

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 Siceloff, J. C., House
other names/site number N/A

2. Location

street & number 1104 North Main Street N/A not for publication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

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u> </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. Price, Jr.
Signature of certifying official

1-28-91
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/single dwelling

Current Functions (enter categories from instructions)

Work in Progress

7. Description

Architectural Classification
(enter categories from instructions)

Prairie School

Mission

Colonial Revival

Materials (enter categories from instructions)

foundation Stucco

walls Stucco

Brick

roof Asbestos

other Ceramic tile

Describe present and historic physical appearance.

The J. C. Siceloff House at 1104 North Main Street is located in the heart of what was once one of High Point's most prominent residential streets. Built ca. 1920, the stately dwelling displays a restrained combination of Prairie, Mission, and Colonial Revival style influences. The well preserved house served as the residence of the J. C. Siceloff family from the time of its construction until February, 1990 and is currently scheduled for adaptive re-use as offices.

Measuring roughly thirty-two feet wide by forty-eight feet deep, the Siceloff House is a two-story stuccoed structure with a symmetrical facade but with an otherwise irregular configuration. The low hipped roof has widely overhanging boxed eaves and is punctuated on the facade by a gabled dormer. Stuccoed chimneys rise from the north side and rear of the house. Many of the Siceloff House windows are clustered in groups of two and three, and most are nine-over-one sash, though some utilize other combinations such as twelve-over-twelve, six-over-six, nine-over-nine, and six-over-one. The impressive three-part windows flanking the front entrance display a large central pane with a ten-light fixed transom and sixteen-light sidelights. Both front and side entrances are single-leaf French doors. The stylistic focal point of the exterior is the front porch and south side porte-cochere. The heavy posts, flat roof with shaped parapet, solid "balustrade" with ramped top, and tile floor add a Spanish Mission flavor to the house. At the rear of the house is a one-story lattice-enclosed entry porch. Yellow brick veneer helps to define additions at the rear and on the south side which probably date from the 1930s.

The interior of the Siceloff House follows an irregular plan typical of the period with rooms arranged around a hall in the center of the house. The second floor rooms repeat only loosely those of the first floor. (See floor plans.) The house has stuccoed plaster walls, hardwood floors, high baseboards, and simple door and window trim. The living room spans the entire front of the house and is surrounded by a deep molded cornice. An entablature supported by carved console brackets divides the room visually into two areas of unequal size. Originally a half wall with bookcases in line with the entablature added to this division of space, but it was removed in the late 1920s or 1930s. A handsome Georgian Revival mantel decorates the north end of the living room. French doors separate the living room from the dining room and from the hall. The dining room has

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applied molding creating a chair rail and wall panels. The largest of the panels originally held a tapestry. In the center of the house a simple lateral two-run stair with a paneled newel and a closed string leads to the second floor. Behind the stair the first floor half bath is an addition, and the first floor family room and second floor rear bedrooms were all enlarged, probably during the 1930s. (See plans for locations of original walls versus present walls.) An elevator was added near the rear of the house around 1950.

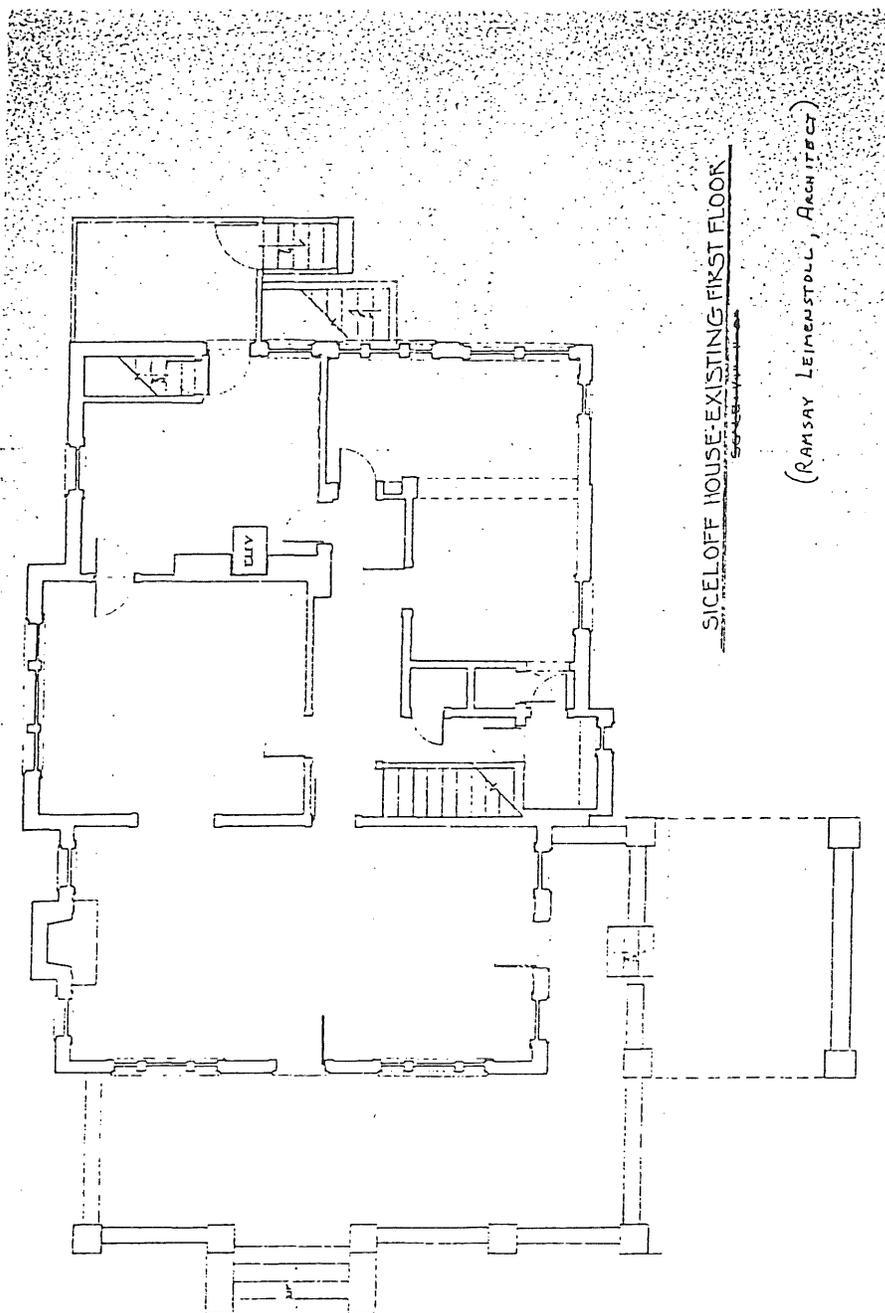
The Siceloff House is situated on a lot measuring approximately eighty by 170 feet. Set back about fifty feet from the sidewalk, it is in line with the other structures on the street. The house is well landscaped with front, north side, and rear lawns, a hedge along the north corner of the property, a large magnolia tree in the back yard, and a variety of shrubs surrounding the house and along the south property line. A driveway leads from North Main Street through the porte-cochere to a garage at the east corner of the property and then around the garage to an alley. The two-bay garage matches the house in form and material. It has stuccoed walls, a pyramidal roof, herringbone-patterned doors, and a servant's room on the second floor. It is believed to date from the construction of the house.

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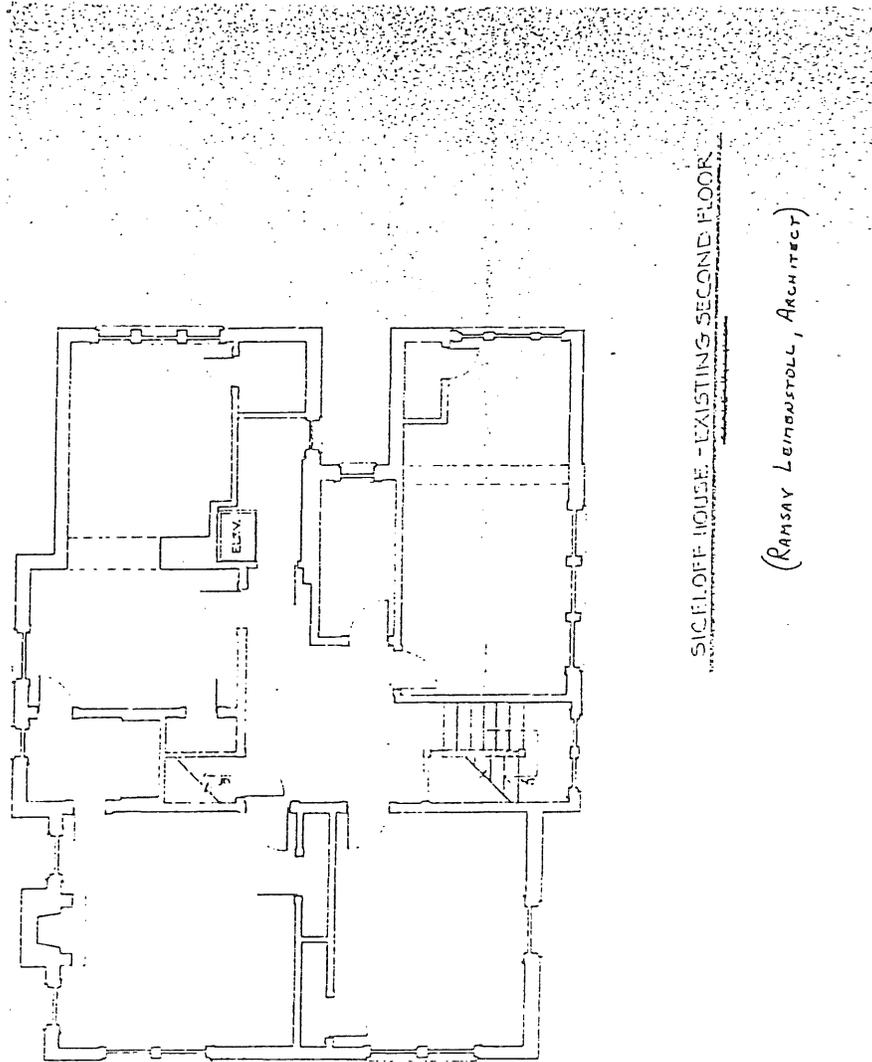


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SICEHOFF HOUSE - EXISTING SECOND FLOOR

(RAMSAY LEINOWSTOLL, ARCHITECT)

J. C. Sicheloff House, Guilford County, NC

9. 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. 1920

Significant Dates

ca. 1920

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:

Built ca. 1920, the J. C. Sicheloff House fulfills Criterion C for listing in the National Register because of its local architectural significance. Exhibiting a subdued combination of Prairie, Spanish Mission, and Colonial Revival stylistic influences, the stately two-story stuccoed house is representative of the dwellings built for High Point's elite during the 1910s and early 1920s and serves as a well-preserved vestige of what was once one of High Point's most prestigious residential avenues. John Clarence Sicheloff, typical of property owners along North Main Street, was a prominent High Point businessman and civic leader. For many years he operated both the Sicheloff Hardware Company and the Sunnyside Ice and Fuel Company, and after 1930 also became engaged in the oil business, serving as the area distributor for Shell Oil and later Richfield Petroleum. After Sicheloff's death in 1954, the house remained in Sicheloff family ownership and occupancy until 1990.

HISTORIC CONTEXT: Upper-class domestic architecture in High Point, 1910-1925:

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 period, 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

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in 1979, reported that only fragments of that fine collection of houses survived High Point's rapid growth and overbuilding. Smith recorded what was left of High Point's domestic architecture from the turn of the century through the 1930s. Included among his investigations, in addition to a few scattered individual houses, were the High Street residential area, consisting of four impressive dwellings representing the Queen Anne, Colonial Revival, and Craftsman styles; the Lindsay Street neighborhood, described as a well-preserved, early twentieth-century neighborhood with examples of the Queen Anne, Colonial Revival, and bungalow styles relatively free of deterioration and intrusions; the Johnson Street neighborhood, a well-maintained street of upper-middle-class houses from the early twentieth century; North Main Street, which he described as the most popular residential area among High Point's successful businessmen until the late 1920s; and the Emerywood area, which took over in popularity in the 1920s, culminating with the still-prominent large-scale period houses erected primarily during the late 1920s and early 1930s.

Conversations with High Point's preservation planner, Cathy Cooper-Ruska, and first-hand inspections of present-day High Point help to flesh out an understanding of the position of the J. C. Siceloff House within the city's historic architectural fabric. In the early years of the century High Point's housing was clustered around the central commercial and industrial core of the city and the upper-class housing, in particular, stretched along both South and North Main Street. Today, however, little of this survives. Some of the neighborhoods on which McKelden Smith reported have been significantly altered in the intervening years by continued new development. There is a scarcity, in particular, of surviving upper-class dwellings from the 1910s and early 1920s. Indeed, among the best remaining examples are those houses--including the J. C. Siceloff House--which are located along North Main Street between Parkway Avenue and Farris Avenue, and even here the losses and intrusions have been substantial in the last decade. Other surviving areas, including Johnson Street directly behind North Main Street, are decidedly more middle class and upper-middle class in character. Subsequent upper-middle-class and upper-class neighborhoods, such as Roland Park (Brantley Circle) and Emerywood, have retained their popularity along with their seclusion from commercial encroachments, and have thus enjoyed a higher degree of survival.

In short, the ca. 1920 J. C. Siceloff House is representative of the small surviving collection of upper-class residential architecture in High Point from the 1910s and early 1920s. Its stuccoed exterior, with an eclectic display of Prairie, Spanish Mission, and Colonial Revival-style influences, further distinguishes the house. Although the type is not unusual for the period when viewed beyond the confines of High Point, High

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Point itself retains few examples of stuccoed eclectic houses, most of which are located near the Sicheloff House on North Main Street.

HISTORICAL BACKGROUND:

High Point as a community had its beginning in the 1850s when the main line 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 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).

One symbol of a city's success during the early twentieth century was the construction of an electric streetcar system. In 1905 a mile of track was laid along North Main Street in High Point, 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

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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).

On June 15, 1910, Home Investment and Improvement Company sold four lots in Johnson Place to R. C. Charles (Deed Book 254, 158). On August 28, 1915, R. C. Charles's widow, Alice, sold lot three in block four to J. C. Siceloff (Deed Book 276, 287). By 1921 the Siceloff family was listed at this location in the city directory (High Point City Directory 1921-1922, 258). J. C. Siceloff's daughter recalls that the house was built around 1920 and that it was modeled after the residence of family friend Dr. John Zimmermann in Salisbury. During the 1930s the house was enlarged in a manner sympathetic to the original design (Siceloff interview).

John Clarence Siceloff was a prominent High Point businessman and civic leader, representative of those who lived along North Main Street in the Johnson Place subdivision. At the time his house was constructed (and for many years), J. C. Siceloff operated both the Siceloff Hardware Company and the Sunnyside Ice and Fuel Company. After 1930 he also became engaged in the oil business, taking on the distributorship of Shell Oil products and later becoming the distributor for Richfield Petroleum in High Point and in Davidson and Randolph counties. In addition, Siceloff served as director of the High Point, Thomasville and Denton Railroad; was a charter member and president of the Kiwanis Club; was a commissioner of the High Point Hydro-Electric Corporation; was a director of the Atlantic Bank and Trust Company, and was a member of the Board of Stewards at Wesley Memorial Methodist Church (The High Point Enterprise, March 4, 1954, B).

After J. C. Siceloff's death in 1954, the house remained in Siceloff family ownership and occupancy until 1990. It thereby gained added distinction for its unusually long tenure as the well-maintained and little-altered home of a single family on High Point's prestigious North Main Street.

The present owners of the J. C. Siceloff House plan to rehabilitate it 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. The house is being nominated individually to the National Register, because although other significant houses remain along this section of North Main Street, several major intrusions and the objections of some property owners combine to render an historic district infeasible at the present time.

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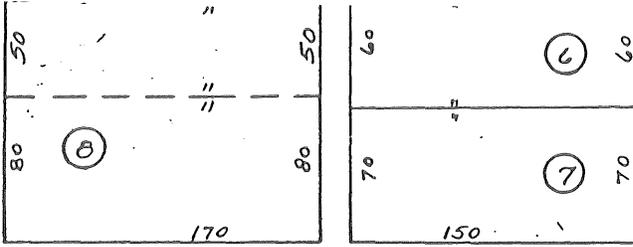
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The following information applies to all nomination photographs:

- 1) J. C. Siceloff House
 - 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 southeast elevation, view to north
- #2 - facade and northwest elevation, view to east
- #3 - rear and northwest elevation, view to south
- #4 - garage, view to east
- #5 - living room, view to north



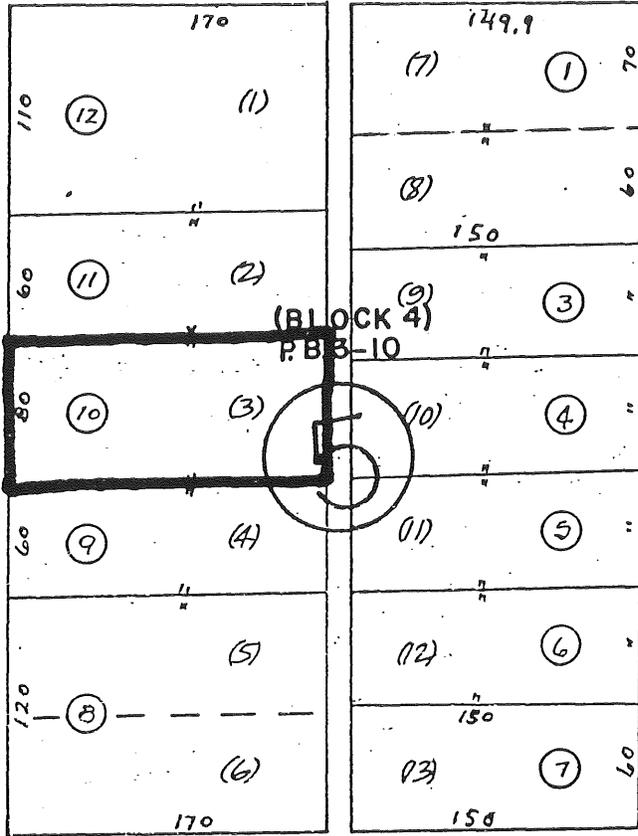
(6) J. C. Siceloff House
 Guilford County Tax Map
 High Point Township
 Sheet 223, Block 5, Lot 10
 Scale: 1" = 100'

EAST

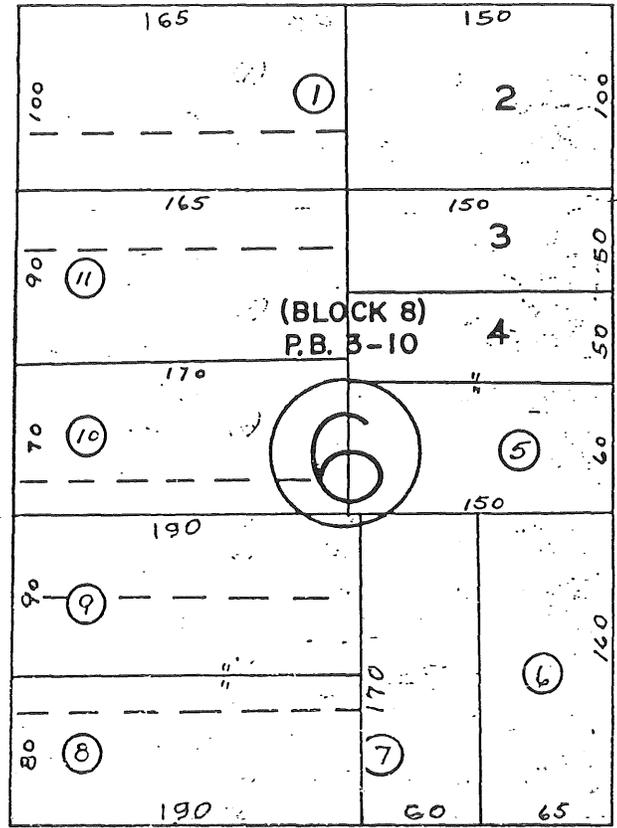
FARRIS



STREET



STREET

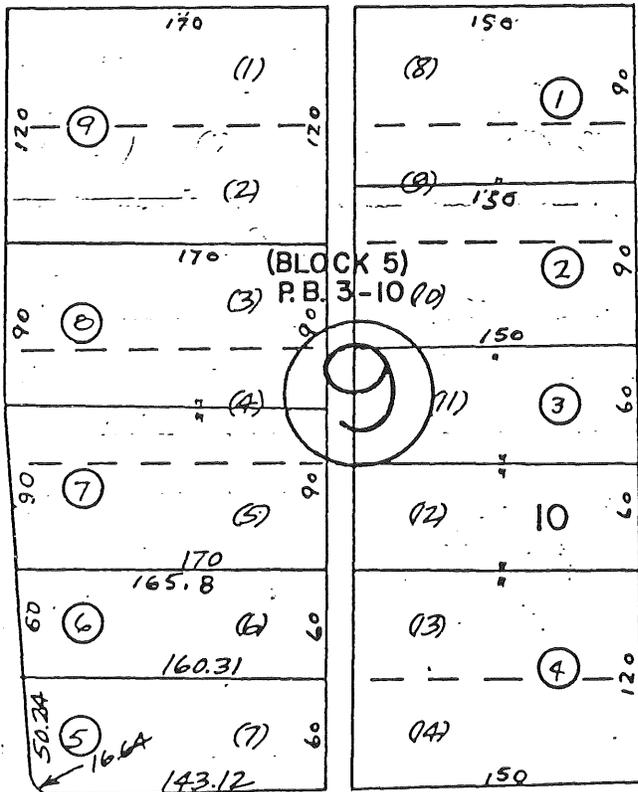


N. HAMILTON

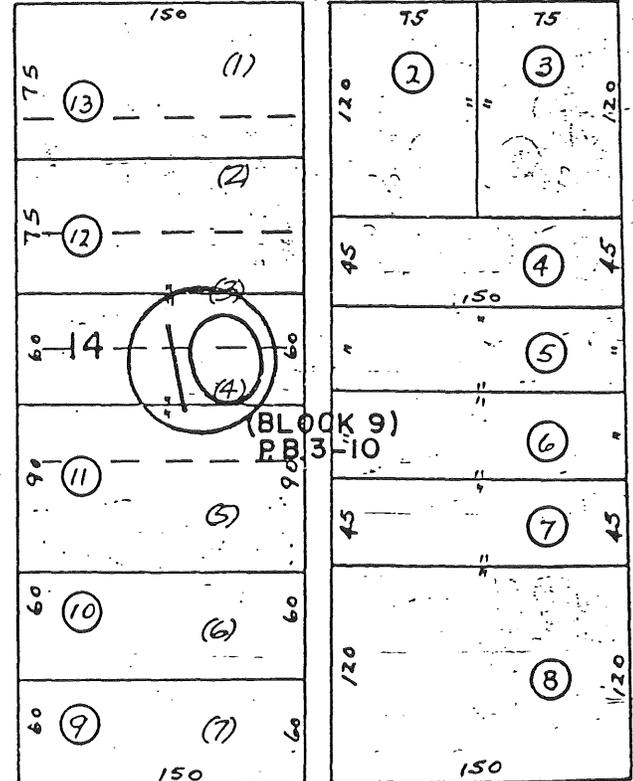
MAIN

LOUISE

NORTH



JOHNSON



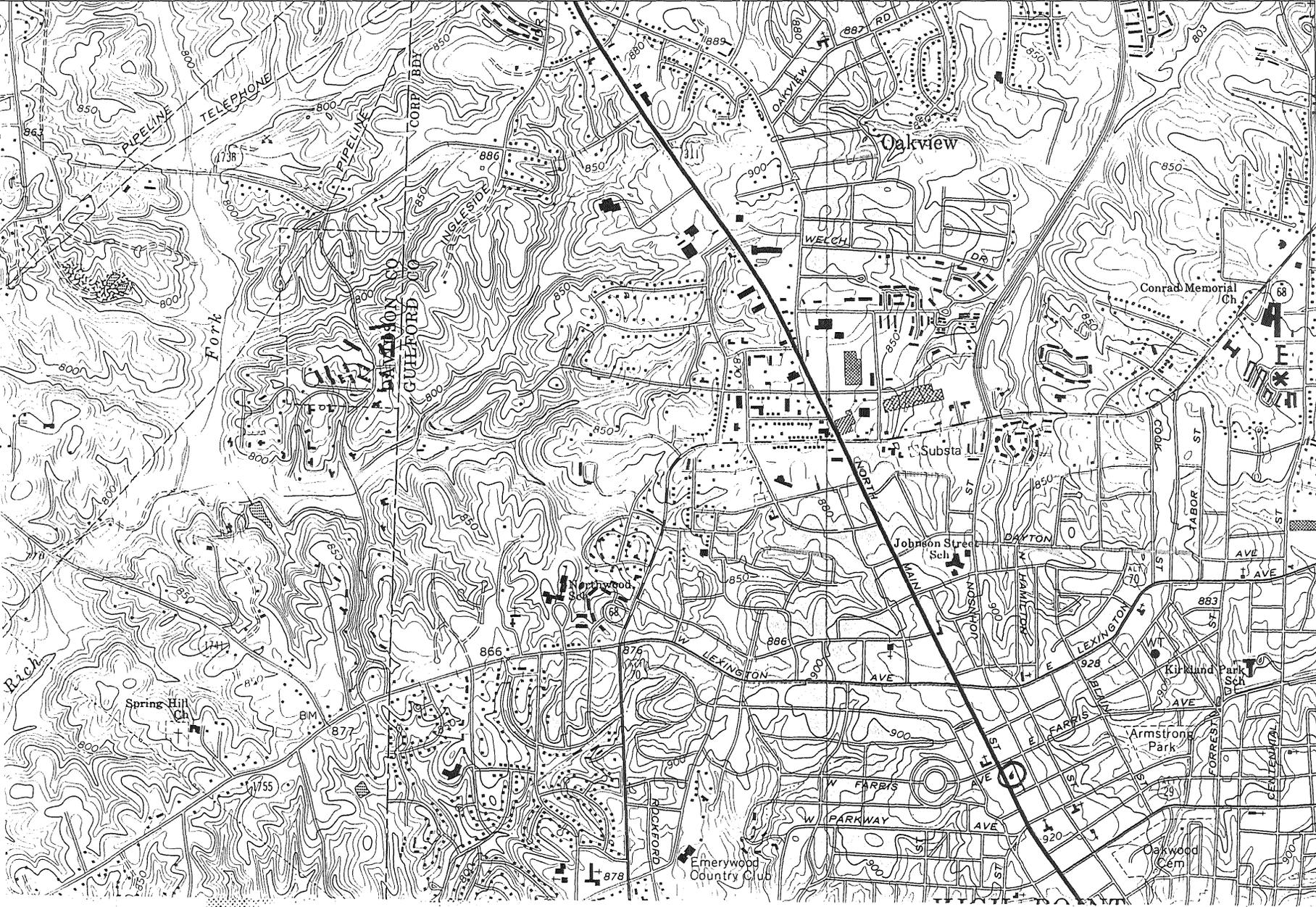
EAST

PARKWAY

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

5056 III SW
 (GUILFORD)

956 II SE (NERSVILLE) 585 586 2'30" WINSTON-SALEM 14 MI. 588 1 700 000 FEET 590 80° 00' 36° 00'



3984
 FRIENDSHIP 8 MI.
 3983
 JAMESTOWN 3.8 MI.
 GREENSBORO 15 MI.
 ESTOWN 4 MI.

HIGH POINT, NC
 GUILFORD COUNTY
 HIGH POINT WEST QUAD
 810 000
 FEET
 J. C. SICELOFF HS
 ZONE 17
 E - 588800
 N - 3980790

