

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hardee Apartments
other names/site number Jarrell Apartments

2. Location

street & number 1102 North Main Street N/A not for publication
city, town High Point N/A vicinity
state North Carolina code NC county Guilford code 081 zip code 27262

3. Classification

Ownership of Property <input checked="" type="checkbox"/> private <input type="checkbox"/> public-local <input type="checkbox"/> public-State <input type="checkbox"/> public-Federal	Category of Property <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	Number of Resources within Property <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> </tr> <tr> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">buildings</td> </tr> <tr> <td></td> <td style="text-align: center;">sites</td> </tr> <tr> <td></td> <td style="text-align: center;">structures</td> </tr> <tr> <td></td> <td style="text-align: center;">objects</td> </tr> <tr> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">Total</td> </tr> </table>	Contributing	Noncontributing	<u>1</u>	_____		buildings		sites		structures		objects	<u>1</u>	_____		Total
Contributing	Noncontributing																	
<u>1</u>	_____																	
	buildings																	
	sites																	
	structures																	
	objects																	
<u>1</u>	_____																	
	Total																	

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

William S. Fin, Jr. 1-28-91
Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions (enter categories from instructions)

Work in Progress

7. Description

Architectural Classification
(enter categories from instructions)

Mission

Materials (enter categories from instructions)

foundation Stucco

walls Stucco

roof Asphalt

other Wood

Terra cotta

Describe present and historic physical appearance.

Located along one of High Point's most prestigious residential avenues of the 1910s and 1920s, the Hardee Apartments building (now known as the Jarrell Apartments) at 1102 North Main Street maintains a stately presence among the few remaining period mansions on the street. Always used as a four-unit apartment building, the ca. 1924 stuccoed frame structure is distinguished by its simple Spanish Mission style design and its generously proportioned interior layout.

The Hardee Apartments building is a two-story structure measuring approximately forty feet wide by sixty-one feet deep. Its symmetrical design includes mirror-image apartments (two per floor), a three-bay facade with massive two-tiered corner porches and a pair of central stair entrances, a single chimney on each side elevation, and a partially recessed rear stair and porch sheathed with German siding. The apartments are well-lighted with numerous six-over-six sash windows along the side and rear elevations and eight-over-eight and four-over-four sash windows on the facade. Even the front and rear doors are partially filled with glass panes.

The stylistic character of the building is concentrated on the facade and in particular on the two-tiered porches. Here the parapet of the flat roof--which is edged with a tile coping--becomes shaped, and green-tiled visor roofs on the porch bays are supported by heavy brackets. Massive stuccoed piers run the full two stories, and plain balustrades outline each of the four porches. A stuccoed string course encircles the building immediately above the second story windows.

The remarkably intact exterior shows little evidence of alterations. Striped canvas awnings once shaded the front porches, the metal awning over the front stair entrances appears to be an addition or a replacement, and the rear stair area may be more enclosed now than originally, although its configuration does not appear to have been altered.

The interior continues the quality of the exterior. The apartments are five rooms deep with a spacious living room and dining room separated by a pair of French doors, a pair of bedrooms separated by a bathroom and closets, a kitchen/breakfast area, and a large butler's pantry between the kitchen and dining room. (See attached plan.) Although all apartments have received minor alterations through the years, they are in most respects identical, with the exception that the first-floor units have somewhat more refined detailing than those on the second floor. Features include

See continuation sheet

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plastered walls and ceilings, hardwood floors, a brick fireplace mantel with a molded wood shelf, a coved cornice in the living room, projecting corner closets in the dining room, simple door and window surrounds, and molded baseboards. On the first floor, applied moldings create wall paneling in the living room and dining room.

The Hardee Apartments building is situated on a narrow but deep lot measuring approximately sixty feet by 170 feet. Only ten feet separate the structure from the side property lines, with the adjacent houses not much farther beyond. Hedges line the property from the building facade to the front sidewalk, and scattered shrubbery surrounds the building. The Hardee Apartments building is set back from North Main Street by a sidewalk and grassy lawn and is in line with the other buildings in the block. The rear of the lot is largely filled with gravel parking. Sanborn Insurance maps indicate that a garage structure once stood across the rear of the lot, but it no longer exists (date of demolition unknown). An alley borders the rear property line.

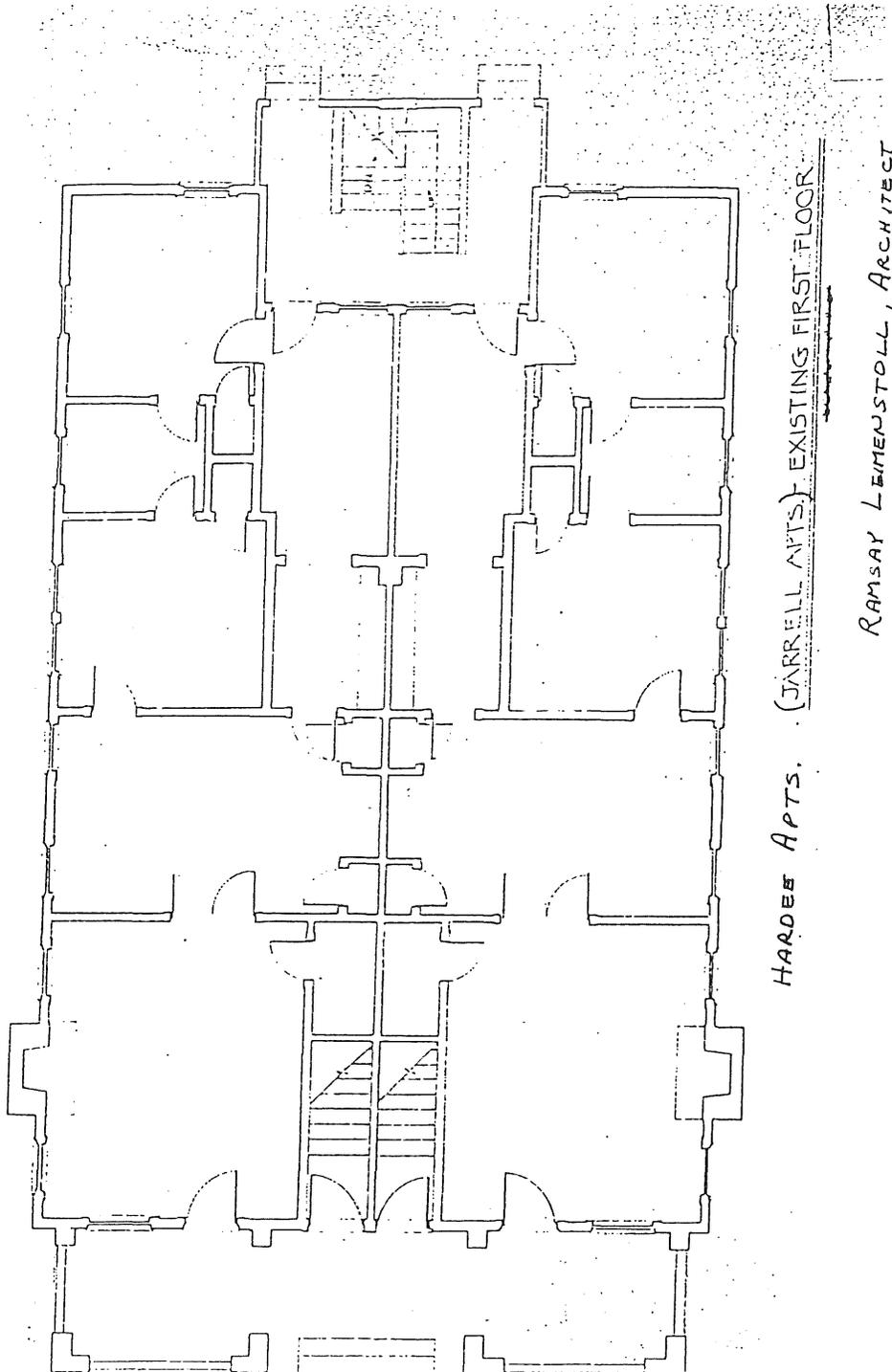
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8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

ca. 1924

Significant Dates

ca. 1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY:

The ca. 1924 Hardee Apartments building fulfills Criterion C for listing in the National Register because of its local architectural significance. A simple but bold expression of the Spanish Mission style, the two-story stuccoed structure is a rare survivor of early 1920s upper-class apartments in High Point. Located on North Main Street (one of High Point's premier residential avenues of the period) in the Johnson Place development (High Point's first major streetcar suburb), the Hardee Apartments building reflects both the high quality of housing being erected in the northern end of town during the 1910s and 1920s and also the apparent need for up-scale apartments during this time of phenomenal growth in the city (from 14,302 in 1920 to 36,745 in 1930). Constance Charles Hardee had the apartments built ca. 1924 and then retained ownership for the next three decades. During the early years residents tended to be comprised of upper-level managers and professionals like those who lived in the Johnson Place houses. Many residents were long-term occupants, contributing to the stability of the Hardee Apartments.

HISTORIC CONTEXT: Upper-class domestic architecture in High Point, 1915-1930:

High Point was a booming town in the early twentieth century, and its architecture--particularly its domestic architecture--reflected the new wealth that was being generated by a variety of industrial concerns. Local publications from the earliest years of the century, such as a series by J. J. Farriss and High Point North Carolina 1900-1910, a promotional book with numerous photographs, demonstrate that the emerging city boasted many large and impressive houses of late nineteenth and early twentieth-century origin. In keeping with the architectural interests of the period, most were in the Queen Anne, Colonial Revival, or Neo-Classical Revival style. McKelden Smith's architectural inventory of Guilford County, published in

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1979, reported that only fragments of that fine collection of houses survived High Point's rapid growth and overbuilding, and first-hand observations of present-day High Point reveal that even less architectural evidence of the period remains today.

Stylish residential architecture from the 1910s and early 1920s has not fared much better, as the city has continued its pattern of demolition and redevelopment. The best representatives of the period survive along North Main Street from Parkway Avenue to Farris Avenue and in the flanking neighborhoods--such as Johnson Street and Brantley Circle--which developed during the period of the streetcar (1910-ca.1925) and the advent of the automobile as a viable means of transportation. These upper- and upper-middle-class houses are handsome examples of the Colonial Revival, Renaissance Revival, Prairie, Spanish Mission, and Craftsman styles with a good dose of eclecticism. The later years of the 1920s saw the development nearby of Emerywood, with its large, impressive, and well-landscaped houses designed in a variety of period styles by the most prominent architects in High Point, Winston-Salem, and Greensboro.

High Point's boom years in the 1920s brought not only the construction of a wealth of new houses for the upper and upper-middle classes in the city's north end, but also saw the parallel introduction of high quality apartments to supplement the upper-end housing needs. The Hardee Apartments, located in the midst of the prominent North Main Street residences, is one of the earliest and best examples of those which survive. Its stuccoed Spanish Mission styling stands in contrast to the red brick Colonial Revival or eclectic designs of those few apartment buildings which remain from later in the 1920s, and even more in contrast with the Art Deco apartments which appeared in the 1930s and 1940s along North Main Street.

HISTORICAL BACKGROUND:

High Point as a community had its beginning in the 1850s when the mainline of the North Carolina Railroad crossed the recently-completed Fayetteville and Western Plank Road at the highest point on the rail line. The Plank Road became known as Main Street and High Point grew as a small trading community during the 1860s and 1870s (Hanchett, 1). In 1888 the High Point Furniture Company was organized as the city's first furniture manufacturing operation, and during the next fifteen years more than three dozen new furniture plants were established in the town. Furniture-related industries soon followed the wood-working plants. In 1904 the creation of the High Point Hosiery Mill introduced a second major industry to High Point. Within two decades the furniture and hosiery concerns had transformed High Point from a crossroads village into a bustling small city--one of the fastest-growing communities in North Carolina. Census

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records clearly reveal the enormous growth which took place in High Point. While in 1900 the population stood at 4,163, by 1920 it had reached 14,302, and by 1930 it had leaped to 36,745 (Hanchett, 2-3). This phenomenal growth, particularly during the 1920s, necessitated a substantial increase in the city's housing stock, including multi-family housing.

The building of a streetcar system in High Point helped to shape the direction of much of this residential growth. Although the system was slow in getting started, once functioning it had the same liberating effect on development as was seen in other cities around the country. In 1905 a mile of track was laid along North Main Street, but it was not until 1910 that more tracks were laid and the first cars were in operation. The new transit system spurred residential development on the north side of town, and these "streetcar suburbs" set a pattern of growth which High Point followed for much of the twentieth century (Hanchett, 4-6).

The first major streetcar suburb was Johnson Place, developed in 1907 by R. Homer Wheeler and his Home Investment and Improvement Company on land which had been the Johnson family farm as well as other smaller parcels. A subdivision of approximately twelve rectangular blocks was mapped out and included such present-day streets as North Main, Johnson, Hamilton, Blain, Parkway, Louise, Farris, and Guilford. Wheeler recognized that the most desirable parts of his subdivision were the parcels lying along North Main Street, and accordingly, he made those lots the largest in Johnson Place, measuring sixty feet wide and 170 feet deep. As anticipated, the Main Street lots were soon sold to some of the city's major factory owners and businessmen who erected a collection of impressive dwellings by the early 1920s (Hanchett, 6-8). Deed restrictions were placed on Johnson Place lots, compensating for a lack of zoning and helping to ensure quality in the new neighborhood. Among the restrictions were that no residence could be erected on North Main Street at a value less than \$2,500 (not less than \$1,500 on Johnson Street), building lines (set-back) shown on the subdivision map had to be observed, and the manner in which the lots were laid out--particularly their directional orientation--could not be altered (Deed Book 254, 158). Into this setting of upper-class housing and planned development, the Hardee Apartments building took its place.

On June 15, 1910, Home Investment and Improvement Company sold four lots in Johnson Place to R. C. Charles (Deed Book 254, 158). On October 17, 1922, R. C. Charles's widow, Alice, conveyed lot four in block four to their daughter, Constance Charles Hardee (Deed Book 397, 196). In both the 1921-1922 and 1923-1924 city directories no residence--single or multiple--was listed at this address. The following year, however, 902 North Main Street (the correct address at that time) was listed for the first time with two occupants plus vacant space, suggesting that the apartments had been built in 1924 subsequent to Constance C. Hardee's acquisition of the property. Later directories listed the address (then 1102 North Main Street) as the Hardee Apartments.

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Directories from the 1920s reveal that the type of residents who first occupied the apartments were people who would likely have been compatible with their neighbors in the surrounding large houses. Occupants included a physician, the secretary/manager of a textile company, a grocer, the president and general manager of a veneer company, and the general manager of a supply company--in short, the same sort of upper-level managers and professionals who lived in many of the Johnson Place houses. One of the earliest occupants was subsequently listed on Louise Avenue, suggesting that some residents may have occupied the apartments while having their own houses in the neighborhood constructed (High Point City Directory, 1925-1926; 1927; 1928-1929). Helen Marie Siceloff, who lived next door from 1920 (prior to the construction of the apartments) to 1990, relates that many of the residents were long-term occupants and that the apartments were considered a stable and highly respectable place to live (Siceloff interview).

In 1964 the heirs of Constance C. Hardee sold the Hardee Apartments, and it changed hands once again before the Crow Hill Investment Group purchased the property in 1990 (Deed Book 2177, 334; 2658, 562; 3808, 213). The present owners plan to rehabilitate the building according to the Secretary of the Interior's Standards and adapt it for use as offices. This is in keeping with the current commercial use of most of the neighboring houses on North Main Street.

9. Major Bibliographical References Hardee Apartments, Guilford County, NC

Guilford County Records, Office of the Register of Deeds, Guilford County Courthouse, High Point, North Carolina.

Hanchett, Thomas W. "Johnson Street Historic District, High Point, North Carolina: Its History and Architecture." Report prepared for City of High Point, City of High Point Historic District Commission, and City of High Point Department of Planning and Development, 1987.

High Point City Directory, 1921-1922, 1923-1924, 1925-1926, 1927, 1928-1929.

Siceloff, Helen Marie. Interview with author. High Point, North Carolina, July 6, 1990.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreege of property less than 1

UTM References

A 17 588810 3980780
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

The nominated property consists of Lot 9 of Block 5, Guilford County Tax Map, High Point Township, Sheet 223 and measures approximately 60' x 170'. The boundary is shown as the heavy black line on the accompanying tax map.

See continuation sheet

Boundary Justification

The boundary includes the city lot of less than one acre which has been associated historically with the Hardee Apartments and on which the apartment building stands.

See continuation sheet

11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian
 organization N/A date October 26, 1990
 street & number 637 N. Spring St. telephone 919/727-1968
 city or town Winston-Salem state NC zip code 27101

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The following information applies to all nomination photographs:

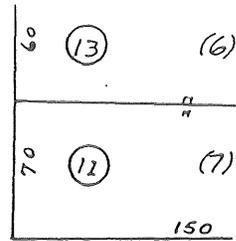
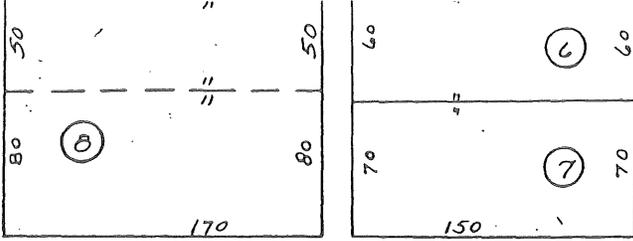
- 1) Hardee Apartments
 - 2) High Point, North Carolina
 - 3) Laura A. W. Phillips
 - 4) July 2, 1990
 - 5) State Historic Preservation Office, Raleigh, N. C.
- 6)-7) The following information on description of view is listed by photo number.
- #1 - facade and northwest elevation, view to east
 - #2 - rear elevation, view to southwest
 - #3 - streetscape, view to northwest
 - #4 - living room, view to west
 - #5 - butler's pantry, view to southwest

Hardee Apartments

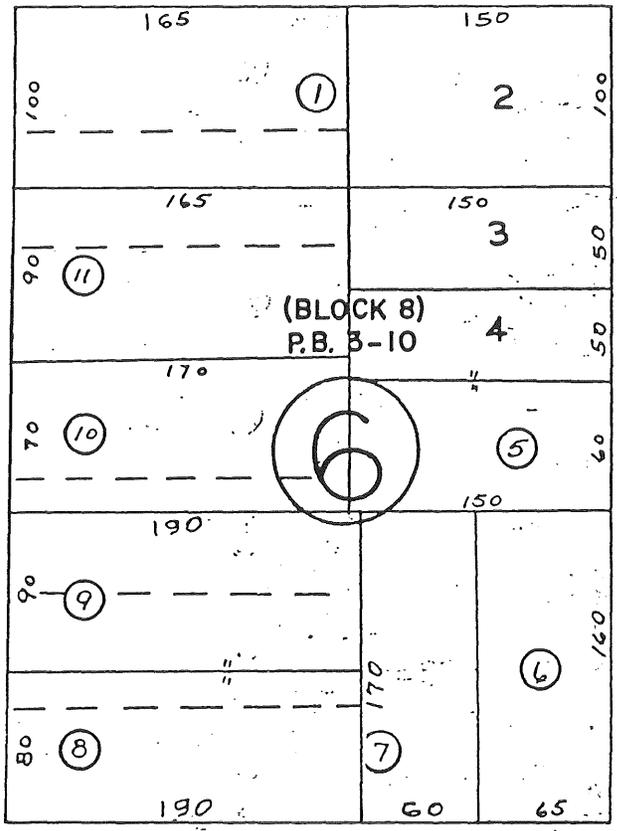
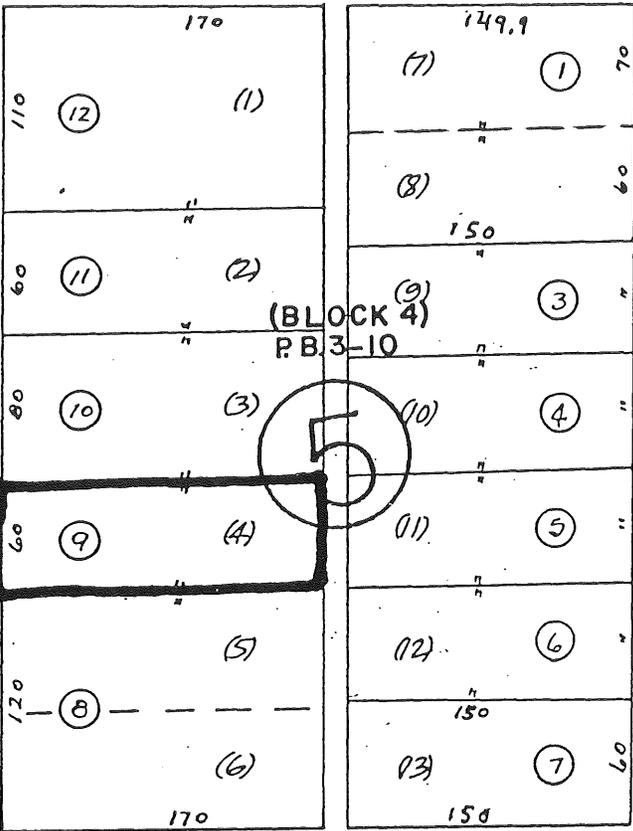
Guilford County Tax Map
High Point Township
Sheet 223, Block 5, Lot 9

Scale: 1" = 100'

FARRIS



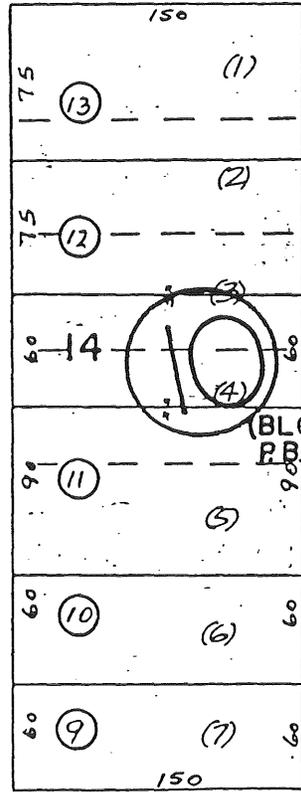
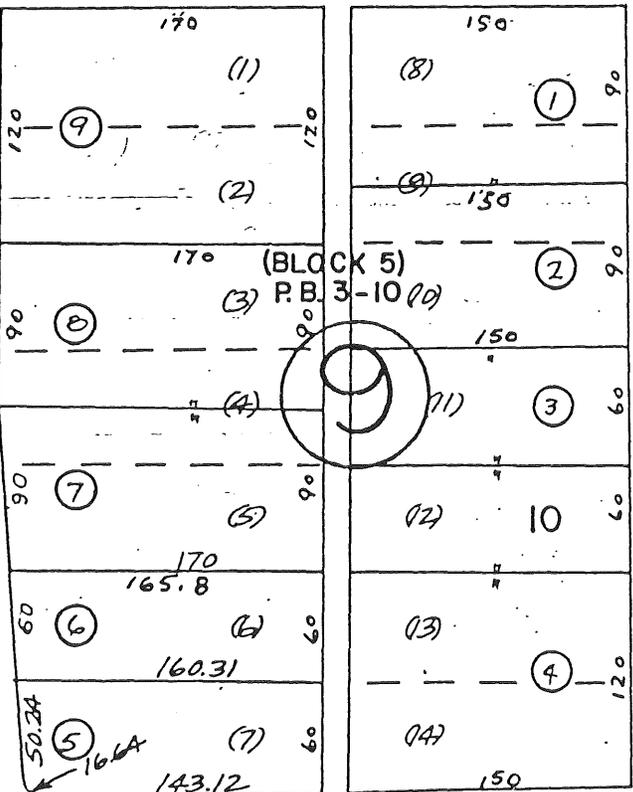
EAST



STREET

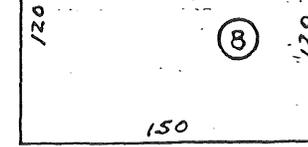
N. HAMILTON

LOUISE



JOHNSON

(BLOCK 9)
P.B. 3-10



EAST

PARKWAY

STREET

MAIN

NORTH



HIGH POINT WEST QUADRANGLE
NORTH CAROLINA
7.5 MINUTE SERIES (TOPOGRAPHIC)

5058 III SW
(GUILFORD)

SE
VILLE)

585

586

2'30"

WINSTON-SALEM 14 MI.

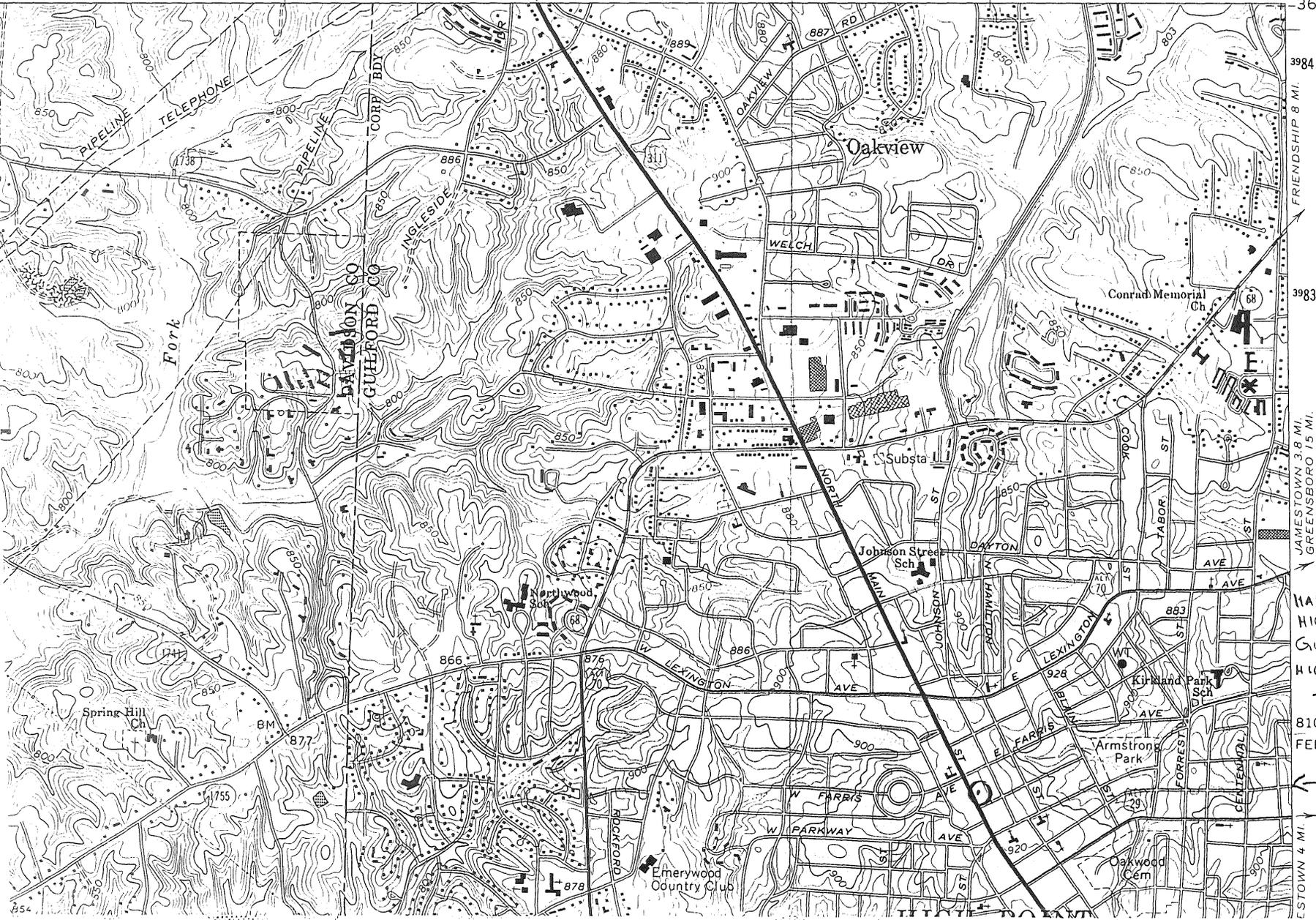
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1 700 000 FEET

590

80° 00'

36° 00'



3984

3983

JAMESTOWN 3.8 MI.

GREENSBORO 15 MI.

HARDEE APARTMENTS
HIGH POINT, NC
GUILFORD COUNTY
HIGH POINT WEST QUAD.
ZONE 17

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