most basic house types are among the oldest structures in the West Davis Street-Fountain Place District. These vernacular buildings, prevalent in Burlington and throughout North Carolina in the nineteenth and early twentieth centuries, are one and two stories tall and originally one-room-deep with one or more rear ells; most have been enlarged with later rear additions. The plainest vernacular instance in the district actually is an outbuilding, the Holt Kitchen (30), a brick gable-roofed structure in a domestic scale and basic one-story, one-room-deep form. Standing in a grove of trees in a large empty lot facing the railroad tracks, it is one of the district's oldest buildings, believed to have been erected for the 1870s James H. Holt House (destroyed) facing Webb Avenue. The district's three vernacular one-story dwellings, which may date from the 1880s, are the Stubbins House (10) and the houses at 609 West Front Street (36) and 630 Peele Street (126), all retaining their triple-A rooflines and original siding. The house at 609 West Front Street is the most distinctive, with its pressed tin roof covering, corbelled chimney caps, and front porch with turned posts and sawnwork brackets and balustrade. Although both of the district's two-story, one-room-deep houses on the main thoroughfares--the house at 624 West Front Street (17) and the Moses Jackson Hunt House (63) have been altered with rear additions and aluminum siding, the Hunt House retains its fairly elaborate front porch highlighted by a spindled

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frieze. An example of this two-story form, the John L. Fonville House (112), built on Peele Street around 1900, survives virtually intact with classical features in the attenuated porch columns, elliptical fanlight, and second-story Palladian window. The two-story, two-room-deep house across the street at 615 Peele Street (116) exhibits less formal decoration of scalloped gable boards and turned porch elements.

The influence of the Queen Anne style is evident in the fanciful decoration of the house at 615 Peele Street, which also exhibits a two-story, three-sided bay, an element often integrated in the irregular configurations with elaborate decorative schemes that characterize this late nineteenth- and very early twentieth-century style. In the West Davis Street-Fountain Place District, manifestation of the Queen Anne ranges from the embellishment of slightly irregular basic forms to full-blown examples of the style sporting multiple rooflines, a variety of exterior materials, and a rich assortment of applied ornament. The several houses in the district that incorporate Queen Anne stylistic elements on more traditional house forms mark a transition from a local builder/carpenter orientation to one influenced directly or indirectly by professional architects. Although no architects are known to have designed any of the late nineteenth- and very early twentieth-century houses in the district, the important southern architect, George F. Barber of Knoxville, Tennessee, designed elaborate Queen Anne houses elsewhere in Burlington, and the popular builders' guides of the day, filled with plans, elevations and specifications by architects, surely were familiar to local builders.

The most distinctive examples of the application of Queen Anne ornament to traditional building forms are the W. W. Lasley House (71) and the Dan Hall House (38). The two-story frame W. W. Lasley House built around 1890 is a T-shaped gable-roofed structure with a narrow tower in the front angle of the tee, decorative bargeboard in the gables, and pointed arched heads at doors and windows. The most notable feature of the house is the ornate one-story porch with a gable entrance bay at a 45-degree angle to the facade. Imbricated shingles in the gables and Eastlake ornament of turned and bracketed posts on the wraparound porch distinguish the original two-story, one-room-deep portion of the Dan Hall House. A further development of this simplified or vernacular Queen Anne variation is seen in the house at 501 West Front Street (32) and the C. B. Ellis House (73), two-story frame houses with ornamental bargeboard in the gables and augmented by full-facade or wraparound one-story porches with a second-story porch above the entrance bay. The influence of more academic renditions of the style is evident in the irregular configuration of 501 West Front Street--a hip-roofed block from which two gable-roofed wings project.

The Queen Anne style achieves its fullest expression in the West Davis Street-Fountain Place District in four houses built between 1892

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and 1902 on West Front Street. The 1894 Dr. T. W. Patterson House (43) is one of the most intact Queen Anne structures in Burlington, featuring a one-story polygonal bay on the west elevation, a two-tiered porch on the east, and a profusion of sawn and turned millwork throughout. The late Queen Anne house built in 1902 for Dr. Thomas S. Faucette (41) is highlighted by two polygonal bays, including one that is two stories at the corner of the house so that it renders the overall form, in combination with the hipped and clipped gable roofline, characteristically complex. In addition, heavy turned posts support the wraparound porch roof and the Tudoresque features of stucco with applied half-timbering appear in the upper stories of the gable ends. Situated next to each other on large lots, the Morrow-Barnwell House (6) and the Thomas Sellars House (7) both have large and irregular two-story configurations with tall hip-roofed cores expanded with ornamented gable-roofed wings. Both feature wraparound porches, with that of the Morrow-Barnwell House incorporating both a polygonal corner pavilion and classical columns. The popular polygonal form also appears as a porch pavilion in the turn-of-the-century Burke House (28), which has been altered with aluminum siding. Although the Christian and Joseph A. Isley Houses (59 and 60) have undergone extensive alterations that included removal of their elaborate Queen Anne ornament, they continue to exhibit irregular two-story forms and retain much of their original interior fabric.

In contrast to the Queen Anne style which incorporated various elements from earlier periods, including the Tudor and Colonial, around the turn of the century styles more specifically evocative of individual eras began to gain popularity in Burlington, following trends established by leading architects in the nation's metropolitan regions. The first of these period revival styles to make their appearance in the West Davis Street-Fountain Place District were the Neoclassical Revival and Colonial Revival styles. In their earliest manifestations, the tall and bulky overall forms with steeply pitched multiple rooflines of the Queen Anne style were adapted for the new revival styles with symmetrical or at least regularized configurations and arrangement of elements and distinctly classical features, concentrated at porches, entrances and cornices.

The most striking of the early Neoclassical Revival style houses in the district is the turn-of-the-century Dr. J. W. Page House (76), slightly elevated above the street in the middle of a large lot. The highlight of the two-and-one-half-story house with a high hipped roof and pedimented wings is the elegant one-story wraparound porch accented by an elliptical portico with composite columns and a frieze of garlands in relief. A similar roof-line of a tall hipped core and pedimented two-story wings characterizes the circa 1912 E. L. Morgan House (52), which features panelled wainscoting and a columned archway on the interior. The entrances of both of these houses were inspired by Colonial designs to include leaded glass transoms and sidelights. The Edward L. Holt House (79) built in the 1900s also combines a



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hipped and pedimented roofline and tall corbelled chimney stacks with classical elements decorating its porches and mantelpieces. Built in 1901 or 1902, the A. L. Davis House (50) is more specifically Colonial in flavor due to its two-tiered pedimented entrance portico supported by large panelled box posts framing the entrance with transom and sidelights in the center of the facade. An elaborate rendition of this sort of portico distinguishes the J. W. Murray House (84): here, monumental paired Ionic columns supporting pedimented porticoes on two elevations overlap a one-story wraparound porch with paired Doric columns and a balustrade above. In contrast to the foregoing early houses in the same general mode, the J. W. Murray House more fully embodies the classical spirit with its self-contained blocky form, low pitched roof, symmetrical arrangement of four simple chimney stacks and bold use of antique elements such as the porch columns and pronounced modillions at all cornices. The turn-of-the-century L. E. Atwater House (93) is an even more "correct" example of the Colonial Revival style with its slightly projecting central pedimented bay evocative of the Palladian-influenced Georgian houses of the eighteenth century.

In keeping with architectural developments across North Carolina, in Burlington the Colonial Revival became an enduring residential style of the first half of the twentieth century, gradually evolving proportions, compositions, and ornamental systems more strictly imitative of its antique antecedents. Several handsome examples of the more fully developed Colonial Revival style house, often more particularly identified as Georgian Revival, are found throughout the West Davis Street-Fountain Place District. The Fogleman-Jeffries House (5) built in the early 1920s with its large, two-and-one-half-story central block and small flanking porches recall the three-part Georgian composition. Such features as the beaded weatherboards, heavy entablatures above the first-floor windows and attenuated pilasters enframing the sidelights at the main entrance reveal an eye for historically accurate detail. The most distinctive Georgian Revival style houses in the neighborhood--the Roger Gant House (66) and the Holt-McEwen House (98) facing each other in the 1000 block of West Davis Street--are pivotal to the character of the district. Both houses, also built in the 1920s, are two-and-one-half-story gable-roofed blocks sheathed in brick with symmetrically composed five-bay main facades. Slightly shorter two-story porches with monumental Tuscan columns, now enclosed, extend each gable end of the Roger Gant House while the Holt-McEwen House features one-story flat-roofed porches with paired Ionic columns. Overall, the Roger Gant House is more austere with its simple pedimented portico on Tuscan columns and piers, and wooden keystones in frame rectangular window surrounds; the round-arched attic windows flanked by pilasters in gable-roofed dormers soften the composition. In contrast, the detailing of the Holt-McEwen House is more varied, including round-arched windows in the first story and rectangular windows with splayed lintels in the

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second, all with brick surrounds and contrasting white stuccoed keystones and corner blocks; a modillioned cornice; and an elegant convex Ionic portico enframing the entrance with a large leaded fanlight and sidelights.

The Colonial Revival style also manifested itself in the West Davis Street-Fountain Place District in the house type known as the "Foursquare." More than fifteen of these two-story, two-room-deep houses usually with hipped roofs, deep roof overhangs, and full-facade one-story porches, were built throughout the district from around 1910 to the early 1930s. Somewhat neoclassical in basic character due to its symmetrical form and composition, this popular house type frequently exhibited Colonial Revival details. The extent of the Foursquares' neoclassical ornament ranges from merely panelled box posts and trabeated entrance surrounds as in the circa 1910 Rouse House (1) and the Gross House (48) to additional embellishment with more overtly classical elements in the late Foursquares, as exhibited by the Tuscan porch columns on the 1920s Harold Eaton House (82) and the circa 1920 George Smith House (24) with its flat modillions in the deep roof overhangs. Often, the Foursquare was brick veneered as represented by the D. Ernest Sellers House (58).

Two of the district's pivotal houses displaying neoclassical features are difficult to categorize stylistically. Both the Pollard-Neese House (57) and W. T. Cheatham House (97) are unique for their unusual integrations of form and material. They consist of simple, block-like flat-roofed forms in symmetrical compositions with roof balustrades of classically-inspired turned balusters. The two houses however, exude distinctly different characters: the Pollard-Neese House is fortress-like with its more condensed massing and exterior of random-coursed ashlar. In contrast, the more diminutive W. T. Cheatham House resembles a Mediterranean villa with its tripartite configuration and set-back central block, stuccoed elevations that create very clean lines, and Tuscan columns at the front porch.

Another early twentieth-century style that characterizes the West Davis Street-Fountain Place District is the Tudor Revival. The Tudor elements that first appeared in the 1902 Queen Anne Dr. Thomas S. Faucette House were more fully expressed in the circa 1911 remodelling of the Sharpe-Somers House (83). This early example of the Tudor Revival style is one of the most distinctive structures on West Davis Street; its rambling two-and-one-half-story form covered with stucco and applied half-timbering in the second story and capped with an irregular slate-covered gabled and clipped gabled roof. One of Burlington's purest examples of the Tudor Revival style also appears to be the most finely crafted dwelling in the West Davis Street-Fountain Place District. Situated on an enormous lot at the southwest corner of the district, the Allen Gant House (67) combines stone, stucco, wood and brick in a variety of forms to create a semblance of late Medieval construction techniques. Here, the style is developed beyond the basic features of irregular form and roofline banks of

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casement windows, and combination of materials to include real half-timbering of hand-hewn timbers in the large front gable where infill is stucco, and in the facade triangle formed by the slope of the side porch roof where the infill is brick in basketweave and herringbone patterns. A crenellated brick stack with decorative terra cotta pots caps the random coursed ashlar chimney on the main facade.

Beginning in the mid-1920s, the "Period House," promoted by popular home-oriented magazines, began to be erected throughout the central and western portions of the district, primarily along the two principal thoroughfares but especially, on Fountain Place. The Period House's ties to historical styles generally is more suggestive than imitative, evident in massing, proportions, materials, and additive decoration often derived from more than one style. Characteristic intact examples probably built from mail-order plans featured in magazines and builder's guides, include the frame one-and-one-half-story house at 607 West Front Street (35) with slender Tuscan columns at the entrance porch and a fanlight above the door, evocative of the Federal style. Notable features of the brick-veneered Period House built for Leslie D. Tucker (49) in the 1930s include the eyebrow attic vent and the three round-arched windows in a brick Tudor arch on the main facade. At 1010 West Davis Street (65), a neoclassical entrance surround of fluted pilasters on a broken pediment with an urn is contained in an asymmetrically gabled bay reminiscent of Tudor architecture. On the district's cross streets, there are a few Period Houses, such as the Tudoresque duplex at 615 Trollinger Street (124) with arched entrances in a broad flared gable front bisected by a stone chimney. As already noted, Period Houses predominate in the Fountain Place area, with those built in the 1930s being most clearly derivative rather than imitative. Houses such as the earlier Burton May (161) and T. D. Cooper (160) houses and the 1930s V. W. Lane (127) and former First Presbyterian Church Manse (133) are loosely based on the Tudor style. The Colonial Revival Period House had many examples on this street, such as the Dr. Raymond Troxler (154), R. Homer Andrews (155), and King-Harris (151) houses. Among the four model homes built on Fountain Place was the Dutch Colonial house owned for many years by Charles V. Sharpe (156).

The most ubiquitous house type in the West Davis Street-Fountain Place District is the bungalow. Altogether, approximately thirty bungalows were constructed here from the 1910s through the 1930s in a variety of sizes and exterior materials. One of the first bungalows built here is the 1916 W. Manley Baker House (88), a handsome representative with its sheathing of split cedar shingles, casement and double-hung sash windows with Gothic muntin patterns, and short porch columns from which shallow arches spring. The most popular bungalow variety is one-and-one-half-stories with a gabled roof and engaged full-facade front porch, supported by brick piers or tapered box posts on brick piers. A row of three bungalows in this basic design at 303, 305 and 307 South Fisher Street (100-102) delineate the

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east edge of the district. Purlin brackets, typical bungalow elements, appear in the gable roof overhangs of many of the bungalows, such as the John A. Hall House (53) with an engaged-roofed porch. On the cross streets, the bungalows tend to be smaller--one- or one-and-one-half-stories with frame or brick-veneered exteriors, exemplified by the one-story gable-front bungalow with squat tapered box posts on tall brick piers on a hip-roofed full-facade porch at 420 Tarpley Street (108). The bungalows on Fountain Place exhibit the same characteristics as those throughout the district. Examples include the one-and-one-half-story frame William S. Coulter House (135) and the one-story brick W. W. Sellars House (153).

Since 1940, only eleven individual structures and three small apartment complexes, have been erected in the West Davis Street-Fountain Place District. While some of these, particularly the ranch houses and unadorned boxes are not in keeping with the character of the district, almost all of them have been executed with materials and rooflines typical of the older houses. The intrusive impact of the three apartment complexes is minimized by the placement of most of the buildings on deep lots so that they're concealed from the street or along cross streets beyond the district boundary.

Significantly, the three churches, built after the 1930s in distinctive period revival styles with brick elevations and stone trim, all contribute to the character of the district. In fact, the 1940-41 First Reformed United Church of Christ on West Front Street (34) ranks as a pivotal structure due to the accomplished execution of its design dating from 1925; it is the only example of the Romanesque Revival style in Burlington, by the Greensboro architectural firm of Benton and Benton. Typical of the northern Italian Romanesque of the eleventh and twelfth centuries, a six-stage campanile rises at a rear corner of the sanctuary. The main facade presents a gable front with small decorative blind arches and three large entrances framed by stone composite columns and carved arches. A medieval theme also distinguishes the Neo-Gothic Revival style classroom and office wings of the Macedonia Lutheran Church (29) built in 1925 and 1939. Largely screened by tall trees, the contrasting effect of the modernistic sanctuary built in 1964 is softened by the continued use of brick for elevations and stone for ornament. In 1952, the Presbyterian congregation chose Philadelphia architect Harold E. Wagoner to design a new sanctuary (46) based upon the Wren-Gibbs Church type built throughout the American Colonies in the eighteenth and early nineteenth centuries. Combining elements of the Georgian and Federal styles, the brick edifice on West Davis Street features a three-stage steeple, very large double-hung sash windows, and a monumental pedimented portico with stone stylized Corinthian columns and pilasters. During the 1950s and 1960s, the church was expanded with a series of additions so that today it is a sizable complex covering several lots that forms a distinctive visual "anchor" at the southeast corner of the district.

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INVENTORY LIST

The following inventory list includes all properties located within the West Davis Street-Fountain Place Historic District, keyed by number to the inventory map.

Dating: Dates are based on information available from Sanborn Insurance Maps for Burlington (1893, 1898, 1904, 1908, 1913, 1918, 1924, 1929); from city directories; from news stories in the various Burlington and Alamance County newspapers; and from field interviews.

Assessment: All properties are coded by letter as to their level of significance within the district; these assessments are, in turn, coded on the inventory map. The following is a key to these levels:

- |                      |   |
|----------------------|---|
| P - Pivotal          | Those properties which, because of their historical, architectural, and/or cultural characteristics play a primary, central or "pivotal" role in establishing the qualities for which the district is significant.  |
| C - Contributing     | Those properties which, while not pivotal, are supportive of, and add to, the historical, architectural, and/or cultural characteristics for which the district is significant.   |
| N - Non-contributing | Those properties which have neither an especially positive nor an especially negative impact on the general characteristics of the district. They may be similar in form, height, and materials to contributing buildings in the district, but cannot be considered contributing because of the date of construction. |
| I - Intrusive        | Those properties which have a definite negative impact on the historical, architectural, and/or cultural characteristics for which the district is significant.   |

INVENTORY LIST

- C  
ca. 1910      1.    Rouse House - 406 West Front Street - Typical of the early twentieth century Foursquare, this house was constructed ca. 1910 for Thomas J. Rouse, a Burlington jeweler, by Dave Fitch, a building contractor active in the city for many years. Characteristic of the style are the two-story symmetrical composition, the high hip roof with hip dormer, and the beveled glass transom and sidelights marking the entrance. Of frame construction, the house features a three-bay facade with a full-facade one-story porch supported by square, paneled porch posts on brick piers with a simple wooden balustrade, reminiscent of the bungalow style. All interior and exterior trim is of an unornamented type with slight classical overtones. The original double-pile plan with central hallway has received minor modifications over the years as the house was divided into apartments.
- C  
ca. 1924      2.    House - 410 West Front Street - Built in the early 1920s, this two-story, two-bay, Foursquare frame dwelling features a hip roof and dormer, an oriel on the northeast side, windows with latticed upper sashes, a one-story full-facade porch with pedimented gable roof on stone piers, and a stone chimney. It has been altered by the use of aluminum siding and the construction of one- and two-story rear additions.
- C  
ca. 1910      3.    Bason House - 414 West Front Street - One of the numerous Foursquare structures contributing to the character of the district, this dwelling was erected in the early twentieth century for the Bason family, who operated a dress shop in Burlington for many years. It features elements of both the Colonial Revival and bungalow styles. Features of the former include the symmetrical configuration with hip roof and the entrance with transom and sidelights, while those of the latter include windows with narrow vertical panes in the upper sash and square paneled posts on brick piers supporting the full facade glassed-in porch.
- C  
ca. 1920      4.    House - 416 West Front Street - This well-maintained frame bungalow, although altered by the use of vinyl siding, retains much of its original fabric and contributes to the overall character of the district. The one-and-one-half-story structure has a side-gable roof and gable dormer, a sidelighted entrance, full-facade porch extending to a porte-cochere supported by paneled posts on brick piers, purlin brackets and wood shingles in the gable ends, and shed-roofed projecting side bays.

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- C  
ca. 1924
5. Fogleman-Jeffries House - 420 West Front Street - A variety of classical elements relate this early 1920s two-story frame residence, built for local businessman Theodore Fogleman, to the Georgian or Colonial Revival styles frequently chosen for the homes of affluent businessmen and industrialists in the early twentieth century. Later the home of his daughter and son-in-law, hosiery manufacturer William Jeffries, the house is clad in beaded weatherboards and features a central hall plan, accented by the single-bay porch with gable roof supported by Tuscan columns at the center of the five-bay facade. Attenuated pilasters and four-pane sidelights flank the entrance, and heavy entablatures crown the first-floor windows. The Georgian motif carries through to the one-story side porch hyphens with Chippendale-like balustrades on flat roofs, exterior end chimneys piercing the gable roof, and three gable dormers spaced across the front roof slope.
- P  
ca. 1892
6. Morrow-Barnwell House - 426 West Front Street - This large Queen Anne residence is a significant surviving representative of the homes built by the growing number of professionals and businessmen attracted to Burlington in the last decades of the nineteenth century as the town was being transformed into an industrial city. It was built circa 1892 for Doctor Robert Morrow, a dentist who set up practice locally in 1890 and became prominent in the city's business and civic affairs. The house was later owned by Dr. Morrow's daughter and her husband, John Henry Barnwell, a founder in 1930 of Barnwell Brothers Trucking Company which merged in 1942 with Horton Motor Lines and several smaller companies to form Associated Transport, Inc., based in New York City. Features of the two-story frame structure include its irregular configuration, entrance through a side stair hall, a gable on high hipped slate roof, a wraparound porch with porte cochere and polygonal pavilion supported by classical columns on brick piers, and elaborate chimneys with paneled stacks and corbeled caps. Surviving interior elements included symmetrically molded door and window surrounds with bulls-eye corner blocks, one Victorian mantel, and the main staircase with square newel post and slender, turned balusters.
- C  
ca. 1894
7. Thomas Sellars House - 504 West Front Street - This Queen Anne residence reflects the affluence which came to Burlington in the last years of the nineteenth century and the westerly development of the city as members of the rising middle class began construction of more substantial dwellings. Apparently it was built in the early 1890s for Thomas L. Sellars, the long-time executive of the department store established in the mid-1870s by his father, Dr. Benjamin A. Sellars. Numerous mature trees shade the two-story frame structure whose high hip roof extends to gables on the facade and side elevations. Decorative bargeboards and fish-scale wood shingles ornament the gables of the T-shaped house which has a stair-hall entrance in the angle of the T leading to a central hallway. Interior features include molded door and window surrounds with bull's eye corner blocks, paneled wainscot in the hall, a paneled newel post and turned balusters on the staircase, and simple Victorian mantels. Tapered wooden posts on brick piers,

## Thomas Sellars House Continued -

connected by a simple square-in-section balustrade, support the one-story porch which spans the left half of the facade and wraps around the east side of the house; a pedimented gable marks the entrance. Sanborn maps indicate that this porch replaces an earlier one and probably was built during the 1920s popularity of the bungalow style.

- C 8. House - 508 West Front Street - This early twentieth century two-story  
ca. 1915 frame dwelling is one of the relatively intact structures which contribute to the overall visual impact of the West Front-West Davis Street District. It is built on a side-hall T-plan topped by a standing seam metal front gable roof with imbricated wood shingles in the gable end; the one-story wraparound porch has a hip roof supported by square posts on brick piers connected by a simple slat balustrade.
- C 9. House - 512 West Front Street - Altered by the use of aluminum siding  
ca. 1915 and a more modern porch treatment, this two-story frame structure is derived from the early twentieth century Colonial Revival style. The house features a square configuration topped by a hip roof extending to gables over side bays and with a central facade bay. The sidelighted entrance in the left bay of the two-bay facade is framed by Tuscan columns on brick piers joined by a wrought-iron railing.
- C 10. Stubbins House - 516 West Front Street - Standing in an area known for its  
ca. 1895 more substantial structures, this late nineteenth century one-story frame cottage is a good example of the more traditional forms of architecture used in Burlington. Its single-pile rectangular form is topped by a pressed tin triple-A gable roof and expanded to the rear by gable-roofed double ells. The openings on the three-bay facade are sheltered by a hip-roofed porch with square posts and simple balustrade. A second facade with central gable is found on the side of the west ell; the porch at this entrance is identical to that on the front except for a turned balustrade.
- C 11. House - 604 West Front Street - This mid-1920s brick veneered bungalow is a  
ca. 1928 typical example of the style with its side-gable roof, gable dormer, purlin brackets, and paneled porch posts on brick piers. Other features include a sidelighted entrance, a brick balustrade with lozenge pattern, and shed-roofed side bays.



- C 12. House - 606 West Front Street - This typical one-and-one-half-story  
ca. 1925 frame structure with a gable roof and dormer and an engaged porch supported by square paneled porch posts on brick piers is one of the many bungalows built in Burlington prior to 1930. The off-center entrance on the three-bay facade is flanked by beveled glass sidelights, and square projecting bays on both sides of the house are topped by shed roofs.
- C 13. Bowman House - 610 West Front Street - This early 1920s gable-roofed frame  
ca. 1922 bungalow has a gable-roofed dormer with purlin brackets and shed-roofed side bays. The engaged full-facade porch has a simple balustrade and paired wooden posts resting on brick piers and joined by trelliswork.
- C 14. House - 612 West Front Street - Now a duplex, this early twentieth century  
ca. 1925 two-story, cross-gable-roofed frame structure exhibits bungalow elements in the exposed rafter ends and brackets in the eaves. The one-story gable-roofed porch frames the first floor entrance and wraps partially around the east side of the house.
- C 15. House - 614 West Front Street - This is one of several Foursquare houses  
ca. 1928 located on West Front Street which contribute to the district's character as a late nineteenth and early twentieth century neighborhood. It is a two-story frame dwelling with a hip roof and hip dormer. The sidelighted entrance is located in the left bay of the two-bay first floor facade which is spanned by a one-story porch with tapered posts on brick piers, relating it to the bungalow style. The entrance sidelights are repeated in the tripartite window on the first floor facade, and the end chimney of the right side of the house is flanked by six-paned casement windows.
- C 16. House - 620 West Front Street - Another of the early twentieth century  
ca. 1925 Foursquare houses on West Front Street, this well-maintained two-story frame dwelling features a hip roof and hip dormer, a two-bay facade, side-hall configuration, and bungalow-style windows. The one-story, full-facade porch supported by brick posts with heavy wooden brackets has a gable-roofed entrance bay.
- C 17. House - 624 West Front Street - Unfortunately, the exterior appearance of  
ca. 1910 this traditional two-story single-pile house has been altered by the use of wide aluminum siding and the interior has been extensively remodeled. The house features a triple-A roof, two-over-two windows, a three-bay facade, and a one-story full-facade porch with square posts which extends to a porte cochere.

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Description	Item number	Page
C ca. 1935	18. <u>House</u> - 628 West Front Street - The symmetry of the three-bay facade of this 1930s gable-front brick-veneered bungalow is mediated by the shorter, offset gable above the left bay. The roofline features key-shaped brackets, and the entrance is flanked by tripartite windows which have transoms above the fixed middle sash. A two-bay porch is supported by tapered posts on brick piers and has a simple slab balustrade.	14
N ca. 1955	19. <u>House</u> - 630 West Front Street - One-story nondescript brick-veneered house probably built in the 1950s.	
I ca. 1970	20. <u>House</u> - 704 West Front Street - New (1970s?) one-story L-shaped brick-veneered "ranch" house.	
C ca. 1930	21. <u>House</u> - 706 West Front Street - This is a one-story brick-veneered structure with a cross-gable roof, projecting polygonal bay beneath the front pedimented gable, two-bay porch extending to a porte cochere, and square brick porch posts.	
N ca. 1955	22. <u>House</u> - 714 West Front Street - 1950s one-and-one-half-story brick-veneered gable-roofed house with vaguely Colonial Revival style details.	
C ca. 1930	23. <u>House</u> - 718 West Front Street - This structure is another of the relatively undistinguished yet handsome brick-veneered bungalows on West Front Street. It has a side, gable front roof, a two-bay porch with square brick posts, and gable-roofed side and front projecting bays.	
C ca. 1920	24. <u>George Smith House</u> - 720 West Front Street - Probably built ca. 1920, this two-story frame structure is another of Burlington's Foursquare houses erected between 1910 and 1930 which exhibit Colonial Revival antecedents. The symmetrical double-pile plan with hip roof and the three-bay facade with one-story porch are typical. Framed by the square paneled wooden porch posts on brick piers, the entrance is accented by beveled glass transom and sidelights. A distinguishing feature of this house are the flat modillions ornamenting the wide overhang of the porch and main roofs. The house is named for a local businessman who owned it for many years. The house has been divided into four apartments for rental purposes.	
C 1923	25. <u>Tingen-Long House</u> - 724 West Front Street - In 1923, Jesse Tingen, the Alamance County Registrar of Deeds, built this two-story frame Foursquare with Colonial Revival elements popular in Burlington in the first three decades of the twentieth century. The identifying elements of the type are symmetry of configuration, a hip roof, a three-bay facade spanned by a one-story porch, and sidelights flanking the entrance. Square wooden posts on brick piers connected by a simple slab balustrade support the porch's hip roof. Flanking interior chimneys emphasize the central-hall, double-pile plan of the house. The house was purchased in the mid-1930s by L. E. Long, who was associated with several business enterprises in Burlington; it remains in Mr. Long's family today.	

- C  
ca. 1924 26. Clarence Cates House - 728 West Front Street - This one-story frame bungalow was built in the early 1920s for Clarence Cates, who operated a local hauling business. Paneled wooden posts on brick piers support the front gable roof which extends over the fully engaged porch featuring wood shingles in the gable end. The wood shingles are repeated in the gable end of the projecting bay on the west elevation.
- C  
ca. 1920 27. Roy W. Malone House - 407 West Front Street - This two-story frame bungalow at the entrance to the West Front Street neighborhood was built in the early 1920s for Roy W. Malone, a local businessman. Resting on a stone foundation, the double-pile house features a side gable roof and low shed attic dormer, latticed door and casement windows on the first floor facade, an oriel, a stone exterior end chimney, and exposed ridge beams. The one-story wraparound porch has battered posts on stone piers, a stone balustrade, porte cochere, and a projecting entrance gable.
- C  
ca. 1905 28. Burke House - 411 West Front Street - For many years, this early twentieth century Queen Anne style house was the home of W. Levi Burke and his family, for whom it was named. Macedonia Lutheran Church sold the lot to George Fogleman around 1905, and by 1909 the Burkes were living here. W. Levi Burke and his brother owned Burke Furniture and Coffin Co., located on West Main Street from the 1900s to the 1930s. By 1929, the Burkes had moved to Fountain Place, and from the late 1930s to the late 1960s, this house served as the funeral home owned by the Burke brothers and their successors. Although the house has been compromised by a variety of alterations, it retains its original irregular configuration and gable-on-hip roof, transomed and sidelighted entrance, and wraparound gazebo porch with porte cochere, classical columns and turned balustrade. For several years, the house has served as a guest home.
- N  
1925, 1939,  
1964 29. Macedonia Lutheran Church - 421 West Front Street - Founded in 1869, Macedonia Lutheran Church erected its second structure on this site in 1909, later expanded with the existing brick Neo-Gothic Revival style Sunday School (1925) and Educational (1939) buildings. In 1964, the present sanctuary building replaced the 1909 building. This tall gable-front brick church recalls its Neo-Gothic Revival style antecedents in its front elevation sheathed with panels of stone (granite and slate) interspersed with stained glass windows.
- C  
ca. 1885 30. (former) Holt Kitchen - Behind 421 West Front Street - This simple one-story brick building is said to have been built in the late nineteenth century as the kitchen to the James H. Holt, Sr. House which formerly stood immediately to the north, facing Webb Avenue. The two-room building features an exterior brick chimney on the rear elevation. The James H. Holt, Sr. House probably was built in the 1880s. It passed to Holt's son, Edwin C. Holt, who in turn deeded it to his sister, Daisy Holt Green, in the 1930s. The house was razed in the second quarter of the twentieth century.
- I  
ca. 1975 31. Duplex - 439 West Front Street - This recently built one-story brick-veneered dwelling exhibits no distinguishing features.

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- C 32. House - 501 West Front Street - This two-story L-plan dwelling is a relatively intact example of a late nineteenth/early twentieth century traditional house form which is representative of the main period of development in this area of the district. Its hip roof extends to gable-roofed wings; the center of the ell is expanded by a projecting bay with a one-story wraparound porch and a single-bay porch above the entrance. The porches feature turned posts and balustrades.  
ca. 1900
- C 33. House - 503 West Front Street - This is one of several late nineteenth/early twentieth century houses in traditional forms contributing to the character of the neighborhood along West Front Street. The main section of the house is a two-story frame structure built on a central-hall, single-pile plan topped by a side gable roof. An unusual short gable-roofed attic dormer pierces the roof's front slope. The three-bay facade is spanned by a one-story porch with bungalow-style supports.  
ca. 1905
- P 34. First Reformed United Church of Christ - 513 West Front Street - Erected in 1940-41, the two-structure complex of First Reformed United Church of Christ is among most distinctive religious edifices in Burlington, adding significantly to the overall appearance of the West Front Street neighborhood. Organized in 1889 as the German Reformed Church and later known as the First Evangelical and Reformed Church, the congregation met, sometimes irregularly, at Union Church until the turn of the century when their own facility was built on West Front Street. The education building of the present facility was constructed in 1925, with the sanctuary following fifteen years later. Both were designed by the Greensboro architectural firm Benton and Benton, with the local firm of Sharpe and Bryan as the principal contractor. Exhibiting elements of the Romanesque style as employed in northern Italy in the late Middle Ages, the church is most notable for its principal facade and its six-stage campanile or bell tower. The facade is composed of a three-part entrance of twelve-paneled double doors set in arched openings of carved stone supported by pilasters and engaged columns topped by Corinthian capitals; each semi-circular transom is marked by a Greek cross which also appears in stone at the facade's gable peak. A rose window is centered above the middle door. Rising at the northwestern rear corner of the sanctuary, the campanile features modern glass doors set in a stone surround with a carved panel in the first floor which is separated from the top stage by four levels marked by paired or triple arched windows. The top stage is open on all four sides with stone arches, balustrade, and modillions, and a tile pyramidal roof. Tile also covers the gable roof of the sanctuary. Rounded arches are repeated in the main sanctuary windows and auxiliary entrances, as well as in the windows of the education building.  
1925,  
1940

- C 35. House - 607 West Front Street - Probably built during the 1930s, this  
ca. 1935 one-story frame "Period House" clad in wide German siding exhibits several features drawn from Colonial and Federal styles. Most notable is the main entrance at the central of three bays which has an elliptical fanlight and eight-pane sidelights and is sheltered by a gabled-roof portico with attenuated Tuscan columns. The gable roof is accented by gable dormers and extends to the east to cover a side porch.
- C 36. House - 609 West Front Street - This late nineteenth century house in the  
ca. 1880? traditional one-story, one-room-deep form with a rear ell is a remarkably intact example of a very popular house type employed in Burlington for many years, frequently to house industrial workers. Pressed tin covers the triple-A roof, and the original weatherboard siding, simple exterior and interior moldings, and brick interior chimneys with corbeled caps survive intact. The three-bay facade is spanned for the central two-thirds of its width by a porch supported by turned posts joined by a sawnwork balustrade and accented with lacy sawn brackets. Only minor alterations have been made to the interior of the house. The 1866 survey of Company Shops indicates that this property was occupied by the house of H. Tarpley, probably the Henry Tarpley who sold land to the North Carolina Railroad for the town. It is possible that this structure, remodelled later in the century, was Tarpley's house.
- C 37. House - 615 West Front Street - This bungalow built in the 1930s is charac-  
ca. 1935 terized by a cross-gable roofline and German siding.
- C 38. Dan Hall House - 617-619 West Front Street - The front section of this two-  
1897 story, one-room-deep frame house with triple-A roof was built for Dan Hall, a rural mail carrier, in 1897. It stands as a relatively intact example of a traditional nineteenth century house form accented with examples of vernacular Eastlake ornamentation. Originally a central hall plan, the house has received several one- and two-story rear and side additions; part of the house is now used as apartments. The front and side gables of the earliest section of the house are ornamented with imbricated or fish-scale shingles, and the porch which spans the three-bay facade and wraps around the east side of the house is supported by turned and bracketed posts connected by a turned balustrade. Simple moldings surround the two-over-two windows, while one of the original brick interior chimneys is ornamented with a corbeled cap.
- I 39. Apartments - 621 West Front Street - Very long one-story brick apartment  
ca. 1975 building, its narrow end facing the street, built in the 1970s:
- I 40. Condominiums - 623-25 West Front Street - Two-story apartment buildings  
ca. 1975 featuring gambrel roofs covered with shake shingles, built in the 1970s.

Description

Item number 7

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- C 41. Dr. Thomas S. Faucette House - 703 West Front Street - Built in 1902  
1902 for Doctor Thomas S. Faucette, who was chairman of the county Board of Health for a number of years, this late Queen Anne style structure integrates elements of the Tudor Revival style which experienced a degree of popularity in Burlington between 1910 and 1935. The two-and-one-half-story frame structure is topped by a high hipped roof with clipped gables on the facade and east and west elevations. Stucco covers the frame on the upper floors with half-timbering in the gable ends. A polygonal entrance bay is echoed in a two-story polygonal bay at the structure's southeast corner. Heavy turned posts on brick piers rising from the brick foundation support the full facade one-story porch which wraps around the east elevation. Interior features include an enclosed staircase, paneled wainscoting in the entrance hall, a decorative brick mantel, and symmetrically molded door and window surrounds with bull's eye corner blocks.
- N 42. McAdams House - 709 West Front Street - The original section of this altered  
ca. 1918 one-story structure is believed to have been built prior to 1920 for a banker named Flythe. The contractor for the house was C. K. Harvey of Franklin County, Virginia, who cast stucco faced concrete blocks in Sears, Roebuck Company forms on the house site. The house was acquired in 1927 by the McAdams family, who operated an office supply company in a detached rear apartment. The house, with rear additions and other changes, now combines a residence and office for the family concern.
- P 43. Dr. T. W. Patterson House - 715 West Front Street - On its large shaded lot,  
ca. 1894 this residence built circa 1894 for Doctor T. W. Patterson, is significant as one of the most intact Queen Anne structures surviving in Burlington. Built shortly after Patterson moved to Burlington, the house represents the affluence of the growing middle class as reflected in so many homes built during the 1890-1930 boom periods. The two-story frame structure with its T-shape plan and central hall features a profusion of late nineteenth century millwork, including turned porch posts and balusters, sawn brackets, simple bargeboards in the multiple gables, and a sunburst treatment in the eaves of the porch shed roofs. A one-story polygonal bay projects from the west elevation, while a two-tier porch embellishes the east elevation. This is one of the few houses from the period which is still owned and occupied by the family for which it was built.
- C 44. House - 721 West Front Street - One of the numerous Foursquare houses with  
ca. 1925 Colonial Revival accents located in the West Front-West Davis Street District, this example has been altered by the use of asbestos siding. It is a two-story double-pile structure with a high hip roof and a hip dormer. A one-story porch with paneled posts on brick piers and a simple slat balustrade spans the two-bay facade. The side-lighted entrance is reflected in the tripartite window which has nine-over-one double hung sashes.

- C 45. House - 725 West Front Street - Features of this one-story rectangular  
ca. 1929 brick-veneered dwelling include a side-gable roof, a triangular attic  
vent, projecting polygonal bays with hip roofs on the facade and west  
side, a two-bay porch with square brick posts, and one-over-one windows.  
The house was brick veneered after 1930.
- C 46. First Presbyterian Church - 508 West Davis Street - The post World War II  
1952 Colonial Revival style of ecclesiastical architecture recurs again and again  
in Burlington as new churches were established and older congregations under-  
took major building programs in the 1950s and 1960s. First Presbyterian  
Church is one of the two most sophisticated interpretations of the style in  
the city, reflecting its prominent place in Burlington's history from a  
relatively early period.

Company Shops Presbyterian Church was organized in 1879 with twenty-one charter members and, like the other denominations in the railroad community, held its services at the Union Church building for a number of years. In 1887, after the railroad shops were moved and the town changed its name to Burlington, this congregation was renamed First Presbyterian Church of Burlington. Two years later, land was purchased from the North Carolina Railroad Company on the northwest corner of West Front and Worth streets for the purpose of providing the congregation with its own permanent facility. A building committee composed of several church trustees and other members--all prominent businessmen--supervised construction of the new building which was dedicated in June, 1891. This building, in a late nineteenth century version of the Gothic Revival style, was greatly expanded in 1909 with construction of a new sanctuary, tower and steeple and additional classroom facilities. These also had elements of the Gothic Revival style and served the congregation until the middle of the twentieth century when the need for much larger facilities became apparent.

Harold E. Wagoner, a Philadelphia architect, was engaged to provide the design for the new building, construction of which was begun in 1952 by the local contracting firm of H. Frank Mitchell and Son. Characteristic of the post-World War II, Colonial Revival style of ecclesiastical architecture, First Presbyterian Church exhibits many of the elements of the Georgian and Neo-classical styles popular for churches in the late eighteenth and early nineteenth centuries. The most notable of these features are the pedimented projecting portico with its dentil course and monumental columns and pilasters, the main entrance with its broken or swan's neck pediment and urn treatment, and the brickwork laid in Flemish bond with glazed headers. The modified cruciform-shaped structure of two open stories is covered with a slate roof surmounted by a three-stage steeple with conical metal roof, on a square base. Other features include brick quoins, horizontal banding at the water table and just below the cornice, and large double-hung sash windows with twenty-four-over-sixteen lights in the sanctuary.

- C 47. Allen Moore House - 602 West Davis Street - This two-and-one-half-story brick veneered house was constructed after 1930 to replace a two-story frame house on the site. The Georgian Revival style house is surrounded by a large, heavily landscaped yard that extends to a lot on either side, formerly occupied by two-story houses. Pedimented dormers, English bond brickwork, and a cornice of delicate pendants characterize the house. Its dominant feature is the full-facade porch extending to a porte cochere supported by paired Tuscan columns and embellished with a Chinese Chippendale balustrade.  
ca. 1935
- C 48. Gross House - 612 West Davis Street - Built early in the twentieth century for the large family of Leander Gross, local fish merchant, this house is one of several Foursquare houses contributing to the character of the West Davis-West Front Streets District. It features the typical two-story configuration with high hipped roof, symmetrical interior chimneys and one-story full-facade porch with square posts on brick piers. Classical touches include the window surrounds, corner boards, and the entrance with beveled glass sidelights and tripartite transom.  
ca. 1915
- C 49. Leslie D. Tucker House - 618 West Davis Street - This two-story square brick veneered house is an interesting example of the "Period House" popular locally in the 1920s and 1930s. It was built in 1929 for Leslie D. Tucker, an employee of May Hosiery Mills, who later became an executive with Burlington Mills. The plan was selected by Mrs. Tucker from one of the popular pattern books available at the time. Notable features include the eyebrow attic vent on the high hipped roof, the three round arch windows with latticed upper sashes framed by a brick Tudor arch, the copper, bracketed hood protecting the entrance, and a brick archway extending from the northwest corner.  
1929
- C 50. A. L. Davis House - 622 West Davis Street - A. L. Davis, an officer of First National Bank in Burlington, purchased the property on which this house stands in 1901, and it seems likely that the large, frame Colonial Revival structure with its central hall, double-pile plan of two stories was built shortly thereafter. Its most distinguishing feature is the double-tier portico projecting from the center of the three-bay facade. Massive square paneled columns frame the entrance with its transom and sidelights and support a stuccoed pedimented gable with a small leaded glass window. A high hip roof extends to pedimented gables on each side of the house, and a one-story porch with shed roof on square posts spans the facade.  
ca. 1902
- I 51. Apartments - 624 West Davis Street - These poorly proportioned two-story brick veneered apartment buildings, probably built in the 1960s or early 1970s, exhibit Colonial Revival detailing in the swan's neck pediments and two-story porticoes with box posts.  
ca. 1965



- C 52. E. L. Morgan House - 702 West Davis Street - E. L. Morgan, owner of a  
ca. 1912 tobacco warehouse on West Davis Street between Worth and Church streets, had this house built ca. 1912 as one of the numerous substantial early twentieth century Colonial Revival houses on West Davis Street. It remained in his family until the mid-1940s when it was purchased by the Clarence Southernns who operated the Southern Music Studio in Burlington for approximately thirty years. A number of alterations have been made to the two-story frame house since its construction, including removal of a widow's walk from the hip roof and replacement of the original one-story wraparound porch by a one-story single-bay projecting portico with pedimented gable supported by Tuscan columns. This porch, which frames a classical entrance with leaded glass transom and sidelights, is repeated on a slightly reduced scale at the entrance on the left side of the house. The main portion of the house is built on a central-hall, double-pile plan with pedimented gable-roofed projections on the facade and both sides. Rear additions include a one-story gable-roofed ell and a two-story enclosed porch with the shed roof which were used as musical practice rooms. Interior modifications include the closing up of some fireplaces, replacement of several mantels, and a change in location of the main staircase. However, much of the original oak woodwork remains, such as paneled wainscoting, sliding doors with six horizontal panels, architrave moldings, and a columned archway in the hall.
- C 53. John A. Hall House - 706 West Davis Street - Built prior to 1918 and the  
ca. 1917 home for many years of John A. Hall, a local businessman, this house is one of a collection of fine bungalows on West Davis Street which represent some of the best of this popular style in Burlington. The one-and-one-half-story frame structure exhibits the hallmark features of the bungalow--the side gable roof and engaged gable porch, both with purlin brackets, the wooden porch posts on brick piers, a shed dormer, and windows with narrow vertical lights over a single pane lower sash.
- C 54. House - 712 West Davis Street - Another of the fine collection of bungalows  
ca. 1920 in this section of West Davis Street, this one-and-one-half-story frame residence features a wide shed dormer, an engaged porch supported by paneled posts on brick piers, a sidelighted entrance, and solid triangular brackets under the eaves of the side gable roof.
- C 55. Mrs. J. W. Murray House - 716 West Davis Street - The widow of J. W. Murray  
ca. 1923 of Piedmont Bank and Trust moved to this one-story frame bungalow several years after her husband's death in 1915. Built in the early 1920s, the house features a hipped roof with intersecting gables over side bays, an engaged porch with brick piers and balustrade and gable roof, a gable dormer, sidelighted entrance, and key brackets in the gables.

- C  
ca. 1925
56. Judge Leo Carr House - 722 West Davis Street - One of several fine bungalows on this section of West Davis Street, this one-story frame house, purchased in the mid-1930s by local attorney and County Superior Court Judge Leo Carr, rests on a stone foundation and has stone chimneys and porch piers. The narrow end of the rectangular structure is turned toward the street with a three-bay facade and a gable roof with a lower gable on the two-bay porch. Wood shingles sheath the gable ends which also have purlin brackets. The deep cornice of the porch joins the square posts, two of which frame the entrance with its beveled glass sidelights.
- P  
1918
57. Pollard-Neese House - 728 West Davis Street - On its corner lot next to the stone gates leading to Fountain Place, this highly unusual stone structure with classical elements is a key property in the West Davis Street area. Built in 1918 for Harold C. Pollard, prominent Burlington realtor, it was acquired in the mid-1920s by C. Freeman ("Diamond Pete") Neese, son of C. F. Neese who in the early 1880s opened the first jewelry store in Company Shops/Burlington. In 1926, "Diamond Pete" joined with his brother-in-law to organize the Heritage Brothers Circus, the only such operation ever to emanate from Burlington. He also had the distinction of being born on the same day that the city's name was changed from Company Shops to Burlington. J. W. Long was the contractor for the two-story structure constructed of granite quarried in Mount Airy. Heavy stone balustrades cap the flat roofs of the central block, one-story entrance bay porch, and side porch and sunroom. A pair of paved single-shoulder chimneys rise in an exterior end position on the west elevation. Most of the numerous windows are nine-over-one double hung sash; those lighting the sunroom are twelve-pane double casements with transoms. Multi-pane transoms are repeated over the main entrance and sidelights and above a second-floor door and flanking windows.

- C  
1923      58. D. Ernest Sellers House - 804 West Davis Street - Typical of the Foursquare type of residential construction with Colonial Revival accents, this two-story brick veneer structure was built in 1923 for D. Ernest Sellers. He began operation of the Sellers Hosiery Mill in 1907, with his brother, Charles V. Sellers. A leader in a variety of local business and civic activities, D. Ernest Sellers served for a number of years as president of the Morris Plan Industrial Bank. This house, at the prominent intersection of West Davis Street and Fountain Place, features the hallmarks of the style--the symmetrical two-story configuration with flanking end chimneys, the medium-pitch hip roof, and the entrance with sidelights and simple surround. The structure also features a one-story porch across the three-bay facade supported by solid brick piers with a simple wooden balustrade and heavy wooden eave brackets, which gave it a bungalow accent.
- C  
1893      59. Christian Isley House - 810 West Davis Street - (description with # 60)
- C  
1893      60. Joseph A. Isley House - 906 West Davis Street - Among the small number of late nineteenth century residences surviving on West Davis Street, the mirror-image houses built in 1893 for Christian and Joseph Isley, of Joseph A. Isley and Brother Company, a general store that grew into a department store, stand well back from the street on large shaded lots in varying states of alteration from their original appearance--probably a heavily ornamented Queen Anne style. The brothers operated their business in the 300 block of South Main Street for more than twenty years, dealing in dry goods, heavy farm machinery, furniture and hardware, as well as produce grown on the acreage behind their homes which, at the turn of the century, were well to the west of the city limits. The Joseph Isley House is the more intact of the two; it is a two-story frame structure built on a double-pile, central-hall, retaining its original weatherboard siding. A gable roof caps a polygonal bay on the west elevation, while a high hip roof covers the main section of the house. Alterations include replacement of original windows on the first floor of the three-bay facade with large picture windows and installation of ornamental cast-iron supports and railings on the two-tier porch after removal of original sawn and turned woodwork. Even with these changes, the house has much of its original visual impact, in contrast with the Christian Isley House which was "colonialized" in mid-twentieth century remodelings. Side and rear additions have changed the configuration of the massive house which also was brick veneered. The most obvious change was construction of a two-story porch with monumental Ionic columns. Fortunately, much of the interior fabric of both houses was saved, including original staircases, molded trim, and some mantels. Both are still imposing reminders of the early boom period in Burlington.

- C  
ca. 1933      61. Lewis J. Blakey House - 910 West Davis Street - Sanborn maps and city directories indicate that this one-and-one-half-story brick-veneered house with stuccoed gable ends was built in the early 1930s and was the residence for a number of years of Lewis J. Blakey, an official of the National Bank of Burlington. The side-lighted entrance is sheltered by a shed roof supported by curvilinear brackets at the center of the three-bay facade, which is extended by a screened porch at its east end.
- C  
ca. 1938      62. House - 912 West Davis Street - Sanborn maps and city directories indicate a late 1930s construction date for this two-story frame Colonial Revival "Period House" which features a gambrel roof, a full-facade shed dormer, and a brick exterior end chimney. The central bay of the three-bay facade is a sidelighted entrance framed by a one-story porch with pedimented gable roof on slender square posts. The house has several rear additions and has been altered by the installation of aluminum siding.
- C  
ca. 1892      63. Moses Jackson Hunt House - 916 West Davis Street - One of the small group of pre-1900 houses on West Davis Street, this traditional structure was built circa 1892 for Reverend Moses Jackson Hunt, a Methodist minister. The two-story frame residence features a single-pile, central hall plan, a side gable roof with a central facade gable, and Victorian interior details. A one-story porch with turned and sawn ornament is the dominant feature of the simple facade. Aluminum siding alters the original appearance of the structure, and several rear additions have changed its basic configuration.
- C  
ca. 1922      64. Robert A. Sharpe House - 1004 West Davis Street - Built in the early 1920s for Robert A. Sharpe, a local businessman, this two-story brick-veneered house reflects the boom in residential construction which occurred during that period as the growing textile industry created a substantial housing shortage. A bellcast hipped roof covers the square main block which has a three-bay facade with a transomed and sidelighted entrance. Two bays are sheltered by a one-story porch extending to a porte cochere on the east, echoed on the west by a one-story sunroom. The house was expanded by a one-story, flat-roofed rear addition, the entrance of which is also framed by sidelights.
- C  
ca. 1935      65. House - 1010 West Davis Street - This two-story brick veneer residence is typical of "Period Houses" built in Burlington during the 1920s and 1930s. The vestibule entrance with pilasters flanking the door topped by a broken pediment with urn is evocative of the Colonial Revival style, while the semi-elliptical window openings, steep gable vestibule roof with different slopes, and the staggered facade roof line are vague reminders of Tudor Revival.

- P  
1924      66. Roger Gant House - 1016 West Davis Street - This large Georgian Revival residence is one of several substantial homes built during the 1920s in the Brookwood section of West Davis Street by members of the two dominant textile families in Burlington, the Holts and the Gants. As such, it symbolizes the prosperity of the period, as well as the importance of the industry to the city's development. Roger Gant was a son of John Q. Gant, an early merchant in Company Shops who opened Altamahaw Cotton Mills in 1880 and Glen Raven Mills early in this century. Notable features of the 1924 two-story brick veneer structure include the one-story, single-bay projecting classical portico at the center of the five-bay facade, the two-story frame wings at each end, and the classically derived gable dormers.
- P  
1929      67. Allen Gant House - 1022 West Davis Street - Built in 1929 for Allen Gant, youngest son of John Q. Gant, founder of the Gant textile dynasty, this well-articulated Tudor Revival residence symbolizes the confidence and affluence of the 1920s, as well as the local awareness of major architectural trends. The basic building material of the house is rock faced random ashlar stone; but a variety of other materials enlivens the structure, especially the stucco and half timbering of the large facade gable. The stone arch surrounding the entrance, the casement windows, and unusual gable and hip roof of wood shingle closely relate the house to its late medieval antecedents. Other features include the stone and brick facade chimney with its decorative terra cotta pots and the herringbone pattern brick and half-timbering in the triangular slope of the side porch roof.
- C  
ca. 1900      68. House - 405 West Davis Street - This late Victorian, two-story frame dwelling was moved to this site from its original location on West Front Street in the early 1920s. It has served for many years as a multi-family dwelling, first as a boarding house and more recently as apartments. The structure features a high hip roof extending to clipped gables with simple bargeboards over projecting front and side bays. The sides of the one-story wraparound porch have been closed in, leaving a two-bay porch with a tapered post on brick pier and a simple balustrade leading to double-leaf glazed doors.
- C  
ca. 1870      69. James W. Teague House - 409 West Davis Street - This one-story frame house is believed to have been built early in the Company Shops era by a railroad employee, James W. Teague. It was purchased in the 1880s by W. W. Lasley soon after he arrived in Burlington to begin his local business career; he lived there until he built a new home at 415 West Davis Street in the early 1890s. Extensively remodelled with bungalow features, the house remains in the Lasley family today. Its characteristic elements include a hip roof extending over the engaged porch, supported by square wooden posts, a central chimney, and an off-center entrance with transom and sidelights.
- C  
ca. 1940      70. House - 413 West Davis Street - An entrance surround featuring fluted pilasters and a broken pediment distinguishes this brick-veneered Colonial Revival style Foursquare built in the 1940s.

- P 71. W. W. Lasley House - 415 West Davis Street - This circa 1890 frame house, built for W. W. Lasley, a prominent local businessman, is an important early West Davis Street structure, combining elements of mid-nineteenth century house forms and Queen Anne style ornamentation and representing the early growth in the western part of Burlington as a result of the boom of the 1890s. W. Winslow Lasley was listed in the 1880 census as a store clerk; by 1884, he and his older brother, Doctor J. W. Lasley, were operating their own general store on West Front Street. He later helped organize the First National Bank, which he served as president for a number of years. The house is a two-story frame structure built on a gable-roofed T-plan with a narrow tower in the angle of the T and two-story west wing. It features elaborate sawn work gable ornament, triangular-head window and door surrounds, an unusual one-story porch with spindled frieze, sawn balustrade, and gabled entrance bay at a 45-degree angle to the main facade. Late Victorian interior details include molded door and window surrounds with bull's-eye corner blocks and turned balusters and newel post on the staircase.
- ca. 1890
- C 72. S. J. Hinsdale House - 419 West Davis Street - S. J. Hinsdale, an official of Atlantic Bank and Trust Company, had this bungalow built in the late 1920s. It is clad in German siding, with wide shed dormers on the front and rear, tapered, square-in-section posts supporting the engaged porch, and purlin brackets.
- ca. 1929
- C 73. C. B. Ellis House - 423 West Davis Street - C. B. Ellis, a sewing machine dealer who later founded a music company that still bears his name, erected this two-story T-shaped house with modest Queen Anne and Colonial Revival details in 1901. The frame structure is double-pile to the left and single-pile to the right of the central hallway in which the staircase rises from the rear to the front. One-story rear additions expand the house's living space. The one-story porch with square paneled wooden posts on brick piers spans the three-bay facade and extends to the right of the house to form a porte cochere. A one-bay second-story porch is above the entrance which features a beveled glass door and sidelights; the gable roof has sawnwork ornament on its front and side elevations. On the interior, two rooms were finished with plaster, while the others were sheathed in rough vertical boards which have been wallpapered. Other interior features include two double mantels with beveled glass mirrors, colonettes, and tile hearth, and some molded door surrounds with bull's-eye corner blocks.
- 1901
- C 74. Roy O. Browning House - 427 West Davis Street - One of several houses built by Roy O. Browning, who was prominent in the city's business and civic affairs, this 1924 structure incorporates many features of the enduring twentieth-century Colonial Revival style. Built on a symmetrical two-story plan with central hallway and hip roof, it has one-story side wings which further emphasize its Colonial antecedents. The frame construction is clad with wide German siding, and the projecting central portico with gable roof and paired fluted posts frames the main entrance with its eight-paned sidelights and simple surround.
- C 1924

- I  
ca. 1925 75. House - 503 West Davis Street - The facade of this 1920s frame bungalow has been unsympathetically altered with brick veneer resulting in the removal or covering of most of the hallmarks of the style, making it an intrusive element in the area. It is adaptively used as a doctor's office.
- P  
ca. 1900 76. Doctor J. W. Page House - 507 West Davis Street - A pivotal property in the West Davis-West Front Street District, this turn-of-the-century house represents the substantial residences built by the growing professional and business community in various parts of the city as a result of the textile industry boom which began in the last two decades of the nineteenth century. The house was built for Dr. John W. Page who set up preactice locally in the mid-1890s. The two-and-one-half-story frame structure has a slate-covered hipped roof with pedimented gables over shallow front and side wings. A one-story wraparound porch supported by Roman Doric columns extends to a porte cochere on the east side. A notable projecting elliptical portico with composite columns and a garland frieze frames the entrance which has double leaf doors and leaded glass transom and sidelights, a treatment echoed directly above. The original staircase was removed during the 1920s when M. B. Lindsey, owner of a local lumberyard, converted the house to apartments, but much of the original woodwork was retained, including the fine double mantels on the first floor. Currently, the house is being restored.
- I  
ca. 1935 77. Building - 511 West Davis Street - This austere two-story box-like building with a shallow hip roof appears to have been built in the 1930s, perhaps for apartments. The elevations, pierced with many rectangular windows, consist of stuccoed expanses between brick piers, some of which actually are chimneys.
- C  
ca. 1915 78. Cicero Holt House - 603 West Davis Street - Originally a one-story structure, this frame residence of Cicero Holt, a partner in Burlington Hardware Company, achieved its present configuration when the shingle-sided second floor was added in the early 1920s. The house is covered by a hipped roof and features a one-story wraparound porch, enclosed on the east side, with massive tapered wooden posts on brick piers. These tapered posts probably are replacement supports installed when the second story was added.
- C  
ca. 1905 79. Edward L. Holt House - 607 West Davis Street - Edward L. Holt, president of Burlington Hardware Company, built this significant Colonial Revival structure prior to 1910 according to Sanborn maps and city directories. The two-story frame residence is deceptively large, with a relatively narrow facade but great depth. A high hip roof tops the central part of the house with pedimented gables over several projecting bays. Pairs of attenuated Tuscan columns on brick piers support the one-story porch which wraps around the east side and extends to a porte cochere on the west. A second-floor balcony marks the main entrance, which leads to a side stair and entrance hall lighted by a large oval window. Interior features include paneled wainscoting, molded surrounds, and Colonial Revival mantels.

- C  
1924
80. D. Eugene May House - 611 West Davis Street - Built in 1924 for local businessman D. Eugene May, this house is said to have been based upon a design found in House Beautiful magazine. The one-story brick structure, which represents one twentieth-century version of the Georgian style, has a hip roof with pedimented side gables; its three-bay facade is marked by a central projecting portico with pedimented gable roof supported by an arrangement of one square and two round columns at each corner. Windows on the facade of the rectangular house are double-hung sashes with four lights in each sash, while those on the side and rear have one light in the lower sash and either one or six lights in the upper.
- C  
ca. 1910
81. B. F. Walker House - 615 West Davis Street - Incorporating elements of several popular early twentieth century architectural styles, this attractive two-story frame dwelling is notable as the only variation of the Foursquare thoroughly clad in wood shingle siding. The basically cubical structure has projecting bays on the facade, both side elevations and the rear, and is topped by a low hip roof. Tapered, square-in-section wooden posts on brick piers support the one-story wraparound porch. The entrance, flanked by beveled glass sidelights, leads to a receiving room with a fireplace, behind which is located the staircase, rising in the projecting bay on the west side.
- C  
ca. 1923
82. Harold Eaton House - 617 West Davis Street - Believed to have been built in the mid-1920s for the superintendent of the King Cotton Mills, this dwelling is an example of the Foursquare house with elements of the Colonial Revival style, popular in the first three decades of the twentieth century. A high hip roof with hip-roofed attic dormer tops the two-story frame structure, short Tuscan columns on brick piers support the one-story porch spanning the facade, and multi-paned transom and sidelights surround the off-center front door. The staircase rises on the right-hand wall of the double-pile structure, and the brick chimney is in an interior location. The house was purchased in 1935 by E. Harold Eaton, who came to the city in 1918 to work as cost accountant for the Burlington Coffin Company, an organization which he later served as president and general manager.



- P  
ca. 1895,  
ca. 1911
83. Sharpe-Somers House - 623 West Davis Street - Standing on a large elevated lot at an important corner in the West Davis Street neighborhood, this frame Tudor Revival house is associated with two locally prominent businessmen significant for their roles in Burlington's late nineteenth and twentieth century development. Its first owner was Walter E. Sharpe, who, around 1910, transformed the structure from a typical one-and-one-half-story Victorian cottage to a much larger Tudor Revival residence. Sharpe, the developer of the Fountain Place subdivision, was associated with a variety of local business ventures beginning in the early 1890s. Claude G. Somers, who acquired the house in the early 1930s, was also active in real estate sales and development locally, being one of the principal backers of the Westerwood section in the late 1920s. He also was an organizer of Community Federal Savings and Loan Association. The house as it stands today is a rambling two-and-one-half-story frame structure clad in weatherboard on the first floor and applied half timbering with stucco on the second. A gable and clipped-gable roof of slate covers the structure, which features one-over-one double-hung sash windows on the first floor and multi-pane casements, typical of the Tudor Revival, on the second. Brick posts rising from a lozenge-patterned brick balustrade support the one-story wraparound porch, the entrance bay of which is the only section fully roofed.
- P  
ca. 1900
84. J. W. Murray House - 703 West Davis Street - Built shortly after the turn of the century for J. W. Murray, a locally prominent businessman and president of Piedmont Bank and Trust Company, this impressive Neo-Classical Revival house is a pivotal structure in the West Davis-West Front Street District. Murray, who died in 1915, was involved in numerous endeavors aimed at promoting the city's growth and prosperity. His house was later owned by J. L. Kernodle, a physician and business leader. In its commanding corner location on a terraced rise, the two-story, frame residence was constructed on a double-pile, central and transverse hall plan. The dominant exterior feature is the porch configuration: a one-story hip roof porch supported by paired Doric columns spans both the main facade and the east elevation over which two-story pedimented porticoes project from the central bay of each elevation. The monumental paired Ionic columns frame first and second floor entrances with classical surrounds. The main entrance features pilasters, a heavy entablature and leaded glass sidelights. An early photograph shows the widow's walk which once topped the hipped roof, as well as the balustrade which formerly graced the porch roof. Notable interior features include paneled wainscoting, archways bracketing the central staircase with symmetrical divided flights, and late Victorian mantels.
- C  
ca. 1935
85. House - 717 West Davis Street - This two-story mid-1930s brick-veneered house has a gambrel roof, three-bay facade, engaged porch with square posts, wide shed dormer, and two-story frame rear addition. The distinguishing feature of this Period House is the very shallow arch between each of the porch posts.

Description

Item number 7

Page 30

- C  
ca. 1935      86. House - 721 West Davis Street - This two-and-one-half-story mid-1930s brick-veneered residence features a two-bay facade, side-hall plan, transomed and sidelighted entrance, gabled roof, gabled attic dormer, and modillioned cornice.
- C  
ca. 1915      87. House - 725 West Davis Street - Built probably in the 1910s as a typical Foursquare, this house has been considerably remodelled with removal of its wraparound porch and application of brick veneer in Flemish bond. An unprotected stoop leads to a classical entrance, and and a one-story porch is attached to the west side. Covered by a high hip roof, the house has one end chimney and another at the rear.
- C  
1916      88. W. Manley Baker House - 727 West Davis Street - Among the earliest bungalows erected in Burlington, this well-maintained house was built in 1916 for W. Manley Baker, an official of the F. L. Williamson Company who also was involved in a variety of other commercial enterprises locally. The one-story frame structure is clad in cedar shingle siding with a gable-front roof with a lower gable over the semi-engaged two-bay porch and very shallow gable-roofed bays on the side elevations. The windows are a notable feature with both casement and double-hung sash types, all sporting a Gothic treatment.
- I  
ca. 1980      89. Duplex - 801-803 West Davis Street - Recently constructed two-story gable-roofed Colonial Revival style duplex.
- I  
ca. 1980      90. House - 807 West Davis Street - New one-story frame "ranch" house with gable roof, turned porch posts and six-over-nine double-hung sash windows.
- C  
ca. 1924      91. House - 811 West Davis Street - Dating from the early 1920s, this two-story frame structure features a tall roof with a kick eave overhang and a shed dormer. The end chimneys and side porch piers are of stone construction. Windows are six-over-six and the entrance has a narrow transom.
- C  
ca. 1922      92. Haworth-Stratford House - 815 West Davis Street - Apparently built in the early 1920s for Chester C. Haworth, superintendent of the Burlington School System, this two-story frame dwelling exhibits the influences of both the Colonial Revival and bungalow styles. At the rear of the structure, the gable roof with its narrow boxed cornice terminates above the second floor, while in front it sweeps down to cover the engaged porch. The slender, square, classical posts support the wide frieze of the porch and frame the entrance with its classical pilastered surround. The sides of the shed dormer as well as the gable ends are clad in wood shingle siding. The house was later owned by Parke C. Stratford, an executive of the Stratford Hosiery Corporation.

- C  
ca. 1900 93. L. E. Atwater House - 903 West Davis Street - This significant turn-of-the-century Colonial Revival house was built for Luther E. Atwater, an officer of the Finlay L. Williamson Company, grocers, and the founder of the Burlington Auto Company around 1914. After the original two-story frame structure was damaged by fire in the 1920s, the front portion of the house was brick-veneered to its current appearance. Dominant exterior features include the pedimented central projecting bay, the one-story wraparound porch with classical columns and simple balustrade, and the dentil course and modillions which adorn the cornice, all original to the house.
- C  
ca. 1901 94. Atwater-Walker House - 911 West Davis Street - J. Wilson Atwater built this house at the very beginning of this century, but lived in it only for about eighteen months. Later, he was associated with Burlington Auto Company, founded by his brother, L. E. Atwater, who built his house next door. Around 1903, this two-story frame Colonial Revival structure was purchased by Dr. Levi A. Walker, in whose family it remains to this day. Several interior and exterior alterations have been made over the years, including pre-1905 replacement of original porch with a gable-roofed entrance porch with Tuscan columns, and installation of aluminum siding. The gabled projecting central bay marks the structure's central hallway with a staircase at the rear. The roof is a high hip with side gable, and a pedimented gable above the polygonal bay on the left side of the house. The original L configuration of the house has been modified by several rear additions.
- N  
ca. 1928 95. Howard Fogleman House - 915 West Davis Street - This one-story brick veneer dwelling was built between 1925 and 1929; it was the home for many years of Howard Fogleman, an employee of Sellers Hosiery Mill. Extensive remodeling has included removal of the front porch and the addition of a sun porch and a half story.
- C  
ca. 1925 96. House - 919 West Davis Street - This standard 1920s Foursquare features a low hipped standing seam metal roof and a simple Colonial Revival entrance treatment with pilasters, sidelights, and paneled aprons. It has been altered with the application of aluminum siding.
- P  
1925 97. W. T. Cheatham House - 1007 West Davis Street - The W. T. Cheatham House was built in 1925 by Edwin C. Holt, a grandson of Edwin M. Holt and founder of several local cotton mills, for his daughter and son-in-law, W. T. Cheatham, who was also involved in local textile operations. Its elegant design, which might best be described as "Classical-Mediterranean", renders the structure one of the most unusual houses in Burlington. Salient features of the house are its flat roofs, stuccoed elevations, and two-story core bracketed by one-story wings with turned balustrades. Tuscan columns support the porch recessed between the wings.

P  
1925

98. Holt-McEwen House - 1011 West Davis Street - This impressive Georgian Revival residence was constructed in 1925, during Burlington's massive 1920s building program prompted by the tremendous growth of the textile industry. Its first owner was Edwin C. Holt, a grandson of the founder of the Holt textile dynasty who lived in the house for only four years. In 1929 it was acquired by James H. McEwen, who was involved in the hosiery manufacturing industry which eclipsed cotton as the prime local textile product. He had organized the McEwen Knitting Company in 1925, which later merged with May Hosiery Mills to form May McEwen Kaiser Corporation. The house is a two-story brick structure with one-story sun room and porte cochere imitating the hyphens of the Georgian style. At the center of the five-bay facade is a one-story elliptical entrance portico with Ionic columns. The entrance exhibits the sidelights and elliptical fanlight typical of the Georgian style. Classically derived gable dormers are centered above the central bay and between the two bays at each side. Other features include a modillioned cornice, round-arch window openings with keystones on the first floor, and flat-head openings with keystones on the second.

C  
ca. 1939

99. Jacob H. Freedman House - 1031 West Davis Street - This two-story brick house with Colonial Revival elements was erected in the late 1930s or early 1940s for Jacob H. Freedman, founder of a company of the same name which deals in textile remnants and waste. The two-story, three-bay structure is built on a central-hall, double-pile plan with one-story side and rear wings typical of the style. Exterior end chimneys with corbelled caps rise at the center of each side through the gable roof and are flanked near the roofline by quarter-circle windows. Paired Doric columns support the pedimented entrance porch and frame the pilastered entrance with its transom and sidelights.

C  
ca. 1925

- 100-102. Houses - 303, 305 and 307 South Fisher Street - Although all three of these one-and-one-half-story bungalows feature gable roofs and engaged full-facade porches, each exhibits different materials and decorative elements. 307 South Fisher Street is the most intact with split shake shingles covering all elevations and tapered box posts on brick piers supporting the porch. 303 and 305 South Fisher Street both have large square masonry porch piers and aluminum siding on their lower elevations, with stucco and split shake shingles, respectively, above. 303 South Fisher Street retains its original windows with decorative muntin patterns in the upper sashes, while the windows of 305 South Fisher Street are modern replacements.

- C  
ca. 1930      110. House - 415 Tarpley Street - Brick veneer covers all elevations of this two-story gable-front house with a full-facade gable-roofed porch.
- C  
ca. 1935      111. House - 417 Tarpley Street - The main facade of this one-and-one-half-story brick-veneered period cottage has a one-story gabled wing with an attic oculus and a porch across the rest of the elevation engaged in the flare of the main gable roof. A tall exterior single-shoulder chimney rises on the north elevation.
- C  
ca. 1900      112. John L. Fonville House - 610 Peele Street - This two-story one-room-deep frame house with a rear one-story ell appears to date from the turn of this century. Its earliest known occupants were Mr. and Mrs. John L. Fonville, listed in the 1937 Burlington City Directory; Mr. Fonville was a superintendent of the King Cotton Mills. At the center bay, classical features distinguish the house. Attenuated columns support the entrance porch, an elliptical fanlight appears above the front door, and there is a Palladian window in the second story.
- C  
ca. 1935      113. House - 607 Peele Street - This one-story cross-gable-roofed frame cottage, dating from the 1930s, features a large exterior stone chimney on the main facade.
- C  
ca. 1930      114. House - 609 Peele Street - This one-and-one-half-story frame gable-roofed bungalow has an engaged full-facade front porch.
- C  
ca. 1915      115. House - 611 Peele Street - The intact exterior of this one-and-one-half-story frame house includes pressed tin on the tall hip roof, hipped side dormers and a front gable, and a front porch supported by tapered box posts that extends as a porte cochere at its north end.
- C  
ca. 1895      116. House - 615 Peele Street - This two-story frame house probably dating from the late nineteenth century, exhibits an unusual roof-line: A hip-roofed dormer extends from the two sides of the main hip roof, (part of which may have been removed to form the platform at the top), and a pedimented gable projects from the roof's center front. This pediment with scalloped boards and a traceried oval window, surmounts a three-sided two-story bay that contains a door at each level. Turned posts and a railing with turned balusters decorate the porch, which follows the configuration of the main facade.
- N  
ca. 1950      117. House - 608 Trollinger Street - The exposed rafter ends are the primary decoration of this small and plain one-story frame cottage with a gable-roofed entrance porch.

- C  
ca. 1930                      118. House - 612 Trollinger Street - Classical details, including Tuscan columns in the entrance porch and a sunburst lunette above the front door embellish this one-and-one-half-story T-shaped, cross-gable-roofed period house veneered with brick.
- C  
ca. 1930                      119. House - 616 Trollinger Street - Tapered box posts on brick piers support the recessed full-facade front porch of this gable-front frame bungalow.
- C  
ca. 1930                      120. House - 618 Trollinger Street - Interior end exposed faced chimneys mark the south elevation of this one-story gable-front frame bungalow with a full-facade recessed porch.
- C  
ca. 1930                      121. House - 620 Trollinger Street - This wide one-story gable-front bungalow covered in brick veneer has a wraparound porch with brick piers on larger brick bases.
- C  
ca. 1930                      122. House - 609 Trollinger Street - Purlin brackets appear in all of the gable eaves of this small one-story gable-front bungalow with an attached gable-roofed porch. Replacement metal posts appear at the porch.
- C  
ca. 1930                      123. House - 611 Trollinger Street - This two-story gable-front house is very similar to 415 Tarpley except that its exterior is frame. Narrow weatherboards cover most of the elevations and split shake shingles sheathe the gables.
- C  
ca. 1935                      124. Duplex - 615 Trollinger Street - Built in the 1930s, this one-and-one-half-story frame duplex has a perfectly symmetrical main facade. Framed in a wide gable roof with flared ends, it is bisected by an exterior chimney. Each arched entrance is under a flared end of the gable.
- C  
ca. 1935                      125. House - 619 Trollinger Street - A tall wraparound porch extending to a porte cochere expands the self-contained block of this two-story frame house with a clipped-gable-front roof. Bungalow features appear in the porch with exposed rafter ends and tapered box posts on brick piers.
- C  
ca. 1880                      126. Spencer Thomas House - 630 Peele Street - This one-story, one-room deep frame house with a triple-A roofline and numerous rear additions is situated a few hundred feet south of West Davis Street on a driveway that formerly was an alley-like extension of Peele Street. Built in the late nineteenth or early twentieth century, its earliest known owner and probable builder was Spencer Thomas, a black tinsmith and a minister. This property was part of a substantial tract Thomas and his family owned south of West Davis Street.

N      127              V.W. Lane House      402 Fountain Place  
ca. 1933

Erected in the early 1930s for V.W. Lane, owner of Alamance Laundry, this one-story brick veneer dwelling is one of numerous period houses on Fountain Place. It is built on a modified H-plan and has a bellcast side gable roof on the front and rear sections. The vestibule entrance at the center of the three-bay facade has a round-arch door opening and is also covered with a bellcast gable roof which is repeated on a bay at the rear of the house. Landscaping on the narrow lot is limited to foundation plantings and several small trees.

C      128              House                      406 Fountain Place  
ca. 1936

Built in 1936, this is another of the Fountain Place period houses; with its steeply pitched gable roof and random stone quoins at the entrance and side porch, it might be called a Tudor cottage style. The house is entered through a gable-roofed vestibule with a semi-circle of decorative brickwork above the door. One-and-one-half-stories in height and brick veneered, it has a paved single-shoulder chimney with a corbelled cap. A rear wing has wide shed dormers on each side.

- C 129 Mark Freeman House 408 Fountain Place  
ca. 1927

Constructed between 1924 and 1929 for Mark Freeman, an ice manufacturer and automobile salesman, this is an unusual two-story square frame house clad in German or novelty siding and capped by a hip roof. A one-story side wing has been expanded to wrap around the rear of the structure. The two-bay facade is divided by a centrally located exterior chimney with a projecting bay window to its right.

- N 130 John S. Thomas House 412 Fountain Place  
Ca. 1935

This one-and-one-half-story 1930s brick structure is a derivative of the popular bungalow style, built for John S. Thomas, a local attorney. It has a side-gable roof with a narrow box cornice and a one-story rear wing. The three-bay facade has paired six-over-six windows flanking the entrance. The projecting two-bay porch has a front gable roof with a four-pane oculus in the gable end; it is supported by square brick posts connected by elliptical arches and a lozenge-patterned brick balustrade.

- C 131 Reid Maynard House 418 Fountain Place  
1927

Erected in 1927 for Reid Maynard, president of Tower Hosiery Mills, this one-story frame house is derived from the bungalow



style of residential construction. Its side gable roof features purlin brackets at the eaves, and side bays are topped by hip roofs. The entrance at the center of the left facade bay is sheltered by an arched hood. The recessed right bay is spanned by a projecting attached porch supported by heavy Tuscan columns.

C 132 Dr. C. W. McPherson House 422 Fountain Place  
ca. 1929

Dr. C. W. McPherson, an eye, ear, nose and throat specialist, built this one-and-one-half-story frame bungalow in the late 1920s. Its three-bay facade features triple windows with decorative upper sashes flanking the entrance; it is spanned by an attached porch which extends to a porte cochere, both supported by square brick piers. Other features include a simple slat balustrade on the porch roof and an exterior end chimney.

C 133 (former) First Presbyterian Church Manse 504 Fountain Place  
ca. 1935

Dr. Rupert McGregor, pastor of First Presbyterian Church from 1934-42, was the first occupant of this house which was erected in 1935. A one-and-one-half-story brick structure, it features multiple gables, and, as a period house, is related to the Tudor Cottage style. The central bay of the three-bay facade is a projecting vestibule with a ground-arched door opening and a gable roof with a kick eave. Another gable rises from the vestibule roof to cover the right bay; a triangular dormer is

above the left bay. A gable-roofed carport is attached to the south side of the house, and there is a wide shed dormer on the north side.

C 134 W. Summey Sharpe House 508 Fountain Place  
ca. 1924

This one-and-one-half-story frame bungalow was built in the early 1920s for W. Summey Sharpe, a traveling salesman in ham and other meats and a brother of the Fountain Place developer. The side gable roof and gable dormer have stucco-and-stick siding and purlin brackets. The roof of the engaged porch is supported by square brick posts, and shed roofs cover projecting side bays. One-over-one triple windows flank the entrance in the three-bay facade, and the single-shoulder end chimney is centered between single-light casement windows.

C 135 William S. Coulter House 510 Fountain Place  
ca. 1925

Built in the mid-1920s for William S. Coulter, a local attorney, this frame bungalow has a side gable roof which sweeps down to cover the full-facade porch with its latticework posts. The entrance with its twelve-pane sidelights is flanked by six-over-six windows, and wide shed dormers are located on the front and rear. The exterior end chimney has a corbelled and paved cap and a raised semi-circular panel near the base of the stack. There are several side and rear additions.

C 136 Henry Atwater House 514 Fountain Place  
ca. 1925

This period house with Tudor Revival accents was constructed ca. 1925 for Henry Atwater of Alamance Lumber Company. The facade of the one-story brick structure is divided into five bays, three treated in a similar manner. From left to right, they are: a tripartite window with four-over-four windows flanking an eight-over-eight; a triple window, all three of which are six-over-six; a projecting gable-roof, two-bay section with an open vestibule entrance; and a tripartite window with three-light transoms above each six-over-six window. The fifth bay is a screened porch. The window and vestibule openings have cut stone quoin surrounds. Multiple gables on sides, front and rear cover the house.

C 137 James Atwater House 518 Fountain Place  
ca. 1925

Built ca. 1925 for James Atwater, president of the Alamance Lumber Company, this two-story frame structure exhibits many of the hallmarks of the Colonial Revival style of architecture used for Period Houses of the 1920s and 1930s. Featuring a three-bay facade, the house has a side gable roof with a simple box cornice and now is clad in aluminum siding. Palladian windows light the attic area from the gable ends, and one-story side wings with flat balustraded roofs create a Georgian configuration. Single, stepped shoulder brick chimneys rise between the central block

and the wings. Eight-over-twelve windows with five-light sidelights flank the classical entrance; the latter has an elliptical fanlight and four-pane sidelights and is sheltered by a gable-roofed single-bay entrance porch with paired Roman Doric columns. The house is situated at the center of a double lot and faces the fountain for which the street is named.

C 138 Oscar S. Chandler House 602 Fountain Place  
ca. 1923

Said to have been built by R. O. Browning in the early 1920s, this house was purchased by Oscar S. Chandler, founder of Acme Feed Mills, Inc. in 1930, after several other owners and occupants, including Carter D. Holt. It was completely remodeled within ten years of its construction and has had several additions since on both sides and the rear. The main section of the house is a two-story frame structure with side gable roof and two-bay facade. The trabeated entrance in the right bay is framed by a one-story projecting portico with combination shed and pedimented gable roof, dentil course, and slender square columns and pilasters. A one-and-one-half-story wing on the north side of the house has a gable-roofed wall dormer and a paved single-shoulder exterior end chimney while the south features a polygonal bay.

C 139 Sol Levin House 606 Fountain Place  
ca. 1925

This two-story brick T-plan house was built in the mid-1920s for Solomon Levin, owner of Levin Metal and Iron Works. The vestibule is entered through a door of six molded panels which has a leaded glass semi-circular fanlight. The base of the T is extended by a one-story sunroom with flat roof which is lighted by narrow casement windows with leaded glass transoms. Curvilinear wooden brackets ornament the eaves of the hip roof. A two-story bay projects from the center of the north side of the house and has a one-story polygonal bay.

C 140 Dr. Graham Harden House 610 Fountain Place  
ca. 1925

Erected in the mid-1920s for Dr. Graham Harden, son of Junius Harden who founded the Alamance Railway and Electric Company, this two-story brick period house is one of several on Fountain Place incorporating elements of the Colonial Revival style. Its three-bay facade with sidelighted entrance and flanking triple windows is spanned by a one-story porch with flat, balustraded roof supported by paired Doric columns. The porch design is repeated in a porte cochere attached to the back section of the house's south side. A hip dormer and French windows accent the upper floors of the central bay. The double-pile, central-hall plan of the house is capped by a hip roof whose wide eaves are supported by paired curvilinear brackets.

C 141 Bowden House 614 Fountain Place  
ca. 1924

Built by R. O. Browning, a local insurance executive, in the early 1920s as one of Fountain Place's first five houses, this one-and-one-half-story frame bungalow was purchased by J. A. Bowden, manager of Seven Point Hosiery Mill, more than fifty years ago and remains in the family today. Its features include a side gable roof with purlin brackets and stuccoed gable ends, a matching dormer on the facade, an engaged porch with square posts on brick piers extending to a screened side porch and beveled glass front door and sidelights.

C        142        Dr. John B. Walker House        616 Fountain Place  
ca. 1925

Marvin Terrell, Superintendent of Alamance County Schools, built this early Fountain Place house in the 1920s. Later owned by Dr. John B. Walker, the two-story frame house features a gambrel roof, wide shed dormer, and a one-story side wing with a gable roof. The three-bay facade has tripartite windows flanking the round-arched entrance which is sheltered by a gable hood. The brick end chimney has stone quoins and a paved cap.

N        143        House        405 Fountain Place  
Ca. 1936

The main section of this mid-1930s brick house, built by Jerry Strader, a realtor and wholesale grocer, is a two-story, side-hall plan structure of a square shape with a side gable roof. One-story side and rear wings and additions greatly expand the available living space. The front and side entrances are



framed by Roman Doric columns supporting a full entablature. The house is situated on a well-landscaped double lot at the end of the original Fountain Place development.

N 144 House 407 Fountain Place  
ca. 1940

Built ca. 1940, this brick veneer dwelling is a rectangular structure with a side gable roof and a gable-roofed projecting bay on the south end of the facade. The north end of the gable roof sweeps forward to cover the frame porch which has latticed supports at each end and bracket turned posts between. The front section of the house is one-and-one-half-stories while the rear is one-story.

C 145 Walker Love House 411 Fountain Place  
ca. 1934

A mid-1930s brick Tudor Cottage period house, the Walker Love House features a steeply pitched front gable roof above the narrow facade; the roof sweeps downward to a kick roof covering a side sun-room which has round-arch window openings. Wide shed dormers clad in stucco extend from either side of the roof ridge. To the right of the front exterior chimney is a projecting vestibule with a gable roof and a circular window above the round-arch door opening. Love operated a chain of gasoline and service stations.

N 146 H. P. Summerell House 413 Fountain Place  
1935

Designed by Joe Sawyer, a Greensboro architect, and constructed in 1935 for H.P. Summerell, a textile salesman who still occupies it, this one-and-one-half-story brick house features elements of colonial styles. Of particular note is the entrance surround which is a segmented pediment on fluted pilasters. On each side of the entrance are paired six-over-six windows creating a three-bay facade emphasized by three symmetrically located gable dormers. A gable-roofed side porch has wrought-iron supports.

C 147 House 417 Fountain Place  
ca. 1934

This 1930s Period House is a two-story brick structure topped by a steeply pitched side gable roof with a narrow boxed cornice and front and rear shed dormers spanning the width of the house. The facade features an off-center front gable roof divided by a chimney with a decorative stucco panel. A classical broken pediment on slender pilasters surrounds the entrance to the projecting gable-roofed vestibule.

C 148 - House 419 Fountain Place  
ca. 1935

This one-story brick bungalow erected in the 1930s features a side gable roof with purlin brackets; a lower gable covers the projecting porch which shelters the entrance in the left bay of the two-bay facade. The porch is supported by square wooden posts joined by a simple balustrade.

C 149 Cates-McBane House 421 Fountain Place  
ca. 1927

Erected prior to 1929 for Lloyd Cates and later owned by H. G. McBane, principal of nearby Hillcrest Elementary School, this one-story frame bungalow is covered by a front clipped gable roof. An engaged porch supported by tapered posts on brick piers spans the three-bay facade and a simple gable with purlin brackets surmounts the entrance and right bays. The front door is flanked by multi-paned sidelights, and the left bay of the facade has three nine-pane casement windows. Parallel projecting side bays also have gable roofs with purlin brackets.

I 150 House 501 Fountain Place  
ca. 1950

This post-1940 U-shaped frame and brick house is the only real intrusion on Fountain Place. Its chimney rises at the center of the facade and gables roof the two front projections of the U which are covered with wide weatherboard siding.

C 151 King-Harris House 505 Fountain Place  
1923

Erected in 1923 for Albert H. King, one-time superintendent of the Burlington City School System, this house was later the home of the owner of the J. C. Harris Lumber Company. It is a two-story structure of yellow brick with a hip roof and a three-bay facade. The one-story side wings--a sunroom and a porte

cochere--have balustraded flat roofs. Tripartite windows flank the entrance which is framed by a one-story single-bay porch with square posts and a balustraded roof. This period house derives its configuration and details from the Colonial Revival style of architecture.

N 152 House 509 Fountain Place  
ca. 1939

Built ca. 1939 for Sherman Ross, a local banker, this one-and-one-half-story brick house features a double-pile, central-hall plan capped by a side gable roof. The three-bay facade is accentuated by gable dormers and extended by one-story wings at each end--a sunroom and a screened porch. The recessed entrance has side panels and an architrave surround with a dentil course and fluted pilasters.

C 153 W. W. Sellars House 513 Fountain Place  
Ca. 1926

This one-story brick bungalow-style house was built by Dave Fitch between 1924 and 1929 for William W. Sellars, who organized the Full-Knit Hosiery Mill, Inc. in 1928 and served for a number of years as president of Sellers Hosiery Mills, Inc. The relatively unaltered house features a front gable roof through which rises a paved single-shoulder brick chimney flanked by tripartite windows of two-over-two double hung sash. The gable roof of the side porch is supported by brick piers, and the brick veneer features a flemish bond with vertical courses over window openings and at the water table.

C 154 Dr. Raymond Troxler House 517 Fountain Place  
1926

One of several doctors to live on Fountain Place since the beginning of its development, Dr. Raymond Troxler had this house built in 1926. A general practitioner, Dr. Troxler operated the Troxler Emergency Hospital on West Front Street and, in the 1930s, served as the county coroner. His two-story brick home exhibits many features of the 1920s Colonial Revival style of residential architecture, including its symmetrical composition with side wings (one being a porte cochere), hip roof, and sidelights flanking the entrance. A one-story porch with brick posts and balustrade spans two of the facade's three bays with an unroofed section fronting the left wing. The wide overhang of the roof is ornamented with heavy curvilinear brackets, and the house has symmetrically placed tripartite windows on the facade and two interior chimneys.

C 155 R. Homer Andrews House 601 Fountain Place  
1923

This two-story frame house with its Colonial Revival accents was built in 1923 for R. Homer Andrews, who owned the Acme Drug Company in downtown Burlington for more than 25 years, was the city's postmaster for 39 years, and Chairman of the Board of County Commissioners. Built on a central hall plan, the house has a three-bay facade and a hip roof. Paired six-over-six windows flank the sidelighted entrance which has a gable-roofed

single-bay portico with square posts. The house remains in the Andrews family today.

C 156 Charles V. Sharpe House 605 Fountain Place  
Ca. 1921

Built ca. 1921, the Charles V. Sharpe house was one of the first four houses erected on Fountain Place, and is one of several so-called "Period Houses" constructed on Fountain Place during the 1920s which feature elements of the Colonial Revival style. Most prominent of these elements is the one-bay porch with hip roof supported by heavy Tuscan columns which frame the entrance with its transom and sidelights. Clad in simple wood shingle siding, the one-and-one-half-story frame structure has a gambrel roof reminiscent of Dutch Colonial architecture, one brick end chimney and a wide shed dormer above the three-bay facade. The most notable alteration to the house is the enclosure of a porch on the left side.

It is believed that the original owner of the house was a Mrs. Durham, who took in boarders; in 1923, the house was purchased by Charles V. Sharpe, whose brother was one of the developers of the Fountain Place subdivision. C. V. Sharpe also dealt in local real estate as well as insurance.

C 157 James Lee Love House 609 Fountain Place  
ca. 1924

James Lee Love, father of J. Spencer Love and a former mathematics professor at Harvard University, designed this two-



story frame house and had it built in 1924. The wide eave overhang of the front gable roof with exposed ridge beams and the square, paneled porch posts on brick piers relate the house to the bungalow style. The two-bay facade is made up of a sidelighted entrance and a triple window of nine-over-one lights. Aluminum siding now covers the house, and numerous additions at various levels give the rear of the house a highly unusual appearance.

C 158 J. Spencer Love House 613 Fountain Place  
ca. 1924

This house was constructed in the mid-1920s for J. Spencer Love, a founder and long-time chief executive of the company which became the multi-national Burlington Industries. It is a two-story frame structure clad in wide German siding with a gambrel roof, a three-bay facade, and a wide shed dormer. A one-and-one-half-story wing on the north side of the house also has a gambrel roof, while a hip roof covers a small polygonal bay on the south side. The central entrance has a single-bay, gable-roofed porch on slender columns, and the double-shouldered brick exterior end chimney is flanked by small six-light windows. The house has several rear additions.

C 159 Dr. A. J. Ellington House 617 Fountain Place  
ca. 1928

Constructed in the late 1920s for Dr. A. J. Ellington, a local dentist, this two-story brick T-plan period house features

elements derived from the Colonial Revival style. The base of the T is extended by a two-story frame wing; a brick chimney with corbelled cap rises between the two sections. A tripartite window in the left bay of the three-bay facade has an elliptical opening with keystone; a keystone is also located in the flat window opening in the right bay. The single-bay entrance porch has a shed roof supported by paired Doric columns which flank a classical entrance. A six-panel door is topped by a leaded glass semi-circular fanlight; the Doric pilasters of the surround have double capitals with a shell motif in the upper capital. Decorative brickwork accents the structure at several points. A narrow box cornice with returns is a feature of the cross gable roof.

C  
1926

160 T. D. Cooper House

623 Fountain Place

Built in 1926 for prominent local attorney Thomas D. Cooper and his wife, this one-and-one-half-story frame residence is topped by a steeply pitched gable roof, whose slopes are broken by wide shed dormers and which is repeated on the vestibule entrance. According to Mrs. Cooper, her future husband had admired a house in her home town of Gastonia, which had been designed by the architect responsible for designing Gastonia High School in 1922-24 (probably Hugh White); Mr. Cooper adapted the plans for his home in Burlington. Although a number of rear additions have been built and the house covered with asbestos siding, it still retains much of its original appearance as a distinctive example of 1920s architecture.

C 161 D. Burton May House 627 Fountain Place  
ca. 1920

One of four houses built ca. 1920 as model homes for the Fountain Place development, this one-and-one-half-story frame residence is typical of "Period Houses" erected locally during the 1920s and 1930s. First owned by D. Burton May, a hosiery manufacturer, and later by local attorney Adrian Carroll, the house features a steeply pitched front gable roof, wide shed gables on each side, and a semi-detached gable roofed porch. The overall appearance of the house has been greatly altered by the use of aluminum siding.

C 162 Levi Burke House 620 Fountain Place  
1927

This two-story fram house was built in 1927 for W. Levi Burke, founder in 1900 of Burke Funeral Service. Topped by a high hip roof with a hip dormer, the structure rests on a stone foundation. Stone posts support the flat roof which shelters the entrance and the one-story sun room on the north side of the house. A half-rectangle oriel window accents the south side of the house and a pair of casement windows lights the stair landing.

N 163 E. Graham Cheek House 416 Fountain Place  
1939

Designed by Burlington architect George Foxworth and built in 1939, the E. Graham Cheek House is a one-story, brick veneer structure featuring a side gable roof, a projecting gable-roofed bay on the facade, and simple Colonial Revival details, an early example of the Colonial Ranch.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

**Specific dates** Various      **Builder/Architect** Various and unknown      **Reflection of Burlington's** economic boom late nineteenth century to c. 1930

**Statement of Significance (in one paragraph)**  
Statement of Significance

The West Davis Street-Fountain Place Historic District is the principal intact residential neighborhood representing the urban growth and development which occurred in Burlington between 1890 and 1930, transforming it from a sleepy, pre-industrial community dependent on the railroad, to a prosperous city whose economy, though based on the textile industry, was beginning to undergo diversification. Originating as farmland owned by several of the families who sold land to the North Carolina Railroad Company for Company Shops, the area began to evolve as a residential neighborhood in the 1880s as the community's business and civic leaders sought home sites outside of the city center and away from the textile mills. At the same time, many of the town's churches located in the east end of the district and just beyond. Earlier, it had become the home of Spencer Thomas, a prominent black minister and tinsmith who owned a sizable tract here. For five decades, Burlington's foremost merchants, businessmen and industrialists chose the West Davis Street-Fountain Place District as the location of their fashionable houses which present a thorough and varied catalogue of the period's predominant residential types and styles.

### Criteria Assessment

- A. By its collection of fashionable houses built to proclaim the accomplishments of their owners, the West Davis Street-Fountain Place District represents Burlington's era of growth and prosperity which began around 1890 following the establishment of several cotton mills and continued into the 1930s.
- B. The West Davis Street-Fountain Place District was the home of leading Burlington industrialists, professionals, bankers and merchants who were instrumental in the community's growth and prosperity from the 1890s into the 1930s.
- C. As the most significant concentration of late nineteenth- and early twentieth-century residential construction in the city, the district contains a broad range of building forms and architectural styles, from traditional one-story frame cottages to some of the finest surviving examples of the Queen Anne, Colonial Revival and Neoclassical styles through a strong collection of bungalows and Period Houses.

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The development of the area that comprises the West Davis Street-Fountain Place District may be traced back to its earliest known use as farmland. Since its initial settlement in the eighteenth century, the region that was designated as Alamance County in 1849, had been occupied primarily by subsistence farmers and a few small communities that arose around gristmills. The site two miles northwest of Graham chosen in 1854 by the North Carolina Railroad Company for its maintenance and repair shops was typical of the county, divided into tracts of a couple to a few hundred acres owned by a few families, most of them related to each other.<sup>1</sup>

The railroad purchased 631.75 acres for Company Shops from the Tarpley, Trollinger, Gant, Roney, Fonville, Scott, and Sellars families,<sup>2</sup> many of whose holdings undoubtedly extended beyond the new industrial settlement's boundaries. The names of most of these families remain well known in Burlington today, and many are honored in the names of streets and houses in the West Davis Street-Fountain Place District, the east boundary of which runs approximately with the westernmost edge of the North Carolina Railroad Company tract.<sup>3</sup> Although ownership of land throughout the district prior to the incorporation of Company Shops in 1866 has not been researched, it is known that one tract was owned by H. Tarpley (perhaps Henry Tarpley who sold land to the railroad). On the 1866 survey of Company Shops by John S. Turrentine, H. Tarpley's house is shown on the east side of the small creek running through the district, approximately at present-day 609 West Front Street (36).<sup>4</sup> Although the triple-A roof on a one-story, one-room deep form became popular in the 1850s in North Carolina, the decoration of the example of the type located today at 609 West Front Street dates from the 1880s; thus, the structure may be Tarpley's house, remodeled, or a later replacement thereof. In the early 1900s, the cross street two lots to the east of 609 West Front Street was named for Tarpley.

It appears that throughout the 1850s and 1860s, the area in which the district is situated remained strictly rural in character, as did most of neighboring Company Shops. Naturally, the settlement expanded outward from its initial focus on the railroad line between Church and Mendenhall (today's Broad) streets. Charles F. Fisher, president of the North Carolina Railroad Company, planned for the company to provide housing for all of its employees. He was successful for several years directing construction of houses for laborers and administrators along the railroad tracks. This development all but ceased during the Civil War, in which Fisher was killed, and throughout the rest of the 1860s when the railroad struggled to overcome financial difficulties.<sup>5</sup> In spite of the economy, however, Company Shops continued to grow. In 1866, the request by the railroad company and its community's residents to incorporate Company Shops as a town was approved. The boundaries of the new municipality were specified as one-and-one-half miles square, with its center at the Railroad Hotel (facing the tracts between Main and Church streets).<sup>6</sup> Now, Company Shops extended well beyond its original 631.75-acre tract to include much of the present West Davis Street-Fountain Place District.

Faced with both the need to provide for the welfare of its employees and the lack of funds for further building of the town, the North Carolina Railroad Company had found it necessary in 1863 to authorize the division of its holdings into streets and lots

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and the subsequent sale of building lots. The sale of home sites did not get underway until 1869, and even then for several years sales were slow.<sup>7</sup> It is likely that in the intervening period, and until the 1870s when sales of company land became brisk, those desiring to build sought available lots just beyond the railroad's acreage. According to local tradition, around 1870 James W. Teague, a railroad employee, built the small one-story frame house (69), later extensively remodeled as a bungalow, at 409 West Davis Street, certainly one of the earliest incidents of residential (as opposed to farm-related) development within the boundaries of the West Davis Street-Fountain Place District.

The increasingly brisk sale of lots by the North Carolina Railroad Company throughout the 1870s and into the 1880s reflects steady development that appears to have extended westward beyond the original industrial tract. In his book on Company Shops, Durward Stokes includes this observation of the community made by a journalist in 1877:

It is no longer a cluster of officers' quarters and workmen's abodes grouped around the central Shops; but Company Shops is a beautiful town of eight or nine hundred inhabitants, extending more than a mile on each side of the railroad, and nearly as wide in the other direction, containing buildings not only substantially but tastefully and handsomely constructed, and, as ground was comparatively cheap, each house has the advantage of convenient isolation; and, surrounded with beautiful trees and luxuriant shrubbery, and blessed with its nice gray soil, forms as pretty a picture of urban life as could well be imagined.<sup>8</sup>

The decline in population suffered by Company Shops in the mid-1880s, when activities at the railroad maintenance and repair shops diminished and finally were moved to Spencer, North Carolina, was relatively brief. The burgeoning local textile industry created scores of new jobs and area farmers supported the expanding cotton and tobacco markets. As these markets and the textile industry grew and the importance of rail transportation ascended accordingly, the focus of the town's physical development upon the railroad line remained constant.<sup>9</sup> West of downtown, just to the north of the West Davis Street-Fountain Place District, some of the new industrial leaders built elaborate Queen Anne style houses along what is now West Webb Avenue, facing the railroad tracks. These included the large house built in the 400 block of West Webb Avenue by James H. Holt, founder of Glencoe and Carolina Cotton Mills nearby on the Haw River; although his main house has been razed, the brick kitchen (30) remains standing in the rear lot of Macedonia Lutheran Church.<sup>10</sup>

In recognition of the local economy's new base, in 1887 residents voted to rename the town Burlington.<sup>11</sup> The new name heralded the beginning of the era of growth and prosperity prompted by the establishment in town of several cotton mills and continuing to around 1930. It is in the West Davis Street-Fountain Place District that this era is most extensively and emphatically represented today. The structures erected here



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reflect the development in Burlington of a distinct middle class composed of financiers, industrialists, merchants, and professionals. By the early twentieth century, this rising middle class was diversifying a population that during the late nineteenth century was largely polarized between industrialists and laborers. Many of the people who built in the district came to Burlington between 1880 and 1920 to seek their fortunes where a booming textile industry was creating a tremendous need for goods and services. A few were descendants of early area landowners and the settlers of Company Shops. Others saw an opportunity to get in on the ground floor of the hosiery industry, opening numerous mills between 1905 and 1925. All built houses reflecting their positions in the community, their growing affluence, and their awareness of the major architectural trends sweeping the nation.

Development of the West Davis Street-Fountain Place District, as compared to the foregoing occasional construction, really began around 1890. Those moving away from the downtown area to the large tree-shaded lots in the suburbs west of the town limits along West Davis and West Front streets constructed houses embellished with the popular Queen Anne turned and sawn ornament that ranged from traditional dwelling types to full-blown examples of the style. Significantly, the Queen Anne achieved its fullest expression in the neighborhood in the house built for Walter L. Holt, and later occupied by his brother, James H. Holt, Jr., in the 400 block of West Davis Street. The two brothers learned the textile industry from their father, working to become leading industrialists in Burlington as the directors of Windsor, Lakeside and Elmira Cotton Mills. (The house was destroyed in the 1950s to make room for the Blessed Sacrament Roman Catholic Church.) In contrast, the house built on the same street several blocks to the west in 1890 for Moses Jackson Hunt, a Methodist minister, is a simple two-story, one-room deep form with ornament appearing only at the porch (63). Dan Hall, a rural mail carrier, built a similar vernacular house a few blocks down West Front Street in 1897 (38). Joseph and Christian Isley, owners of a general store on South Main Street that eventually evolved into one of Burlington's department stores, also elected to reside a good distance away from the center of town in the 800 (now 810 and 906) block of West Davis Street, where they built large, full-blown Queen Anne style houses (59 and 60), mirror images of each other, in 1893.<sup>12</sup> The Isley brothers' houses occupy lots that originally were unusually large, even for this suburban area, extending several hundred yards south to provide ample acreage for growing the produce sold in their store.<sup>13</sup> Thomas L. Sellars, an executive of Burlington's first department store, B. A. Sellars & Son founded in 1876 by his father, Dr. B. A. Sellars, also settled in the neighborhood in the early 1890s.

Thomas Sellars built his house (7) in the 500 block of West Front Street, at the east end of the district. Many of the early builders chose lots in this immediate area convenient to their places of work, yet still removed from the business district. One of the very first to contribute to the development of this end of the district was W. W. Lasley, who moved into the James W. Teague House (69) in the late 1870s and lived there until around 1890 when he built his house (71) with a short tower and fanciful wraparound porch two doors away. Lasley became one of Burlington's leading businessmen, operating a store for many years with his brother, Dr. J. W. Lasley, and

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later helping to organize First National Bank, which he served as president for a number of years.<sup>14</sup> In 1892, Robert Morrow became the first of several professional men to build his house in the district when he constructed the large Queen Anne Morrow-Barnwell House (6). Dr. Morrow, who set up his dental practice in Burlington in 1890, was among the several doctors and dentists who moved to Company Shops/Burlington between the 1860s and the 1890s, joining the two physicians who already resided here when the railroad arrived.<sup>15</sup> Like several of these men, Morrow became prominent in local civic and business affairs, in addition to maintaining a dental practice; by the 1900s he was vice president of Alamance Insurance and Real Estate Co. and Carolina Engineering Co. Another doctor who built a house in the neighborhood in the 1890s was T. W. Patterson, M.D., whose 1894 house (43) covered with a profusion of millwork is one of Burlington's most intact Queen Anne structures.

At the turn of the century, two more Burlington physicians built fashionable houses that augmented the stylishness of the neighborhood: Dr. Thomas S. Faucette's late Queen Anne house (41) introduced Tudor elements to the district, while Dr. J. W. Page's house (76) was among the most exuberant of the town's Neoclassical Revival style houses. Across the street, Finley L. Williamson built an equally elaborate, complementary Neoclassical Revival style house, also on a very large tract. (The house was destroyed in 1951 to provide a site for the First Presbyterian Church.) A grandson of textile pioneer Edwin M. Holt, Williamson was president of three firms: F. L. Williamson Company, wholesale grocers; Williamson Manufacturing Company, producers of cotton goods; and Home Insurance and Investment Company. By this time, many other leading businessmen also were selecting the West Davis Street-Fountain Place District as their home. They included furniture store and funeral parlor owner Levi Burke, music company owner C. B. Ellis, wholesale grocer L. E. Atwater, and bankers J. W. Murray and A. L. Davis. Their distinctive late Queen Anne and early Colonial Revival style houses rendered the district the premier residential neighborhood of Burlington.

It is interesting that one of the few early physical reflections of accomplishments by blacks in Burlington is found in the West Davis Street-Fountain Place District, characterized as an enclave of prosperous white businessmen. One of the earliest known residents of the neighborhood was Spencer Thomas, a black tinsmith and minister who lived at 630 Peele Street (126).<sup>16</sup> Born a slave in Wake County in 1840, Thomas came to Company Shops in the 1850s as an apprentice to an employee of the North Carolina Railroad Company. According to his obituary, Thomas "was raised from the ordinary duties to positions of skilled and more distinguished labor; to-wit, that of tinner, brass worker, and coppersmith, positions seldom enjoyed by negro craftsmen."<sup>17</sup> Thomas learned to read and write well enough "to attend to his own business affairs and to preach the gospel."<sup>18</sup> In the 1870s or 1880s, Thomas was ordained as a minister by the Rowan Baptist Association, and around 1890, he led the formation of the High Point Educational and Missionary Baptist Association. For more than twenty years, Thomas was pastor of Burlington's First Baptist Church on Apple Street; he also preached at Baptist churches in Graham, Gibsonville, Locust Grove and Elm Grove for more than forty years. When his work for the railway began to interfere

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with his ministerial duties in the 1890s, Thomas resigned to open his own business, S. Thomas & Sons.<sup>19</sup> The 1909 city directory lists them as "tin and sheet metal workers" and makers of "galvanized iron cornices, etc." who also specialized in heating ventilating. It is believed that after Thomas' death in 1912, his two sons, Samuel and William, educated and trained by their father, continued to operate the firm for several years.

Upon emancipation at the close of the Civil War, Thomas bought a tract of land at the south edge of the district, bordering on West Davis Street.<sup>20</sup> It is not known if Thomas was the first to purchase property in this area, or if blacks already were settled in the vicinity. The earliest surviving city directory for Burlington, published in 1909, indicates that blacks lived nearby along Fifth and High streets, a trend that continued for several decades hence. Apparently Thomas' parcel was quite sizable, large enough for him to build his own house and later subdivide it into building lots for each of his five children.<sup>21</sup> The 1918 Sanborn maps of Burlington, the first series to include a portion of the West Davis Street-Fountain Place District, depicts Thomas' house, then numbered 607 Peele Street, and small houses (no longer standing) just to the west, probably his children's houses listed in the 1909-1910 Burlington City Directory with West Davis Street addresses. Although the latter houses did not front West Davis Street, the maps indicate that the Thomas tract extended to that thoroughfare and it is probable that Thomas and his heirs sold the lots at West Davis Street to the white businessmen who proceeded to build houses thereon.

Heterogeneity was injected into the district's early development through building types as well as the varied backgrounds of its inhabitants. At the east end of the district, by the turn of the century, five congregations built churches, two within the present boundaries and three just beyond to the east. All of these congregations formerly shared the Union Church, nearby on the north side of the railroad tracks. In 1869, the North Carolina Railroad Company had set aside land at the present intersection of Fisher and Trade streets on which a building was erected to serve as a community church and school.<sup>22</sup> As Burlington grew, so did the members of the Protestant denominations using the church, and within a few years individual congregations were moving to their own quarters.

The first group to leave were the Lutherans, who had organized as Macedonia Lutheran Church in 1869 at a brush arbor at the present site of the Elmira Cotton Mills. In 1879, under the leadership of the Reverend Whitson Kimball, they purchased their present site on West Front Street (29) in the district where they had contractor John Dempsey build a small frame church. A cemetery was set aside on the church lot, in which a few bodies were interred. They were later moved to Pine Hill Cemetery upon its establishment shortly after Company Shops became Burlington. In 1894, the congregation built a parsonage (no longer standing) next to the church, and in 1895 they had the church turned to face West Front Street where it was renovated and enlarged with a vestibule and a bell tower. In 1909 the frame church building was replaced with a larger brick sanctuary erected by John A. Bryan and L. C. Christman. Macedonia

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Lutheran Church continued to be a primary effective religious force in the community, its steady growth necessitating still larger facilities. In 1925, contractors Worth Bryan and Luther A. Sharpe built the present Neo-Gothic Revival style Sunday School Building and in 1939 the church acquired the property to the north, formerly occupied by the James H. Holt, Sr. House, that extends all the way to West Webb Avenue. In the 1950s, the Educational Building was appended to the Sunday School Building, and the 1907 sanctuary was razed to make room for a much larger, modern one.<sup>23</sup>

More than twenty years passed after the Lutherans settled on West Front Street before another church located within the district. In the meantime, however, several other congregations left Union Church to build nearby. In 1888, Front Street Methodist Church built a small rectangular brick church at the east corner of Front and Fisher streets, just outside the east boundary of the district. In 1912, their first building was superceded by a large elegant structure in yellow brick, which burned and was replaced by the present red brick building in the 1950s. The same year the Lutherans left Union Church, the Presbyterians established a local congregation, but eleven years passed before they moved to their own building. In 1890, they bought a lot on the corner of Front and Church streets, one block east of the district, where they erected a modest brick Gothic Revival style church, greatly expanded in 1909 with a new sanctuary and bell tower capped by a steeple (no longer standing). In 1891, the First Christian Church began their first sanctuary one block to the south, at the corner of Davis and Church streets (see separate nomination form for First Christian Church within this Multiple Resource Nomination).<sup>24</sup>

Finally, the Burlington congregation of the First Reformed Church, the membership of which had been unstable since its establishment in 1889, was secure enough to purchase a building lot at the corner of West Front Street and Tarpley within the district (34). In 1901 they completed a brick church with a slate roof, which was enlarged in 1909 with classrooms to meet the needs of the growing congregation. Around 1917 the church built a parsonage on Tarpley Street at the north edge of its property (103). The congregation continued to expand, and in 1925 they approved construction of a new sanctuary and a classroom building. Immediately, however, they could afford only to erect the classroom building, and it was not until 1940 that the handsome Romanesque Revival style sanctuary was begun.<sup>25</sup> Twelve years later, the First Presbyterian Church (46) moved into the district and began its extensive facilities at the former site of the Finley L. Williamson House on West Davis Street. The Blessed Sacrament Roman Catholic Church recently had built a small sanctuary in the next block to the east, on the grounds of the Walter L. Holt House which served as the church's rectory. (This block is not included in the district due to the subsequent razing of the house and construction of modern buildings unsympathetic to the neighborhood's physical character.)

From the early 1900s until well into the 1930s, residential development of the West Davis Street-Fountain Place District continued at a steady pace. As Burlington's middle class grew and prospered, its attraction to this neighborhood outside of but convenient to the town's center remained strong. The houses that businessmen and

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professionals constructed here reflect the urban growth and development that occurred throughout Burlington and the state as a whole in the first four decades of this century as a catalogue of the period's popular styles and types. In contrast to those working in the district in the nineteenth century, several of the builders and contractors who helped shape the district after 1900 are remembered. It was during this period, also, that construction shifted from strictly private to some planned development.

Mention of a selection of the early twentieth-century newcomers to the district and the houses they built conveys the texture of the area's development. During the 1900s and 1910s, the houses ranged from transitional late Queen Anne/early Colonial Revival dwellings to Foursquares and bungalows. Brothers Edward L. and Cicero Holt, president and secretary-treasurer, respectively, of Burlington Hardware Company built large, rambling houses next to each other on West Davis Street in the 1900s (78 and 79). Edward L. Holt's house was constructed by Lewis Christman and J. J. May, who also helped build Macedonia Lutheran Church's sanctuary about the same time. Nearby, around 1912, E. L. Morgan, a tobacco warehouseman, built a substantial early Colonial Revival style house with a widow's walk (52).

Representatives of all sorts of occupations and professions selected Foursquares and bungalows for their homes, as exhibited by the dozens of examples built throughout the district beginning in the 1910s. One of Burlington's first bungalows was built in 1916 on West Davis Street by W. Manley Baker, an official of the F. L. Williamson Company (88). His example was followed by numerous others in the 1920s and 1930s on all three of the district's major thoroughfares as well as one of the cross streets. One of the earliest Foursquares in the district was built for jeweler Thomas J. Rouse (1) by Dave Fitch, a local contractor. Fitch was active throughout Burlington for a few decades and probably built several other examples of the popular house types in the district. During the 1920s, Alamance County Registrar of Deeds Jesse Tingen and hosiery manufacturer D. Ernest Sellers built Foursquares on West Front (25) and West Davis (58) streets, respectively.

Undoubtedly, typical of the fashionable early twentieth-century neighborhood, the designs of many of these popular house types were influenced by home-oriented magazine features and advertising. The D. Eugene May House (80) on West Davis Street, a Period House built in 1924 according to a design found in House Beautiful, exemplifies this trend. Fountain Place, in particular, illustrates the pervasive popularity of these sources, with its significant concentration of "Period Houses" built during the 1920s and 1930s. Another external influence on the physical character of the district was Sears, Roebuck and Company. Contractor C. K. Harvey of Franklin County, North Carolina, used that retailer's forms to cast the concrete blocks with which he built the McAdams House (42) on West Front Street. Considering the large number of popular house types here, further research may reveal Sears catalogues as the sources of plans, specifications and even the actual materials. It also is likely that the contractors of many of the district's early twentieth-century houses were neighborhood residents. A few contractors lived in the district, including J. T. Love and brothers

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John W. and James H. Long; John W. Long built one of the district's most distinctive structures, the stone fortress-like Pollard-Neese House (57) on West Davis Street.

Although at least one area of the growing city had been the object of development by a local financial firm employing the talents of outside design consultants,<sup>26</sup> Fountain Place was the city's first successful, planned subdivision aimed at a middle-class clientele. In late 1919, Alamance Insurance and Real Estate Company acquired two acres of land from the Isley family,<sup>27</sup> operators of a general store on Main Street. This land, standing south of West Davis Street at its intersection with Trollinger Street, and meeting Kime Street at its southern terminus, was divided into deep, narrow lots fronting a broad thoroughfare adorned with grassy medians, a fountain at the center, and newly planted sycamore trees. Walter E. Sharpe, a principal in the company, had four "model homes" built just after 1920. Erected in different styles typical of the period, two of the houses (142 and 161) faced the entrance to Fountain Place behind the large stone pillars at West Davis Street, while the other two (138 and 156) flanked the fountain.<sup>28</sup> Deeds to lots on Fountain Place included covenants which restricted construction to residences costing at least \$5,000.00. They also insured that the street would be paved and that water and sewerage would be provided to the homes built there.<sup>29</sup> The area quickly attracted industrialists (such as J. Spencer Love of Burlington Mills fame), leading merchants, and professionals. Many of these men, such as R. Homer Andrews (155), W. W. Sellars (153), Dr. Raymond Troxler (154), James Atwater (137), and Thomas D. Cooper (160) were leaders in the city's development from the 1920s through the 1950s.

Until about 1920, construction in the West Davis Street-Fountain Place District was private, usually the result of an individual property owner commissioning a contractor to build his house, rather than planned development of multiple lots. By this time, the majority of the lots in the district were occupied, with the remaining undeveloped tracts scattered along West Davis Street and West Front Street and concentrated on the cross streets and the west end of West Davis Street. During the next fifteen years, by around 1940, the small lots of the cross streets would be developed, primarily with sparsely detailed but handsome bungalows, many of which appear to have been speculative sale or rental ventures occupied by merchants and tradesmen. Occasionally on West Davis Street, where the lots are larger, an individual would purchase more than one lot to create a single, larger than average tract for added buffer around his house or to re-divide into building lots for family members.

In the mid-1920s, industrialist Edwin C. Holt, grandson of the founder of the Holt textile dynasty, bought lots in the 1000 block of West Davis Street at the west end of the district. In 1925, he built an elegant house best described as "Classical Mediterranean" for his daughter and son-in-law, the W. T. Cheathams (97), and next door he built an imposing Georgian Revival style residence for himself (98). Across the street, also in the mid-1920s, Roger Gant built another substantial Georgian Revival style house (66) and Allen Gant erected a meticulously detailed and well articulated Tudor Revival style house (67), both on very large, adjoining tracts. The Gant brothers were the sons of John Q. Gant, another early local textile leader who founded Altamahaw Cotton Mills in 1880 and Glen Raven Mills early in this century.



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All of these full-blown period revival style houses, together with the bungalows and "Period Houses" of Fountain Place, reflect most emphatically--and most appropriately in terms of their owners--the massive 1920s building campaign across Burlington that was prompted by tremendous growth in the textile industry. Their "high style" character symbolizes the confidence and affluence of the 1920s, as well as local awareness of major architectural trends.

By the late 1920s, most of the 1000 block of West Davis Street had been developed, clearly indicating that the city's future growth, particularly in upper middle class residential construction, would continue in a westerly direction. In 1928, the second planned development associated with the district evolved when the Alamance Insurance and Real Estate Company ran newspaper advertisements for lots in Brookwood, a new subdivision along West Davis Street which incorporated the 1000 block at its east end.<sup>30</sup> Already almost completely developed, this block set the tone for the type and quality of houses governed to a certain extent by restrictive covenants, to be built in Brookwood, which extends several blocks west of East Willowbrook Drive where construction generally dates from the 1930s and later. The vice president of Alamance Insurance and Real Estate, Dr. Robert Morrow, and its secretary-treasurer, Walter E. Sharpe, both lived in the West Davis Street-Fountain Place District. Sharpe was the first known owner of the rambling early Tudor Revival style Sharpe-Somers House, later owned by Claude G. Somers, another important local real estate developer who was one of the principal backers of the Westerwood subdivision launched in the late 1920s.<sup>31</sup> The West Davis Street-Fountain Place District was the origin of much of Burlington's significant residential development of the 1920s and 1930s--physically, conceptually as an environmental prototype, and as the home of the businessmen who planned them.

Since the 1930s, when houses were erected upon almost all of its remaining lots, the West Davis Street-Fountain Place District has remained fairly stable. The most significant development was the removal of Finley L. Williamson's house for the First Presbyterian Church, an important structure that contributes to the character of the district. Although in its east half several houses have been destroyed, usually to make room for new construction, and some have been divided into apartments, overall the district today retains its original character as the home of many of Burlington's leading tradesmen, merchants and administrators.

Footnotes

<sup>1</sup>Durward T. Stokes, Company Shops: The Town Built by a Railroad (Winston-Salem: John F. Blair, Publisher, 1981), pp. 8-9.

<sup>2</sup>Ibid., p. 10.

<sup>3</sup>Alamance County Register of Deeds, Plat Book 12, Page 64.

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<sup>4</sup>First survey of the town of Company Shops, 17 March 1866, in Records of the North Carolina Railroad Company, Box 55, North Carolina Division of Archives and History, reproduced in Stokes, p. 73.

<sup>5</sup>Stokes, pp. 71-72.

<sup>6</sup>Ibid., p. 74.

<sup>7</sup>Ibid., pp. 71-72.

<sup>8</sup>Ibid., p. 92.

<sup>9</sup>Ibid., p. 126.

<sup>10</sup>Inventory field notes by principal investigator Allison Harris, based upon interviews and survey of city directories and Sanborn maps.

<sup>11</sup>Stokes, pp. 127-128.

<sup>12</sup>Inventory field notes by Allison Harris. Unless otherwise noted, all subsequent information on district residents and building dates is based upon these notes, and upon survey of city directories by Claudia P. Roberts.

<sup>13</sup>Sanborn Map Company, "Burlington, N.C.," 1924 series, in the North Carolina Collection, Wilson Library, University of North Carolina at Chapel Hill. As will be seen later, part of this land was sold in 1919 to Alamance Insurance and Real Estate Co. which developed the area under the name Fountain Place.

<sup>14</sup>Notes by Allison Harris; and Stokes, p. 85.

<sup>15</sup>Stokes, p. 89.

<sup>16</sup>Burlington, Graham and Haw River, N.C. Directory, Vol. I, 1909-1910 (Burlington, N.C.: Piedmont Directory Co., Inc.); Sanborn Map Co., 1918 series.

<sup>17</sup>Rev. S. G. Walker, Thomas Memorials (Burlington, N.C.: Southern Christian Printing Co., n.d.), p. 5.

<sup>18</sup>Ibid., p. 6.

<sup>19</sup>Ibid., pp. 7, 10-12.

<sup>20</sup>Ibid., p. 9.

<sup>21</sup>Ibid., p. 10.

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<sup>22</sup>Stokes, p. 102.

<sup>23</sup>Eva Christman Clemmer, "History of Macedonia Lutheran Church," pp. 2-7.

<sup>24</sup>W. T. Lasley, "Union Church: Cradle of Religion, Education," The City-County Newspaper, week ending 2 April 1977, p. 8A; and Sanborn Map Co.

<sup>25</sup>"History of the First Reformed Church," 1962, pp. 1-4.

<sup>26</sup>In 1913, the Piedmont Development Company (probably an arm of Piedmont Trust Company) and the North State Real Estate Company recorded a plat (ACRD plat Book 1, pp. 22 ff) for Piedmont Estates. This working class development flanking the new streetcar line in northeast Burlington was designed with broad, tree-lined streets by Holme Blair and Brent S. Dranes, landscape engineers from Charlotte.

<sup>27</sup>ACRD Deed Book 67, pp. 122 and 457.

<sup>28</sup>Allison Harris interview with R. Homer Andrews, Burlington, North Carolina, 10 December 1982.

<sup>29</sup>ACRD Deed Book 76, p. 72.

<sup>30</sup>Advertisement, Burlington Daily Times, 3 March 1928, p. 4.

<sup>31</sup>Advertisement, Burlington Daily Times, 8 June 1929, p. 6.

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Beginning at the north corner of the intersection of South Fisher and West Davis streets, proceed along the front property lines of the 400 block of West Davis Street. At 427 West Davis Street, cross West Davis Street to the west side of Morehead Street and proceed along the east property line of the First Presbyterian Church to the southeast corner of the church property. From there, proceed in a westerly direction along the rear lot lines of the property on the south side of West Davis Street to the southwest corner of 622 West Davis Street. Then follow the east and south lines of 624 West Davis Street and the south and west lines of 630 Peele Street to the southeast corner of 706 West Davis Street. Continue along the rear lot lines of the property on the south side of West Davis Street to the southwest corner of 728 West Davis Street. Turning south, proceed along the rear property lines on the east side of Fountain Place to Kime Street. Cross Fountain Place at Kime Street and proceed along the rear property lines on the west side of Fountain Place to the southeast corner of 804 West Davis Street; from thence continuing along rear property lines on the south side of West Davis Street to East Willowbrook Drive. Follow Willowbrook Drive north to the north end of the easternmost line of 1031 West Davis Street. Then follow the property lines of 1031 West Davis Street around its northern perimeter, along West Front Street and then south to its meeting with the northwest corner of 1011 West Davis Street. Proceed to the east along the north property lines of the 1000, 900, and 800 blocks of West Davis Street to the corner of 807 West Davis Street and 619 Trollinger. Then go to the north along the rear lot lines of 619, 615, 611 and 609 Trollinger Street, cross Trollinger Street, and proceed north to the southeast corner of the intersection of Trollinger and West Front streets. Go along the front line of 728 West Front Street, cross West Front Street, and proceed to the northwest corner of 725 West Front Street. Then travel in an easterly direction along the rear property lines of the building lots along the north side of West Front Street to the east side of Tarpley Street. Proceed along the west and north lines of 210 Tarpley Street, the First Reformed United Church of Christ, 503, 501 and 439 West Front Street, to the west line of Macedonia Lutheran Church. Then go north to West Webb Avenue and east along West Webb Avenue to the northeast corner of the Holt Kitchen lot. Proceed south to the Lutheran Church corner and then east along the north lines of the church and 411 and 407 West Front Street to the west side of South Fisher Street. From that point, proceed south along the west side of South Fisher Street to the point of beginning.

## 9. Major Bibliographical References

See notes on continuation sheets and Item 9 of "Historic Resources of Burlington"

## 10. Geographical Data

Acreeage of nominated property Approximately 76

Quadrangle name Burlington

Quadrangle scale 1:24000

UTM References

A 

1	7
6	3
9	3
0	0

3	9
9	5
5	5
0	0

B 

1	7
6	3
9	7
5	0

3	9
9	5
5	5
0	0

C 

1	7
6	3
9	8
5	0

3	9
9	5
8	0
0	0

D 

1	7
6	4
0	4
0	0

3	9
9	5
7	0
0	0

E 

1	7
6	4
0	3
0	0

3	9
9	5
5	0
0	0

F 

1	7
6	4
0	2
6	0

3	9
9	5
3	0
0	0

G 

1	7
6	3
9	8
1	5

3	9
9	5
0	6
0	0

H 



Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

## 11. Form Prepared By

name/title Claudia P. Roberts

organization Consultant to the City of Burlington

date July 28, 1983

street & number 425 South Lexington Avenue

telephone (919) 227-3603 Ext. 81

city or town Burlington

state North Carolina

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*William S. Pugh, Jr.*

title State Historic Preservation Officer

date September 20, 1984

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

## APPENDIX B: NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR LISTING

1. State and National Registers of Historic Places Criteria
2. Criteria of Adverse Effect

### 1. State and National Registers of Historic Places Criteria

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) that are associated with the lives of persons significant in our past, or
- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or

- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or
- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or
- g) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

## 2. Criteria of Adverse Effect

Whenever a historic property may be affected by a proposed undertaking, Federal agency officials must assess whether the project constitutes an adverse effect on the historic property by applying the criteria of adverse effect. According to the Advisory Council on Historic Preservation, the criteria of adverse effect (36 CFR 800.5), is as follows:

- (1) An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that would qualify it for inclusion in the National Register, in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation for the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or cumulative.
- (2) Adverse effects on historic properties include, but are not limited to (36 CFR 800.5(a)(2)):
  - i) Physical destruction of or damage to all or part of the property;



- ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- iii) Removal of the property from its historic location;
- iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

A finding of adverse effect or no adverse effect could occur based on the extent of alteration to a historic property, and the proposed treatment measures to mitigate the effects of a proposed undertaking. According to 36 CFR 800.5(3)(b):

The agency official, in consultation with the SHPO/THPO, may propose a finding of no adverse effect when the undertaking's effects do not meet the criteria of § 800.5(a)(1) or the undertaking is modified or conditions are imposed, such as the subsequent review of plans for rehabilitation by the SHPO/THPO to ensure consistency with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines, to avoid adverse effects.

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## **APPENDIX C: LHO DISTRICT AMENDMENT APPLICATIONS**

# LOCAL HISTORIC OVERLAY (LHO) DISTRICT AMENDMENT APPLICATION

Pursuant to Section 3.19.E.2.c. of the Unified Development Ordinance (UDO); this includes proposed additions to or removal from a LHO.

Application Page 1 of 1

APPLICATION LAST UPDATED: 02.1.2021

Planning & Transportation Department • P.O. Box 1358 • 425 S. Lexington Ave. Burlington, NC 27215 • P. 336-222-5110



## 1. GENERAL PROJECT INFORMATION

1. Property Owner Name: Allen E. GANT, Jr.
2. Property Address: 1022 W. Davis St.
3. Owner Phone Number: 336-380-1467
4. Owner Email: agant@glenraven.com
5. Date of Request: 4-27-21

## 2. DESCRIPTION OF REQUEST

*(Please complete the following)*

In the area below please describe your request, the basis for your request, and any other supporting information. Also attach any pictures or documents that support the request. (Additional pages may be added if needed):

- To be removed From the Historic Distric.
- No longer Economichly Viable to be a part OF the Distric.
- Request a visit to said Property For Full understanding.

## 3. OWNER SIGNATURE

I certify that the information provided in this application is complete and accurate to the best of my knowledge.  
If there are multiple land owners or applicants, a signature is required for each.

Owner Signature: Allen E. Gant Jr.

Date: 4-27-21

**Please submit this form and all information to:**

Burlington Planning Department  
C/O Historic Commission  
425 South Lexington Avenue  
Burlington, North Carolina 27215

**Please call the Planning Department at 336-222-5110 with any questions or assistance in completing this form.**

# LOCAL HISTORIC OVERLAY (LHO) DISTRICT AMENDMENT APPLICATION

Pursuant to Section 3.19.E.2.c. of the Unified Development Ordinance (UDO); this includes proposed additions to or removal from a LHO.

Application Page 1 of 1

APPLICATION LAST UPDATED: 02.1.2021

Planning & Transportation Department • P.O. Box 1358 • 425 S. Lexington Ave. Burlington, NC 27215 • P. 336-222-5110



## 1. GENERAL PROJECT INFORMATION

1. Property Owner Name: Glen Raven Inc
2. Property Address: 1010 West Davis St.
3. Owner Phone Number: 336-380-1467
4. Owner Email: egant@glenraven.com
5. Date of Request: 4-27-21

## 2. DESCRIPTION OF REQUEST

*(Please complete the following)*

In the area below please describe your request, the basis for your request, and any other supporting information. Also attach any pictures or documents that support the request. (Additional pages may be added if needed):

- To be Removed From Historical District
- No longer Economically Feasible to be part of.
- Request visit to property to see First Hand the issues

## 3. OWNER SIGNATURE

I certify that the information provided in this application is complete and accurate to the best of my knowledge.  
*If there are multiple land owners or applicants, a signature is required for each.*

Owner Signature: \_\_\_\_\_

Allen E. Hunt Jr

Date: \_\_\_\_\_

4-27-21

**Please submit this form and all information to:**

Burlington Planning Department  
C/O Historic Commission  
425 South Lexington Avenue  
Burlington, North Carolina 27215

**Please call the Planning Department at 336-222-5110 with any questions or assistance in completing this form.**

# LOCAL HISTORIC OVERLAY (LHO) DISTRICT AMENDMENT APPLICATION

Pursuant to Section 3.19.E.2.c. of the Unified Development Ordinance (UDO); this includes proposed additions to or removal from a LHO.

Application Page 1 of 1

Planning & Transportation Department • P.O. Box 1358 • 425 S. Lexington Ave. Burlington, NC 27215 • P. 336-222-5110

APPLICATION LAST UPDATED: 02.1.2021



## 1. GENERAL PROJECT INFORMATION

1. Property Owner Name: Glen Raven Inc
2. Property Address: 1016 West Davis St.
3. Owner Phone Number: 336-380-1467
4. Owner Email: agent@glenraven.com
5. Date of Request: 4-27-21

## 2. DESCRIPTION OF REQUEST

*(Please complete the following)*

In the area below please describe your request, the basis for your request, and any other supporting information. Also attach any pictures or documents that support the request. (Additional pages may be added if needed):

- To be removed From Burlington Historical District
- No Longer Economically Feasible to be part of
- Request visit to property to actually see issues.

## 3. OWNER SIGNATURE

I certify that the information provided in this application is complete and accurate to the best of my knowledge.  
*If there are multiple land owners or applicants, a signature is required for each.*

Owner Signature: 

Date: 4-27-21

**Please submit this form and all information to:**

Burlington Planning Department  
C/O Historic Commission  
425 South Lexington Avenue  
Burlington, North Carolina 27215

**Please call the Planning Department at 336-222-5110 with any questions or assistance in completing this form.**

# LOCAL HISTORIC OVERLAY (LHO) DISTRICT AMENDMENT APPLICATION

Pursuant to Section 3.19.E.2.c. of the Unified Development Ordinance (UDO); this includes proposed additions to or removal from a LHO.

Application Page 1 of 1

APPLICATION LAST UPDATED: 02.1.2021

Planning & Transportation Department • P.O. Box 1358 • 425 S. Lexington Ave. Burlington, NC 27215 • P. 336-222-5110



## 1. GENERAL PROJECT INFORMATION

- |                         |  |
|-------------------------|--|
| 1. Property Owner Name: | Patrick Robinson                       |
| 2. Property Address:    | 1004 W Davis St., Burlington, NC 27215 |
| 3. Owner Phone Number:  | 336-690-7101                           |
| 4. Owner Email:         | ptrckrbnsn0@gmail.com                  |
| 5. Date of Request:     | 05/21/21                               |

## 2. DESCRIPTION OF REQUEST

*(Please complete the following)*

In the area below please describe your request, the basis for your request, and any other supporting information. Also attach any pictures or documents that support the request. (Additional pages may be added if needed):

-Financially disadvantageous to remain part of this district and keep up property according to the standards imposed by the HBC.

-Current standards severely limit the homeowners ability to make energy efficient updates and improvements to their dwelling.

## 3. OWNER SIGNATURE

I certify that the information provided in this application is complete and accurate to the best of my knowledge.

*If there are multiple land owners or applicants, a signature is required for each.*

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Please submit this form and all information to:**

Burlington Planning Department  
C/O Historic Commission  
425 South Lexington Avenue  
Burlington, North Carolina 27215

**Please call the Planning Department at 336-222-5110 with any questions or assistance in completing this form.**