



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

October 27, 2016

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report - Addendum, Widen SR 1009 (John St/Old Monroe Rd) in Matthews, Stallings and Indian Trail, U-4714, Mecklenburg and Union Counties, ER 13-0879

Thank you for your September 15, 2016, letter transmitting the above-referenced report addendum. We have reviewed the report and concur that the Walter A. and Margaret F. Hemby House (UN1174) is not eligible for listing in the National Register of Historic Places. Two other 20th century granite buildings within a short distance of the house have been determined eligible. The integrity of the Hemby House has been compromised with later additions and the stonework does not possess the craftsmanship found at the other two older buildings - the Indian Trail Presbyterian Church (remodeled with stone in 1935) and the Banks Funderburk Store (1935).

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary



ER 13-0879

H REAP - 10/24/16
COLEMAN

September 15, 2016

Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Dear Ms. Gledhill-Earley:

DE 10/14/16

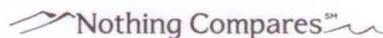
RE: **Historic Structures Report:** Union County, TIP # U-4714, Widen SR 1009 (John St/Old Monroe Rd) in Matthews, Stallings and Indian Trail.

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and one digital copy of the Historic Structure Report, as well as a Survey Site form, digital images, and GIS data. The report meets the guidelines for survey procedures for NCDOT and the National Park Service. If you have any questions regarding the accompanying information, please feel free to contact me at 919-707-6088 or sleap@ncdot.gov.

Sincerely,

Shelby Reap
Historic Architecture Group

Attachment



ADDENDUM

**FINAL EVALUATION OF ELIGIBILITY REPORT
WALTER A. AND MARGARET F. HEMBY HOUSE (UN1174)**

**WIDENING OF JOHN STREET/OLD MONROE ROAD (SR 1009) FROM TRADE STREET TO
WESLEY CHAPEL/STOUT ROAD 40
MECKLENBURG AND UNION COUNTIES**

**TIP No. U-4714
FA No. STPDA-1009(16)
WBS No. 39078.1.1
Limited Services Contract No. 7000016411**

Prepared by:

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

Prepared for:

**North Carolina Department of Transportation
Human Environment Section
Raleigh, North Carolina**

1 September 2016

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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances Alexander

1 September 2016

Frances P. Alexander, M.A.

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

Introduction

This eligibility report was prepared as an addendum to the 2014 North Carolina Department of Transportation (NCDOT) project entitled, *Widening of SR 1009 (John Street/Old Monroe Road)*. The project is located in Mecklenburg and Union counties. The TIP Number is U-4714, and the WBS Number is 39078.1.1. The project location is shown on **Figure 1**.

The area of potential effects (APE) for this project was delineated during the 2014 investigation and extends the equivalent of one city block beyond the existing rights-of-way along John Street/Old Monroe Road. The Walter A. and Margaret F. Hemby House (UN1174) is one of ten resources within the APE that warranted intensive-level investigation (**Table 1**). The other nine properties were evaluated for National Register eligibility in the historic architectural resources survey report dated 30 May 2014. The portion of the APE near the Hemby house is shown on **Figure 2** of this report.

This investigation was conducted to evaluate the Walter A. and Margaret F. Hemby House for National Register eligibility. The current evaluation of eligibility is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Guidelines for Survey Reports for Historic Architectural Resources*. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office (HPO) a reasonable opportunity to comment.

The eligibility evaluation consisted of research into the history and architecture of the Hemby house and a field survey of the property. For the research phase, both primary and secondary sources were examined, including Suzanne S Pickens's, *Sweet Union: An Architectural and Historical Survey of Union County, North Carolina* (1990), county deeds, HPO survey files for Union County, and an interview with Timothy Hemby, son of the original owners.

Field work took place on July 7 and 12, 2016. The house and outbuildings as well as the landscape features of the property were examined and documented with photographs to assess the level of current integrity. The principal investigators also conducted a windshield survey of other dwellings in the area to investigate the overall setting and architectural context. The current tax parcel for the Walter A. and Margaret F. Hemby House is shown on **Figure 4**.

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Walter A. and Margaret F. Hemby House	UN1174	Not Eligible

Figure 1
Project Location Map

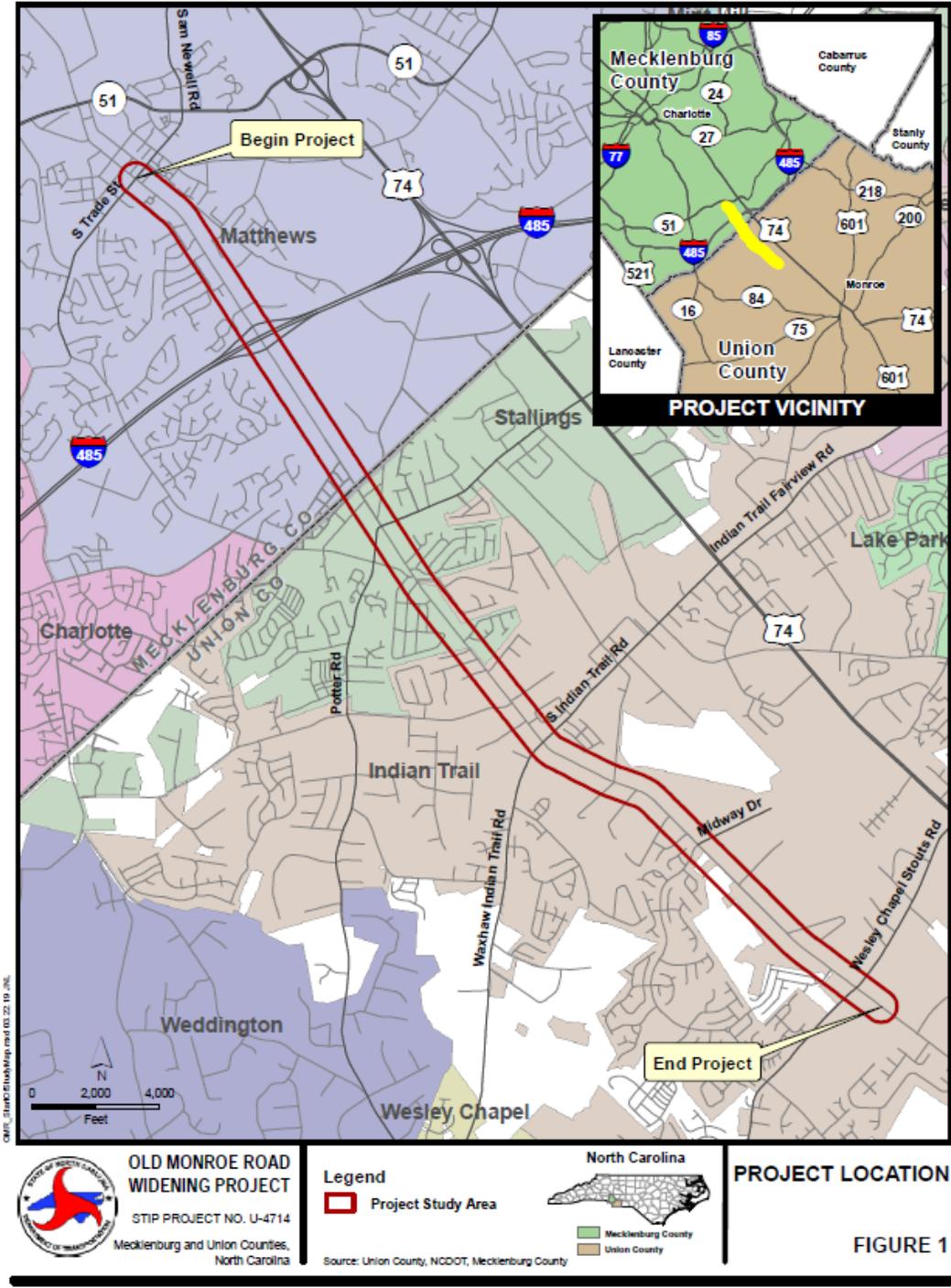
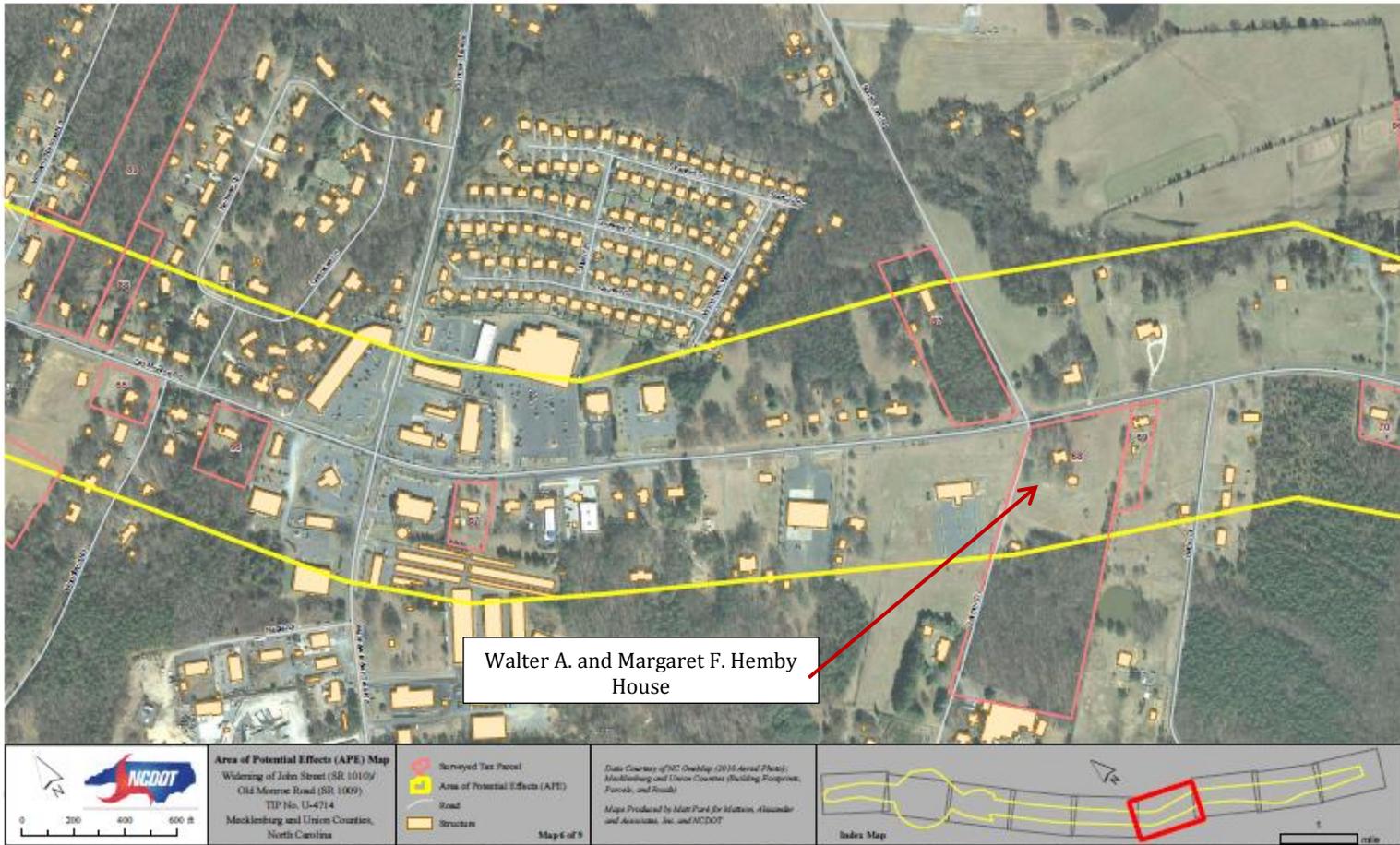


Figure 2

Walter A. and Margaret F. Hemby House
Area of Potential Effects (APE) Map



Source: Widening of John Street/Old Monroe Road (SR 1009), TIP No. U-4714, Historic Architectural Resource Survey Report, 2014.

Property Evaluation of Eligibility

**Walter A. and Margaret F. Hemby House
(UN1174) (PIN 07114009)**
4800 Old Monroe Road
Indian Trail, Union County



Eligibility Recommendation: Not Eligible
Date of Construction: 1951

Physical Description (Figures 3, 4)

The 1951 Walter A. and Margaret F. Hemby House occupies an 11.5-acre parcel on the west side of Old Monroe Road. Situated southeast of Charlotte in western Union County, the house is surrounded by mostly modern, suburban development. The one-story ranch house is notable for its uncoursed, mortared, granite veneer. The house is in deteriorated but stable condition, and sections of the granite exterior have cracked and require new mortar. The dwelling has a U-shaped plan with a side-gable central block and flanking, hip-roofed wings. The central block has a rock-faced, interior chimney stack. Vented roof gables cap the two hip-roofed wings. A hip-roofed wing off the rear elevation houses a utility porch. The porch retains its granite-faced steps and foundation but was later enclosed and remodeled with vinyl siding, metal-sash windows, and a narrow concrete block which has had to be partially reconstructed. The rear elevation also has a later, shed-roofed appendage to shelter the HVAC unit. This small addition was constructed of concrete block to match the enclosed rear porch (Timothy Hemby Interview 2016).

Shallow, concrete steps ascend to a curved terrace that extends across the center block of the house and serves as the main entranceway. This terrace and steps were originally faced with bluestone which later deteriorated and was replaced by the current slate. The front door is a modern replacement. An original paneled, wood door with a glazed upper section leads into the kitchen from the rear utility porch.

The house retains original, wood-sash, awning-style windows on the front (east) elevation and the east bays of the side (north and south) elevations. There is also a sizable, three-part window in the central block, adjacent to the main entrance. Six-over-six light, double-hung, wood-sash windows were used for the bathroom and bedroom windows in the north wing that may also be original. The one-over-one light, double-hung, wood-sash windows on the rear elevation and the west bay of the south elevation were installed in the 1980s during a remodeling of the kitchen (Timothy Hemby Interview 2016).

The interior of the house has hardwood flooring, now mainly covered in carpet, and textured plaster ceilings except in the north bedroom which has a deteriorated acoustic-tile ceiling. The living room features a mantel faced with ashlar limestone, and the solid-core, wood doors are original. The walls in the kitchen and adjoining den are covered in their original pine paneling, but the paneling in the kitchen has been painted. The kitchen and bathroom were extensively

remodeled in the 1980s, and the kitchen now has new cabinets and counters, modern tile flooring, replacement windows, and an added bathroom (Timothy Hemby Interview 2016).

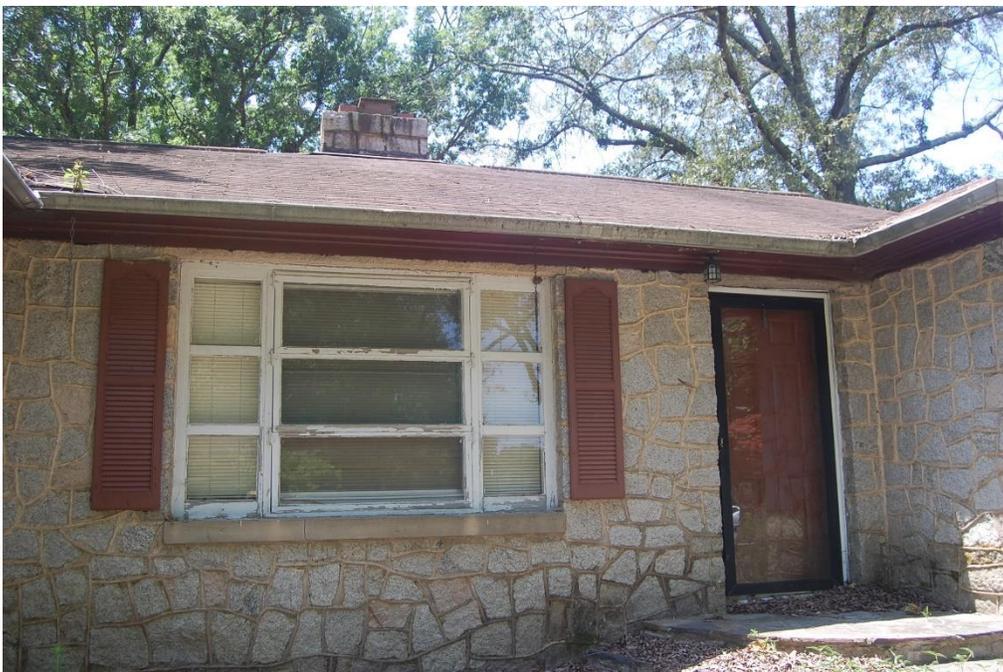
The large tax parcel is overgrown although remnants of a truck garden that was tended by the Hembys remain just south and west of the house. Mature hardwoods shade the residence. A one-bay, granite-faced pump house, with a later flat roof, is located north of the dwelling. A gable-front, asbestos-shingled, two-car garage and storage shed stands to the west. Both are in deteriorated condition. In the late 1990s, a mobile home was added several hundred yards west of the Hemby House along Garmon Drive which borders the north side of the tract (Timothy Hemby Interview 2016).



Walter A. and Margaret F. Hemby House, House and Setting, Looking West.



Walter A. and Margaret F. Hemby House, Front (East) Elevation, Looking Northwest.



Walter A. and Margaret F. Hemby House, Main Entrance, Looking West.



Walter A. and Margaret F. Hemby House, Side (North) Elevation, Looking South.



Walter A. and Margaret F. Hemby House, Side (South) Elevation, Looking North.



Walter A. and Margaret F. Hemby House, Rear (West) Elevation, Looking East.



Walter A. and Margaret F. Hemby House, Enclosed Utility Porch, Looking East.



Walter A. and Margaret F. Hemby House, Rear Utility Porch and Side (South) Elevation, Looking East.



Walter A. and Margaret F. Hemby House, Interior, Living Room.



Walter A. and Margaret F. Hemby House, Interior, Bedroom.



Walter A. and Margaret F. Hemby House, Interior, Kitchen.



Walter A. and Margaret F. Hemby House, Pump House.



Walter A. and Margaret F. Hemby House, Garage, Looking West.



Walter A. and Margaret F. Hemby House, Truck Garden Site, Looking West.



Walter A. and Margaret F. Hemby House, Mobile Home on Site, Looking South from Garmon Drive.

Historical Background

Walter Allen Hemby (1920-2006) was born in nearby Weddington, North Carolina, to William Alonzo and Elizabeth Nancy Hemby. A businessman, he owned the local Hemby Heating and Air Conditioning Company until his retirement in 1982. The house was constructed in 1951 on Hemby family land for Hemby and his wife, Margaret Flowe Hemby (1925-2010). The Hembys reared their three children in the house. Walter Hemby's 2006 obituary noted that he was a lifelong member of Indian Trail United Methodist Church and enjoyed gardening the "truck farm" beside his residence. The contractor/builder of the house is not known although according to the Hembys' son, Timothy, the granite was probably shipped to the site from the Mount Airy Quarry in Surry County. The house remained in the Hemby family until Walter's death in 2006 when it was sold to Vernon Nash who used the house as rental property. The house is now vacant, and the tract has been sold for redevelopment (Union County Deed Books 844: 486; 6643: 70; 4408: 492; www.findagrave.com; Timothy Hemby Interview 2016).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Walter A. and Margaret F. Hemby House is recommended **not eligible** for National Register eligibility under any criterion because of a loss of integrity.

Integrity

The Hemby house, does not retain all seven aspects of integrity needed for National Register eligibility. Although the residence remains on its original tax parcel and thus retains its integrity of location, the property has lost some of its historic setting, feeling, and association. The tract is now overgrown, and the dwelling and associated outbuildings have fallen into disrepair. Furthermore, nearby modern construction has compromised much of its once rural feeling and association. The house has also lost much of its integrity of design, materials, and workmanship. In addition to general deterioration, the front door and some windows are modern replacements, and the rear porch has been enclosed. On the interior, the kitchen has been heavily remodeled, and a bathroom has been added.

Criterion A

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

The house is not eligible under Criterion A because the property is not associated with a specific event or patterns of events that make a significant contribution to the development of Indian Trail or Union County.

Criterion B

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

The Walter A. and Margaret F. Hemby House is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

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

Although the dwelling retains defining elements of its original design, neither its design nor its construction possesses the level of significance for eligibility under Criterion C. While rock-faced buildings are unusual in Union County, and no other mid-twentieth-century, rock-faced houses have been identified, the county retains notable expressions of such construction dating to the early twentieth century. A concentration of six rock bungalows and one commercial building can be found along Concord Avenue and King Street in Monroe, the county seat. The stone work for these buildings was executed by Kiker Brothers, stonemasons in Monroe. In proximity to the Hemby House in Vance Township, both the Indian Trail Presbyterian Church, built 1916, remodeled circa 1935 (UN0199) (Study List 1983, DOE 2003) and the mid-1930s Banks H. Funderburk Store (UN0125) (Local Historic Landmark 2003, DOE 2014) are well-preserved examples of quartz stone construction. The Funderburk store is located within the APE for this project (Pickens 1990: 163, 268-269; also see the Widening of John Street/Old Monroe Road (SR 1009), TIP No. U-4714, Historic Architectural Resources Report 2014).

Criterion D

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

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

Figure 3

Walter A. and Margaret F. Hemby House
Site Plan

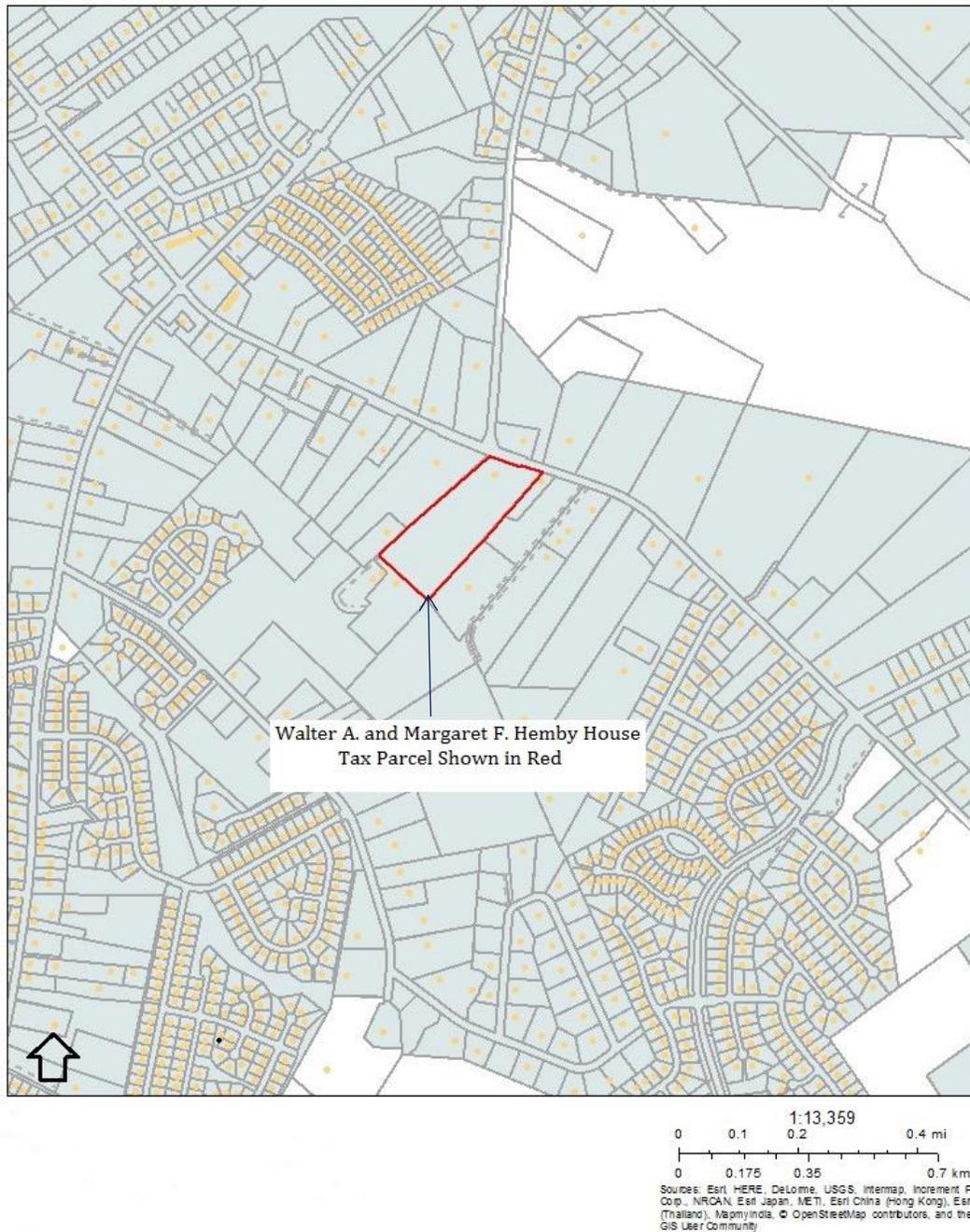


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Sources: Esri, HERE, DeLorme, USGS, Intermap, InCREMENT P
Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri
(Thailand), Swire, MapmyIndia, © OpenStreetMap contributors, and the
GIS User Community

Source: Union County Tax Map

Figure 4

**Walter A. and Margaret F. Hemby House
Tax Parcel**



Source: Union County Tax Map

Bibliography

Hemby, Timothy. Interview with principal investigators. 15 July 2016. Mr. Hemby is the son of the original owners of the house.

Pickens, Suzanne S. *Sweet Union: An Architectural and Historical Survey of Union County, North Carolina*. Monroe, North Carolina: Union County Historic Properties Commission, 1990.

Union County Register of Deeds. Monroe, North Carolina.

www.findagrave.com. Accessed 14 July 2016.