

State of North Carolina
Division of Archives and History

Iredell COUNTY
_____ QUAD

INDIVIDUAL PROPERTY FORM FOR

Iredell County

MULTIPLE RESOURCE OR _____ THEMATIC NOMINATION

1 NAME

HISTORIC Falls-Hobbs House
AND/OR COMMON

2 LOCATION

STREET & NUMBER E side SR 1303 on N shore of Cornelius
Creek (now Lake Norman)

____ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

CITY, TOWN

VICINITY OF Doolie

STATE
North Carolina

CODE
097

COUNTY
Iredell

CODE
037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME
Ms. Barbara H. Davidson

STREET & NUMBER
Route 4, Box 295 A

CITY, TOWN
Mooresville

____ VICINITY OF

STATE
North Carolina 28115

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC

STREET & NUMBER

CITY, TOWN

STATE

6 FORM PREPARED BY

NAME / TITLE
Laura A. W. Phillips (Winston-Salem)

ORGANIZATION
Consultant for Survey and Planning

DATE
February 4, 1980

STREET & NUMBER
Archives and History

TELEPHONE
(919) 733-6545

CITY OR 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 Falls-Hobbs House is located in the southeastern portion of Iredell County on Perth Church Road overlooking Cornelius Creek, now a part of Lake Norman.

The general appearance is that of a farm house, two-and-one-half stories tall, three bays by two bays, on stone foundation. The Flemish bond exterior end chimneys rise through the broad overhang of the steeply pitched gable roof. A shed porch extends across the front, and several one-story rooms with side porches are arranged on the right rear corner of the house.

The salient features for dating the Falls-Hobbs House include the six-panel exterior door on strap hinges, the 6/9 pane double hung sash windows, the exterior window casings with ogee backbands, the tell-tale holes below the corners of the sills for the spiked eyes (shutter hardware), the Flemish bond single shoulder chimneys, and the molded siding under the front porch. These features all suggest the period of the 1820s-1830s.

Problems arise, however, on the interior with its modified Quaker plan and corner fireplaces. Among the interior details are found four-panel doors on HL hinges with wooden sliding bolts, tripartite mantels with overmantels, simple chairrails, deep recesses at windows and doors (and even one log wall which has been exposed) on the first floor. However, there are also: some windows with Federal style trim, some with simple Greek Revival trim, and interestingly, the second-story windows don't have the deep recesses of those on the first story, implying that the second story is not log construction. The surface appearances of the interior therefore indicate that the house very nicely spans the Georgian, Federal and Greek Revival periods while the exterior remains a relatively coherent example of the Federal period. It seems obvious that the Falls-Hobbs House has been modified on several occasions, with one or more of these falling within its early history by the mid-nineteenth century.

Northwest of the house is a well house with lattice work walls and pyramidal tin roof. Northeast of the house is a frame and metal garage. Despite the fact that there are vacation houses in the area, the Falls-Hobbs House, with its larger than usual lot, has been able to retain its rural flavor. Positioned on a low hill and surrounded on three sides by trees and on the fourth by water, the house has a very picturesque setting.

8 SIGNIFICANCE

_____ NATIONAL

_____ STATE

_____ X LOCAL

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 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/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Falls-Hobbs House is an excellent example of an early Iredell house which grew and was modified on several occasions during its early years to serve the changing needs of its owners and to respond to the dictates of style. The assemblage of architectural details on the interior which reflect the Georgian, Federal and Greek Revival periods is somewhat of a surprise after one is first presented with the more visually coherent exterior appearance which reflect most strongly a simple, vernacular interpretation of the Federal style.

CRITERIA ASSESSMENT

- C. The Falls-Hobbs House embodies distinctive characteristics of the Georgian, Federal and Greek Revival styles in an arrangement which reveals this as a good example of an Iredell farmhouse which developed in both size and style during the early years of its history to accommodate the needs and desires of its owners.

The land on which the Falls-Hobbs House now stands is part of a 566-acre tract purchased by Galbraith Falls in 1765.¹ Somewhere on this Lamberts (now Cornelius) Creek property, he built his house, and local tradition maintains that the house now standing, much overbuilt and renovated, was once the home of Galbraith Falls.² An architectural analysis suggests that a part of the structure could predate the American Revolution, but documentary evidence can only place Falls in the area, not in the house.³

Galbraith Falls was an active member of Rowan County (Iredell was formed from Rowan in 1788) society long before the American Revolution.⁴ Frequently he was described as representing "the southern part of the county," indicating that he probably was residing on his Lamberts Creek property.⁵ Falls served on the Rowan Committee of Safety and as sheriff of the county before enlisting for service in the Revolutionary War. He attained the rank of militia captain before his death on June 20, 1780, in the Battle of Ramsour's Mill.⁶

Galbraith's son, William, was sixteen when his father died.⁷ He served briefly near the end of the war and returned home to live with his mother, Isabella. The Falls property eventually passed to William although the records do not reveal the exact nature of the acquisition.

William appears to have lived in the house now standing. He became a man of prominence in southern Iredell County and in 1812 he was appointed the first postmaster at the Fallstown post office. The post office appears to have been located in a shop or store run by Falls which was located north of the homeplace near the headwaters of Stumpy Run Branch, a tributary of Lamberts Creek. The site was located at or very near the present Bells Crossroads community.¹⁰ That the post office was not in the Falls house is evident from the temporary appointment of James S. Byers as postmaster in 1823 while William was residing in the house.¹¹ There is some evidence of a business association between Falls and Byers.¹² Furthermore, Fallstown Township was named for the post office and surrounding community, yet the Falls-Hobbs House is in Davidson Township.¹³ The dividing line was drawn between the house and post office in 1868, and thus the old Falls' property, though contiguous, fell into adjoining townships. William Falls was also elected to the General Assembly in 1828, at the age of sixty-four.¹⁴ He served only one term before retiring to his Iredell County home.

William's will dated October 6, 1832, left all his North Carolina property to his son Edwin,¹⁵ who lived there and also assumed other duties vacated by his father. Edwin took over as the Fallstown postmaster on February 22, 1826, and held the position for ten years.¹⁶

Edwin Falls died in the 1840s and with his death the chain of title becomes somewhat confused. The house and land appear to have passed to Edwin's sister Isabella who had married Absalom K.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cheney, Jr., John L., ed. North Carolina Government 1585-1974. Raleigh: North Carolina Department of the Secretary of State, 1975.

Corbitt, David Leroy. The Formation of the North Carolina Counties 1663-1943. Raleigh: State Department of Archives and History, 1950.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2.18

UTM REFERENCES

A	1, 7	5, 1, 0, 0, 3, 0	3, 9, 4, 1, 5, 8, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

All of Tract 24, Block A, Map 2S-3, Davidson Township, as outlined in red on map.

The property being nominated consists of the house and its immediate surroundings--all the land that remains intact with the house.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Iredell County

Falls-Hobbs House

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Historical Background (Cont'd)

Simonton. Their son, Robert F. Simonton, owned the property after the Civil War and eventually sold it to M. D. Hobbs. Simonton was¹⁸ through his mother's line, William Falls' grandson, but he lived near Statesville. Thus, it is unclear who was living in the old Falls house between the death of Edwin Falls in the 1840s and 1871 when Hobbs moved in. A local tradition believes that an Edwin Falls (a generation later than the Edwin Falls¹⁹ previously mentioned) lived in the house during the Civil War but was killed in the war. This tradition may be true; however, it may also be confused with the romantic death of Absalom Knox Simonton, the eighteen-year-old nephew of Theophilus Fall: who led the Iredell Blues into battle and was killed at Seven Pines near Richmond in his first major engagement of the war.²⁰

When R. F. Simonton sold thirty acres and the house to M. D. Hobbs on February 11, 1871, the title passed out of the Falls family after more than a century of ownership.²¹ Hobb purchased adjoining²² land and eventually reconsolidated about half of the land once owned by Galbraith Falls. The Hobbs family occupied the house for more than fifty years, thus the present identification as the Falls-Hobbs House.

After M. D. Hobbs died in 1899,²³ his sons sold the house and 412 acres to R. L. Flaniga on January 4, 1904, but soon regained title.²⁴ The transaction fulfilled the requirements of Hobbs' will, but was primarily a legal means of clearing the title. On January 18, Flanigan transferred 264 acres and the house back to Edgar C. Hobbs who retained possession for four years. On August 13, 1908, Edgar deeded 178 acres, including the house to his brother Avery L. Hobbs.²⁵ Avery may have been living in the house since the death of his father, but he definitely resided there after purchase.

In 1925 Avery L. and wife Verna K. Hobbs sold the house and property to the Catawba Manufacturing and Electric Power Company.²⁶ This company and all of its assets eventually were absorbed by Duke Power Company, which bought many of the properties along the Catawba River that were later to be flooded by the waters of Lake Norman. The Falls Hobbs House on Cornelius Creek (formerly Lamberts Creek) became lakefront property, and while Duke Power retained rights to the land, the house was leased to tenants who held all rights to the structure itself and used it as a summer home.

Duke Power continued to own the land and in 1969 transferred title to its property-holding subsidiary, the Crescent Land and Timber Company of South Carolina. A lease of the land from this company now rests with Barbara H. Davidson, who plans to make the house a permanent home.

FHR-8-300A
(11/78)

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Bibliographical References (Cont'd)

Evans, Virginia Fraser, comp. Iredell County Landmarks: A Pictorial History of
of Iredell County. Statesville: The Iredell County American Revolution
Bicentennial Commission, 1976.

Falls-Hobbs House File. Archaeology and Historic Preservation Section, Division
of Archives and History, Raleigh.

Iredell County Records

Deeds
Estates Papers
Inventories and Settlement of Accounts
Plat Books
Wills

Keever, Homer M. Iredell: Piedmont County. Statesville: Iredell County Bicentennial Commission, 1976.

Powell, William S. The North Carolina Gazetteer. Chapel Hill: The University of
North Carolina Press, 1968.

Roster of Soldiers from North Carolina in the American Revolution. U.S.A.: The
North Carolina Daughters of the American Revolution, 1932.

Rowan County Records

Deeds
Estates Papers
Inventories and Settlement of Accounts
Wills

Treasurer's and Comptroller's Records. State of North Carolina. State Archives,
Raleigh.

United States Post Office Records. Appointments of Postmasters 1789-1929. Micro-
film of originals in State Archives, Raleigh.

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Falls-Hobbs House

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FOOTNOTES

¹Falls purchased two 556-acre tracts in 1765 and an adjoining tract of 100 acres in 1779. One of the earlier tracts he sold to George Clayton five days after purchase. Rowan County Deed Books, Office of the Register of Deeds, Rowan County Courthouse, Salisbury, Deed Book 6, pp. 76, 77, 78; and Deed Book 9, p. 88, hereinafter cited as Rowan County Deed Book.

²See notes from Laura A. W. Phillips, contractor for Iredell County Inventory, in Falls-Hobbs House File, Survey and Planning Branch, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, hereinafter cited as Falls-Hobbs House File.

³See architectural description in Falls-Hobbs House File.

⁴For division of county see David Leroy Corbitt, The Formation of the North Carolina Counties, 1663-1943 (Raleigh: State Department of Archives and History, 1950), 127. For Falls' activities see Homer M. Keever, Iredell: Piedmont County (Statesville: Iredell County Bicentennial Commission, 1976), 66, 69, 74, 115, hereinafter cited as Keever, Iredell County.

⁵Keever, Iredell County, 66, 69.

⁶Keever, Iredell County, 74.

⁷North Carolina Pension Roll, 1835. Here taken from Roster of Soldiers from North Carolina in the American Revolution (U.S.A.: The North Carolina Daughters of the American Revolution, 1932), 437. Falls is listed as 71 years of age in 1835, which means he was born in 1764; thus he was 16 in 1780.

⁸That Isabella was Galbraith's wife, see deed from Galbraith and Isabella, his wife, to George Clayton in Rowan County Deed Book 6, p. 78. For William's service see Records of State of North Carolina, Treasurer's and Comptroller's Papers, Revolutionary Army Accounts, XV, 88, folio 4; and XII, 17, folios 2, 4; and 33, folio 2, State Archives, Raleigh.

⁹Falls was appointed on January 1. The naming of the post office at the time of the first appointment suggests that a community named for the Falls family was already in existence by 1812. United States Post Office Department, Records of Appointments of Postmasters, 1789-1823, p. 196, microfilm in State Archives, Raleigh, hereinafter cited as Post Office Records.

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Footnotes (Cont'd)

¹⁰For location see map in Keever, Iredell County, 179. Compare to map on p. 29 and with description of property purchased by Galbraith Falls in 1779 in Rowan County Deed Book 9, p. 88. Stumpy Run is the north fork of Lamberts Creek. See also William S. Powell, The North Carolina Gazetteer (Chapel Hill: The University of North Carolina Press, 1968), 38.

¹¹Post Office Records, 1824-1827, p. 71.

¹²See Keever, Iredell County, 148; and Iredell County Deed Books, Office of the Register of Deeds, Iredell County Courthouse, Statesville, Deed Book T, 1, hereinafter cited as Iredell County Deed Book. John Falls, the grantor was William's son and a former postmaster at Fallstown.

¹³Virginia Fraser Evans (comp.), Iredell County Landmarks: A Pictorial History of Iredell County (Statesville: The Iredell County Bicentennial Commission, 1976). See "Fallstown Township" by Mildred McLain Raymer, p. 130. See also Iredell County Plat Books, Office of the Register of Deeds, Iredell County Courthouse, Statesville, Plat Book 13, p. 23; and Falls-Hobbs House File.

¹⁴John Cheney, Jr. (ed.), North Carolina Government 1585-1974 (Raleigh: North Carolina Department of the Secretary of State, 1975), 289, hereinafter cited as Cheney, N.C. Government. For age, see fn. 7.

¹⁵Iredell County Will Books, Office of the Clerk of Superior Court, Iredell County Courthouse, Statesville, Will Book 2, p. 167, #490, hereinafter cited as Iredell County Will Book.

¹⁶Post Office Records, 1824-1827, p. 71; and 1832-1929, p. 396. John Young took over in February, 1837.

¹⁷Keever, Iredell County, 157, 161-162, 163, 216, 221; and Cheney, N.C. Government, 277.

¹⁸

For relationships of Edwin and Isabella, see will of William Falls, 1832, in Iredell County Will Book 2, p. 167, #490. For relationship of Robert F. to Absalom K. Simonton, see division of Absalom K. Simonton's land, 1850, in Iredell County Deed Book Y, 367. For Robert's ownership see fn. 21. For his residence, see Keever, Iredell County, 162.

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Footnotes (Cont'd)

¹⁹ See will of Robert Simonton, R. F. Simonton's grand uncle, 1824. Iredell County Will Book 2, p. 19. See also Keever, Iredell County, 161-162.

²⁰ Barbara H. Davidson, current owner of Falls-Hobbs House, to Jerry L. Cross, researcher, February 13, 1980. Letter placed in Falls-Hobbs House File, hereinafter cited as Davidson letter.

²¹ Iredell County Deed Book 5, p. 121.

²² See Iredell County Deed Book 1, p. 568; Book 4, p. 284; and Book 7, p. 530.

²³ Iredell County Deed Book 6, p. 275.

²⁴ Iredell County Deed Book 30, p. 128.

²⁵ Iredell County Deed Book 31, p. 57; and Book 42, p. 280.

²⁶ Iredell County Deed Book 78, p. 371.

²⁷ Davidson letter.

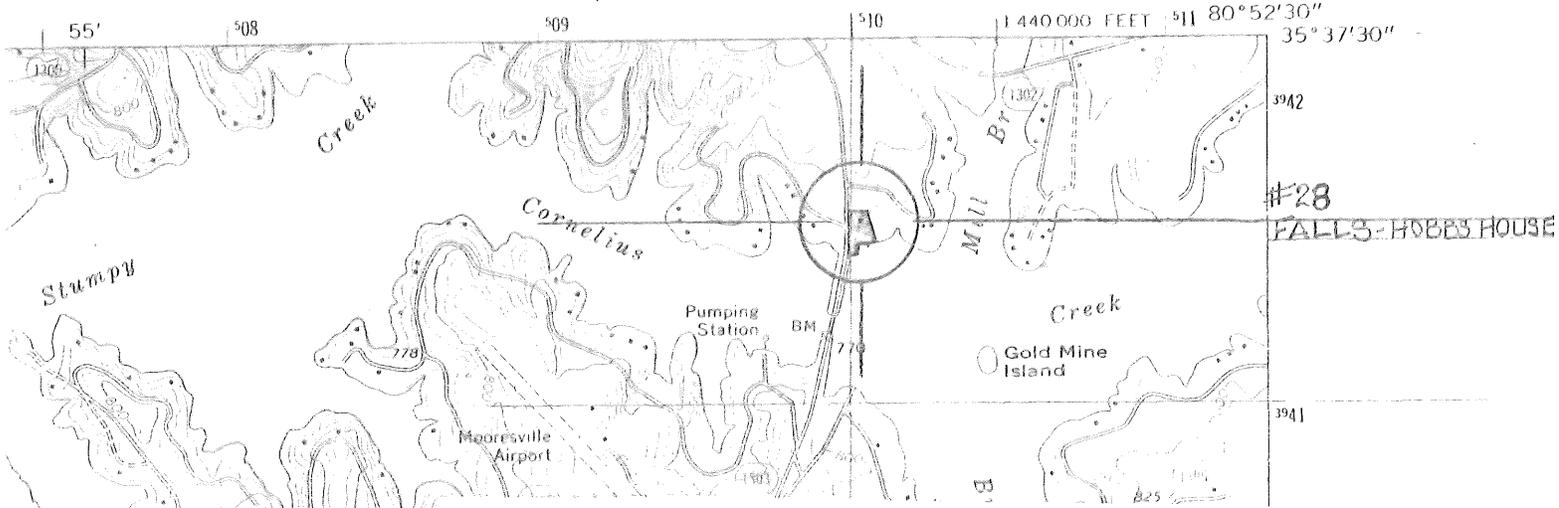
²⁸ Iredell County Deed Book 631, p. 628; and Book 481, p. 91.

²⁹ Iredell County Deed Book 645, p. 731.

³⁰ Researcher's interviews with Mrs. Davidson, February 12, 19, 1980.

LAKE NORMAN NORTH QUADRANGLE
NORTH CAROLINA
7.5 MINUTE SERIES (TOPOGRAPHIC)

4855 III NE
(SHEPHERDS)



Falls-Hobbs House
E side SR 1303, on N shore of Lake Norman
Doolie vic.
Iredell Co., Lake Norman Quad
Scale 1:24000, 2.18 acres
UTM References: Zone 17
Easting 510030 Northing 3941580

ID 21

