

State of North Carolina
Division of Archives and History

Iredell COUNTY

INDIVIDUAL PROPERTY FORM FOR

Iredell County

QUAD

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC
Mooresville Historic District

AND/OR COMMON

2 LOCATION

See Item #10 and attached map.

STREET & NUMBER

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

CITY, TOWN
Mooresville

VICINITY OF

9th

STATE
North Carolina

CODE
037

COUNTY
Iredell

CODE
097

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
Multiple ownership. (See attached list.)

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

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 Branch

DATE

February 4, 1980

STREET & NUMBER

Archives and History

TELEPHONE

(919) 733-6545

CITY OR TOWN

Raleigh

STATE

North Carolina

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Mooresville Historic District is a multiple use district that comprises the historical core of the town. Three-fourths of the more than eighty buildings are commercial in nature. Most of the rest are residential, with the exception of one industrial complex, one religious complex, a former government building and a railroad depot.

The district is located on a rather flat stretch of land and encompasses all or part of fifteen blocks. Running north and south through the center of the district are the railroad tracks, a constant reminder of the reason for this town's existence. Marking the center of town is the ca. 1920 depot (No. 57), a replacement of the original one. It faces Center Avenue (originally First St.), and is bordered on one side by the tracks and Broad St. and on the other side by Main St. It marks the dividing point at which streets are designated north or south and east or west. Accenting the depot and serving as a focal point in itself is the nearly triangular-shaped block (No. 1) in front of the depot and bounded by Center and McLelland avenues and Main and Broad streets. The railroad tracks run along the western edge of this block, which was the location at the turn of the century of a large cotton platform. By 1925, however, the block had been turned into a lawn, and still serves today as a park area with lawn and large trees.¹

The commercial portion of the district is aligned primarily along Main and Broad streets from McLelland Ave. to Iredell Avenue. At the northwest corner of the district along the railroad tracks is the former Lorene Cotton Seed Oil Mill, the only fully industrial property in the district. Extending from the southwest corner of the commercial area and centered in the area of Academy St., McLelland Ave. and Center Ave. is the residential nucleus of the district. At one pivotal location in this portion of the district is the only religious structure, the 1899 First Presbyterian Church (No. 64) at the northeast corner of Academy and McLelland. While the houses in this area have comfortable settings with varying setbacks from the street, the commercial buildings in the district are for the most part arranged in contiguous rows and adjacent to the sidewalks, forming a high density area broken only by an occasional vacant or parking lot. The buildings range in height from one to three stories, with the majority having two stories. Almost all of the commercial buildings are brick, though many feature wood, stone or metal trim. In contrast to the commercial buildings, most of the houses are of frame construction.

Three-quarters of the buildings in the district contribute to its special historical and architectural qualities, and of these, sixteen per cent serve a pivotal role in the district. Of the non-contributing structures, only one per cent constitutes a definite intrusion to the positive characteristics of the district.

Most of the buildings in the district are in excellent or good condition and demonstrate a high level of design quality and craftsmanship. A few examples of this are such details as the pressed and molded brick and terra cotta trim of 101-105 N. Main St. (No. 8), the massive rusticated granite round-arched entranceway at 107-115 N. Main St. (No. 9), the multi-shaded brick veneer of 123-127 N. Main St. (No. 11) which adds variety to the surface treatment of that facade, the decorative metal pilasters, cornices, brackets and finials of 102-110 N. Broad St. (No. 59 and No. 60), the auto showroom at 137 S. Broad St. (No. 63) with its modernistic pilasters topped with auto wheels and capitals proclaiming the building's purpose, the diaper work of granite and brick squares found in the gable end peaks of First Presbyterian Church (No. 64), and the bracketed wooden canopies over paired sash windows on the McLelland House at 264 W. McLelland Ave. (No. 65). Particularly noteworthy in terms of design quality in the district are the rear facades of the commercial buildings which face on N. Main St. from Center Ave. to Iredell avenue. These facades are

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generally less altered than are the main facades on N. Main St. and in some cases are nearly as decorative. With their flat surfaces and segmental-arched doors and sash windows, these rear facade rows present a very uniform and intact appearance decorating the scene along the railroad tracks.

As in most towns, the commercial area shows some effects of pressure for change. Especially during the 1950s and 1960s when urban renewal efforts were in full swing around the country, many store owners succumbed to modernization. A particularly unfortunate example of this is demonstrated by Belk's Department Store at 211 N. Main St. (No. 21). Originally built between 1908-1914 with a marvelously detailed Renaissance Revival style facade which was quite similar to the former Merchants and Farmer's Bank (now NCNB) in Statesville (see Statesville Commercial Historic District, No. 57). The center portion of the building was somewhat remodelled in 1929 when Belk's purchased it. Then, ca. 1958, it was drastically remodelled with the addition of green and white metal panels across the entire facade (with the exception of the storefronts), making this the first store to proceed with modernization according to the so-called Mooresville Plan of 1957.² (According to the manager of Belk's, the "original" 1929--facade is still intact under the mid-twentieth century paneling.) Most buildings which have been remodelled, however, have been so only at the first story, shop-front level.

Despite remodelling efforts however, an amazing number of commercial buildings in the Mooresville Historic District has remained virtually unaltered. An excellent example is the row of buildings at the northwest corner of N. Broad St. and W. Center Ave. (No. 59 and No. 60). With their recessed doorways, shop windows with paneled dados, cast iron pilasters manufactured by Southern Iron Works in Owensboro, Ky., sash windows with decorative bracketed lintels, and decorative bracketed cornices with finials, the buildings in this row comprise one of the most perfectly preserved streetscapes in the district. Several commercial interiors in the district have retained much of their original detailing. The most noteworthy example of this is the D. E. Turner Hardware Co. store at 111-115 N. Main St. (No. 9) Built just after the turn of the century, this store is still run by the son of the original owner. The interior of the store has never been remodelled. With its floor-to-ceiling wooden shelves, balcony along the rear wall, freight elevator manufactured by Park Elevator Co. of Charlotte and numerous artifacts retained from merchandising efforts of earlier years, it provides the visitor with an unusual opportunity to experience a pure turn-of-the-century atmosphere.

The heart of Mooresville, that area represented by the Mooresville Historic District, developed primarily during the late nineteenth and early twentieth century. By 1902, twenty-five per cent of the buildings still present in the district had been constructed. Those buildings appear to have been built almost completely during the last quarter of the nineteenth century. During the next decade nearly as many (twenty-one per cent) were built, and by 1925 an additional twenty-five per cent had been constructed, so that by that year three-quarters of the now-existing buildings were already present in the district area.

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The Sanborn Insurance Company Maps for Mooresville provide a wealth of information concerning the patterns of growth in the town between 1902 and 1925 and are particularly useful in studying the development of the commercial area and its immediate surroundings. By 1902 commercial buildings had been erected on all four corners of the main intersection of Broad/Main streets and Center Ave. (originally First Street). On three corners the buildings houses general stores, while on the fourth a drugstore and post office were present. Remarkably enough, all four corners are still occupied by these well-preserved buildings (No. 5, 8, 59, 60 and 61). North of this intersection on Broad St., one-story dwellings dominated the scene. These no longer remain. In 1902 Main St. was already developing into the primary commercial street in Mooresville. Although the east side of the street north of Center Ave. contained a mixture of small specialty shops, houses, and two large hotels, the west side was becoming solidly commercial with several of the presently existing buildings having been built. Southwest of the commercial area, the Presbyterian Church (No. 64) had been built, as had the houses (No. 76, 77, 80) on the west side of Academy St. between McLelland Ave. (then McNeely) and Center Ave. (then First), and the ornate Victorian cottage on the northwest corner of W. Center Ave. and Academy St. (No. 81) was in the process of being built in 1902. (The McLelland House, No. 65, and at least two others in the district had also been built by 1902, but the Sanborn Maps in that year did not extend far enough to include them.)

By 1908 several more commercial buildings which still exist had been erected north of the corner drugstore/post office building on the east side of N. Main St. as well as on both sides of N. Main St. north of Moore Ave. (then Second St.). Just northwest of the commercial development, the Lorene Cotton Oil Mill (No. 31) was taking shape. It continued to grow until shortly after 1925.

The 1914 Sanborn Maps show that by that time the street names had changed to their current names. The most dramatic change revealed by the 1914 Map was the further development of the west side of N. Main St. between E. Center and E. Moore avenues. Between 1908 and 1914 much new construction took place along this strip, so that by 1914 nearly all of the present buildings had been erected. There was also a significant amount of growth on the east side of N. Main St. just north of E. Moore Avenue. The 1914 Map also shows that by that time almost all of the houses in the district had been built.

By 1925 there had been substantial changes on N. Main St. between E. Moore and E. Iredell Avenues with several new stores and a whole complex of new businesses relating to the automobile. Although the east side of N. Main St. south of E. Moore Ave. was continuing to expand commercially, this stretch was the slowest to take on its current appearance. In 1925 two houses still remained here. A reminder of the early residential component of N. Main St. is found in the small commercial building (No. 13) set far back from the street with lawn and ironwork fence in front of it.

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Seeming greatly out of place at the present time among the much larger, two-story surrounding buildings, this building is a converted outbuilding of the dwelling which once stood in front of it on N. Main Street. One of the most noticeable changes which occurred between 1914 and 1925 was the replacement of the old frame railroad depot with a new brick veneered one (No. 57). The "new" depot with its dark red walls and low, truncated hip roof which extends outward to form wide, awning-like eaves supported on decoratively carved roof joists, still serves as a focal point in the town. (Although no longer used as a depot, the building is currently being adapted for new use by the local artists' guild.) Probably at the same time the new depot was constructed, the area fronting it on the opposite side of Center Ave. was developed into a park-like lawn, replacing the totally vacant wedge which had been left for some years after the removal of the cotton platform. This small park accents the depot and has become a focal point itself.

The various periods of physical development of the area comprising the Mooresville Historic District are reflected in the architectural stylistic influences exhibited by the buildings in the district. Largely because of the nature of the buildings involved, the stylistic periods represented are interpreted somewhat differently in the commercial/industrial buildings than they are in the residential/religious structures. To facilitate the discussion of stylistic development in the district, these two areas will be viewed separately.

Few of the buildings in the commercial/industrial area reflect clear-cut stylistic influences. Rather, most show a combination of influences. The majority of buildings can be divided into three very general categories--1) Late Victorian/Italianate, 2) Italianate/Romanesque Revival/Renaissance Revival and 3) Post 1915 styles.

Many of the oldest commercial buildings reflect Late Victorian/Italianate styles. Most of these buildings were constructed during the last quarter of the nineteenth century and are well represented by 110 N. Broad St. (No. 59), 102-106 N. Broad St. (No. 60), 101 S. Broad St. (No. 61), 104 S. Main St. (No. 5), and 118-122 N. Main St. (No. 56), all of which are located immediately surrounding the depot. All of these buildings exhibit decorated cornices and windows typical of this mode. Number 110 N. Broad St. and 104 S. Main St. boast extra large corner brackets. Number 110 N. Broad St., 102 N. Broad St. and 101 S. Broad St. have corner finials accenting their cornices. The buildings at 101 S. Broad St., 102 N. Broad St. and 118-122 N. Main St. have either dentiled or corbeled cornices. All the trabeated windows on the Broad St. buildings have decorative metal lintels which are identical, or nearly so. The two buildings on Main St. have brick segmental-arched window heads. Though the individual details on these buildings vary somewhat, when viewed together the buildings appear interrelated stylistically.

The next group falls into the somewhat vague but definitely interrelated category of Italianate/Romanesque Revival/Renaissance Revival. Most of the buildings in this

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category display tendencies toward more than one of the three stylistic influences contributing to this group. Some buildings included in the group are the Lorene Cotton Seed Oil Mill (No. 31), 107-115 N. Main St. (No. 9), 216-227 N. Main St. (No. 43), 202-206 N. Main St. (No. 45), 182-188 N. Main St. (No. 46) and 152-158 N. Main St. (No. 51). Also included is the original appearance of Belk's at 211 N. Main St. (No. 21), though this facade has now been covered by metal panels. One primary element held in common by all the buildings is the use of arched windows and, in some cases, doorways. In every case but one (152-158 N. Main St.) the arches are round and in all cases the arched windows are accented--either by a projecting brick hood mould, a granite surround, or by a keystone in a contrasting material from the brick of the arch. Most of the buildings have a paneled or corbeled parapet and their facades are articulated by pilasters. On several the pilasters are quoined, giving a Renaissance feeling. The center entrance at 152-158 N. Main St. is round arch with voisoirs, keystone and banded surround, providing a strongly Renaissance flavor. A similar arched entrance is found at 107-115 N. Main St., but in here the massive arch is of rusticated granite, hinting of both the Renaissance and Romanesque Revivals. For all the Renaissance feeling imparted to some of these structures, the groupings of round arches also hint of the Romanesque Revival, while at the same time the arches and some other features could simply be interpreted as generally Italianate. Ironically, perhaps the most clearly defined (stylistically) facade in the group cannot be seen at the present time. This was the Renaissance Revival facade of Belk's Department Store, now greatly remodeled. With its great arched windows, quoined pilasters and panels with relief casts of lions' heads with wings, this building was originally very similar to the former Merchants and Farmers Bank (now NCNB) in the Statesville Commercial District (No. 57).

In fact, several of the buildings in this stylistic group are quite similar to several commercial buildings along W. Broad St. in the Statesville Commercial Historic District. In Mooresville the number of buildings of this type--all apparently built between 1900 and 1910--provides a strong sense of continuity to the N. Main streetscape. Unlike Statesville, however, the Mooresville Historic District contains no grandiose Neo-Classical Revival style buildings in either its commercial or its residential structures.

A variety of styles occurs in the post 1915 buildings. The Colonial Revival is represented by the commercial buildings at 123-129 N. Main St. (No. 11) and the former U. S. Post Office (No. 30) at 305 N. Main Street. Both buildings make great use of Federal-style features--123-129 N. Main St. in its upper story windows and the Post Office building in a wealth of details.

A highly individualistic building is the McKnight Pontiac-Buick Co. at 137 S. Broad St. (No. 63), built ca. 1930. Although a band of small arches across its upper facade reflecting one of the major motifs of earlier buildings in the district, it strongly hints of the Art Deco and Modernistic styles with its stepped parapet thinly outlined in concrete, its shallow pilasters accented by thin vertical bands of

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concrete, and its automobile wheel pilaster capitals which make a visual connection between the building's design and function.

The architectural styles found in the residential/religious portion of the district somewhat parallel those found in the commercial/industrial area, but actually show a broader, clearer range of late nineteenth, if not twentieth century styles. Half of the houses in the district had been built by 1902.

The earliest style represented is the late Greek Revival, represented by the house at 117 S. Academy St. (No. 77). This simple house probably built between 1860 and 1880, may be the oldest building in the district. Its boxy 3 x 2 bay form features exterior end chimneys, gable roof with boxed eaves and eave returns, and 6/6 sash windows. Its hip-roofed front porch has openwork posts which may have originally included lattice-work inserts and shelters an entrance way with two-panel door and small-paned sidelights and transom. As in many Greek Revival houses, the wall sheltered by the porch is flush sheathed. Inside, two-panel doors and late Greek Revival mantels are present.

The small but well-detailed house at 344 W. McLelland Ave. (No. 70) may have been built ca. 1885 and features Greek Revival and Italianate details--boxed cornice with eave returns, wide frieze board, front porch with chamfered posts, and center bay entrance with sidelights and crosssetted surround. The tiny mill cottage on the Lorene Oil Mill property (No. 31 F) also exhibits some of these transitional elements with its boxed roof and porch cornices with sawnwork dentil molding reflective of the Greek Revival period and its chamfered porch posts and one remaining bracket.

Two good examples of the Italianate style are the McLelland House at 264 W. McLelland Ave. (No. 65) and the house at 345 W. McLelland Ave. (No. 72). The McLelland House is the better preserved and more lively of the two with its two decorative facades (it is a corner house), porches with chamfered posts, segmental-arched sash with "pedimented" lintels, bracketed canopies over paired windows, and other decorative details. The house at 345 W. McLelland Ave. also features segmental-arched sash windows with "pedimented" lintels as well as a bracketed roof cornice. Although small additions to the house and a replacement front door and porch detract somewhat from the cohesiveness of the design the house still gives a strong overall impression of the Italianate Revival style.

The late Gothic Revival is represented in the district by the 1899 First Presbyterian Church (No. 64) at the northeast corner of W. McLelland Ave. and S. Academy Street. Its rich and varied detailing includes such elements as two entrance towers of unequal heights with corner buttresses, pointed-arch stained glass windows and louvered vents, and gable end peaks with diaperwork pattern of granite and brick squares.

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While no grand-scale Queen Anne style houses exist in the Mooresville Historic District, an impressive cottage in this style is found at 303 W. Center Ave. (No. 81). This well-preserved 1902 house is richly endowed with late Victorian detailing, including a steep hipped roof with metal ridge cresting, shingled cross gables and front dormer with elaborate bargeboard trim, and a wrap-around porch with turned bracketed posts and balustrade.

Other houses in the district reflect various levels of sophistication in depicting the popular styles of the late nineteenth and early twentieth century. The only definitely intrusive property in the district is the large, modern brick veneer house (No. 75) at 313 W. McLelland Avenue. Set back from the normal facade line of the street, and taking up two lots, this house bears no relationship whatsoever to the rest of the neighborhood.

The Mooresville Historic District is distinct from its surroundings in being the most highly concentrated area of Mooresville's earliest commercial, residential and industrial buildings which remain. While other interesting structures from Mooresville's early history can be found outside the district, these are located either individually or in small clumps in a scattered pattern which does not allow for their inclusion within the district.

(Additional information on each of the eighty-three properties in the Mooresville Historic District is included in the accompanying Inventory List.)

Footnotes:

¹ Sanborn Insurance Co. Maps, 1902, 1908, 1914, 1925.

² Sanborn Insurance Maps, 1908, 1914; W. J. Haselden, Mooresville, North Carolina: The Early Years (Mooresville, N.C., 1967) p. 101 and photographs on un-numbered pages after p. 90 and p. 100.

INVENTORY LIST - MOORESVILLE HISTORIC DISTRICT

The following inventory list includes all properties located within the Mooresville Historic District, keyed by number to the inventory maps.

Dating:

Most dates given are those revealed by the Sanborn Maps and indicated by the (SM) after the date. Dates given as, for example, "by 1905" mean that the 1905 map was the first one to illustrate this area and that in that year the building was already present. Dates given as, for example, "1911-1918" mean that the building was not present on the 1911 map but was on the 1918 map, so that it must have been built between those years. More than one dating period given for a particular property indicates several known phases of building. Dates which are not listed as being based on the Sanborn Maps are either based on other types of documentation or are mid-20th century in date.

Assessment:

All properties are coded by letter as to their relative value within the district, and these assessments are, in turn, color-coded on the inventory map. The following is an assessment key:

- | | |
|------------------|--|
| 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 contribute to, the historical, architectural and/or cultural characteristics for which the district is significant. |
| F - Fill | Those properties which have neither an especially positive nor an especially negative impact on the general characteristics of the district. |
| I - Intrusive | Those properties which have a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant. |
| GS - Green Space | Planned green space or park. |
| PL - Parking Lot | Paved or unpaved parking area. |
| VL - Vacant Lot | Grass or dirt-covered area, not used as parking lot, but also not intended as a planned green space or park. |

Inventory Number, Name, Address
Date, Assessment, and Description

1. Park
Bounded by S. Broad, S. Main, Center & McLelland
GS

Triangular green space at head of former Southern Railway Depot at point where S. Main begins to head eastward from its parallel run with S. Broad. The public cotton weighing platform was located in this area until moved to Lorene Oil Mill (No. 31) in this district. Park now contains a DAR historical marker commemorating John Franklin Moore, town founder.

2. Commercial Building
132 S. Main St.
Ca. 1930 (post 1925-SM)
F

One-story brick commercial building with front stepped parapet, plate glass display windows, and recessed entrance.

3. Commercial Building
122-126 S. Main St.
1925 (SM), post 1925 (SM)
F

One-story brick four bay wide commercial building divided by brick pilasters into several shops. Rectangular brick panels between pilasters above display windows. The north half of the building was shown on the 1925 Sanborn Map "from plans" and must have been constructed in the following months, and the south half probably was added by 1930.

4. Commercial Building
116-118 S. Main St.
1914-1925 (SM)
C

Two-story brick nine bay wide commercial building. First story has display windows and recessed entrances. Second story 6/6 sash. Plain recessed panels over windows, and decorative brick cornice composed of dentil course and sawtooth course.

5. (former) W. W. Rankin Building
104 S. Main St.
by 1902 (SM)
P

Late 19th C. Two-story, seven bay wide brick commercial building in bracketed Victorian style with strong hint of the Italianate. Bracketed wooden cornice above first story. Upper facade has 1/1 segmental-arched sash with segmental arched hood moulds, brick string courses, and wooden bracketed cornice. The building was one of the first brick structures erected in the downtown area and was built for W. W. Rankin for the sale of general merchandise.

6. (former) Barger Brothers Warehouse
132 E. Center St.
1914-1925 (SM)
C

Two-story brick warehouse with five bay facade divided by plain pilasters. First story has multi-paned casement windows and doors. Second story originally designed for apartments and has 2/2 sash with segmental arched heads, string course, and corbelled cornice. The 1925 Sanborn Map shows building being used by Barger Brothers, a local construction concern, for building material warehouse and offices.

7. D. E. Turner Hardware Annex
E. Center St. just west of 132 E. Center St.
Ca. 1935
F

One-story brick garage addition to building No. 6. Two bay wide facade, divided by pilasters, soldier course above door and window, and corbeled cornice.

8. (former) Goodman Drug Co.
101-105 N. Main St.
1898, ca. 1950
P

Two-story brick, six bay wide, corner commercial building with rounded corner bay. A ca. 1950 remodelling to the two original storefronts left intact the corner pilasters and rusticated granite bases, flat paneled shafts, and terra cotta floral capitals. Upper facade has brick pilasters with corbelled and molded brick capitals dividing facade into three units. 1/1 rectangular sash and brick flat arches on second story. Flat paneled brick frieze, terra cotta string courses of roping with molded brick, and brick corbel cornice. Side elevation on Center St. has 1 to 5 common bond brick, 4/4 segmentally arched sash and granite sills. Structure was built in 1898 as drugstore for George C. Goodman. Mr. Goodman was also a leader in the social, business, and financial life of Mooresville. He served as president of the First National Bank from 1909 until 1934, was one of the founders of Mooresville Cotton Mills, president of Mooresville Building and Loan Association, and he and his wife, Annie Wilfong Goodman, donated one half of the land where Lowrance, the town hospital was built.

9. (former) Bank of Mooresville and D. E. Turner Hardware Co.
107-115 N. Main St.
1902-1908 (SM)
P.

Two-story, yellow brick Renaissance Revival style combination bank/hardware store with rusticated stone and metal trim. Unaltered exterior, and interior of hardware store is remarkably intact. Bank portion is accented by massive rusticated granite round arch with recessed double-door entrance. Hardware store portion has two sets of recessed double doors and display windows with high transoms. First story bordered by corner granite pilasters and metal first-story cornice with egg and dart course unites entire front of building. Second story has both round-headed and flat-headed windows in groups of threes with granite sills and lintels. Second story divided by five brick pilasters. Corbelled brick courses stretch across entire facade. De-

9. (former) Bank of Mooresville and D. E. Turner Hardware Co. (Cont'd.)

signed so that building can be read as one structure with two separate but interrelated parts. D. E. Turner, Sr. had the building constructed for his hardware business and the Bank of Mooresville (later called First National) at a cost of \$3,000. In addition, Mr. Turner was a 1921-1945 member of the N. C. General Assembly, county commissioner, town commissioner, fire chief, and served on the county board of education. On June 14, 1965 the N. C. General Assembly passed a resolution paying tribute to Mr. Turner. The hardware store is still operated by D. E. Turner, Jr.

10. Commercial Building

119 N. Main St.

1902-1908 (SM)

C

Two-story, four bay wide, pressed brick veneer vaguely Italianate Revival style commercial building. First story retains original recessed center double door, plate glass display windows with replacement brick dados, pair of slender cast iron Doric columns supporting lintel, and high transom. Upper facade has 1/1 segmental-arched windows with brick segmental-arched hood moulds and brick corbel cornice. The 1908 Sanborn Map lists this as a dry goods store. Later the second story was used as a lodge hall.

11. Commercial Building

123-129 N. Main St.

1914-1925 (SM)

C

Two-story, five bay wide Colonial Revival style commercial building of multi-shaded brick veneer. Original glass brick transom remains above storefronts which have been remodelled. Brick pilasters separate facade into three units. Upper facade has stone molded string courses defining frieze between first and second stories, paired 4/1 sash with stone lintels and semi-circular arches with accenting keystones, brick corbel course, metal molded cornice, and brick parapet. The south third of this building was originally used as a movie theater (1925 SM), while the rest was used as a furniture warehouse.

12. Commercial Building

133-137 N. Main St.

1908-1914 (SM), ca. 1970

C

Two-story, two bay wide Renaissance Revival style commercial building with yellow brick veneered facade. Corner quoined pilasters extend from first through second stories. Upper facade has center pilaster between bays. Each bay contains paired 2/2 sash with quarter-circle lunette transoms forming a round-arched window with brick arched surround. Brick corbel cornice. A one-story section to left of the main block has a ca. 1970 replacement rustic storefront, although traces of yellow brick veneer remain. This small one-story section was originally a barber shop (1914 SM) and may actually be the remaining portion of an earlier two-story barber shop on the site (1908 SM). The main two-story portion of the building was originally a furniture store (1914 SM).

13. Commercial Building
141 N. Main St.
ca. 1920, mid. 20th cent.
F, GS

Small one-story brick veneer structure with gable roof. Gable end with half-timbering faces street. Structure is located at rear of landscaped green space with left side and front ironwork fence and gate. Structure was built as a garage for home of M. F. Nesbit, one of Mooresville's pioneer builders and founders. The building has been remodelled and now serves as real estate office. Similar outbuilding shown on 1902, 1908, 1914-and 1925 Sanborn Maps though as larger structure (a square rather than a rectangle) on 1925 map. At present time the scale, placement and general appearance of the building seem out of place in relationship to rest of streetscape.

14. Piedmont Bank and Trust Co.
153 N. Main St.
Ca. 1965
F

Two-story cream brick commercial building with center bay entrance ^{and} two tall recessed arches on either side of entrance. Facade ~~not~~ ^{and} right side contains ^{no} any windows. Metal canopy across first story front.

15. Commercial Building
159-165 N. Main St.
Ca. 1950
F

One-story brick, nondescript commercial building with storefronts altered. Metal canopy continues from No. 14 and extends across front of this building.

16. Commercial Building
169 N. Main St.
Ca. 1950
F

One-story brick commercial building covered with large beige glass tiles. Recessed entrance. Metal awning suspended from front wall.

17. Commercial Building
173-175 N. Main St.
Ca. 1930
C

Two-story brick commercial building with altered storefronts and recessed entrances. Upper facade has closed-in windows with soldier course ^{and} recessed brick panel, & simple parapet cornice. Side of building has five to one common bond brick with rows of dark headers forming ~~stratified~~ ^{stratified} pattern. ₂

18. (former) Raylass Department Store
179 N. Main St.
1934
C

Two-story brick, seven bay wide commercial building with plate glass display windows at first story. Upper facade has 1/1 sash with three-light transom headed by soldier course. A band of windows between stories bricked up with yellow brick, may be original fabric for contrast. Simple dentil cornice. Mr. Roy Troutman had the structure built for Raylass Department Store. Raylass was a general merchandise establishment, which occupied the building for forty years.

19. Commercial Building
183 N. Main St.
1947
C

Two-story brick commercial building with plate glass display windows and two recessed entrances. Storefront is outlined in marble panels and upper facade is four bays wide with windows (possibly casement) painted-over. A flat panel extends across width of facade above windows. Simple dentil cornice.

20. (former) U. S. Post Office
203-207 N. Main St.
1908-1914 (SM)
C

Two-story yellow brick commercial building with original (?) plate glass display windows and recessed entrances. Upper facade has plain pilasters dividing building into two main sections, each having a set of three windows with round-arched brick heads. Right half has two recessed brick panels above windows which have just been closed-in. Corbelled cornice. South half was used as U. S. Post Office until new post office was built in 1936. North half was originally used as dry goods store.

21. Belk's Department Store
211 N. Main St.
1908-1914 (SM), 1929, ca. 1958
C

Large three-story commercial building with first story plate glass display windows. Upper facade completely covered with green and white metal panels in mid-20th C. by Belk. Main portion originally was very similar in detail to the 1908 Merchants and Farmers Bank (now NCNB) in Statesville Commercial Historic District (No. 57). Remodelled for Belk's ca. 1930. Additional structures added in late 1930s early 1940s and the whole was drastically remodelled with new facade during late 1950s, although earlier facade may still be intact underneath. If so, building could still have a potentially contributing effect on district.

22. Commercial Building
231 N. Main St.
1914-~~1920~~-1925 (SM)

~~Ca. 1920~~. Three-story brick commercial building with upper facade painted light green. First story plate glass display windows and door. Upper facade has paired 6/1 sash divided by pilasters with end pilasters projecting above main roofline.

23. Commercial Building
237-241 N. Main St.
~~Ca. 1925~~ 1914-1925 ? (SM)
F

One and one-half-story brick commercial building with plain stuccoed storefront and 6/6 sash on upper facade.

24. Vacant Lot
253 N. Main St.
VL

Vacant lot with small frame taxi office situated at street front.

25. ^{Automobile} (former) Service Station
259 N. Main St.
1914-1925 (SM)
F

~~Ca. 1920~~ One-story brick service station with service garage at rear, with gable roof and stepped parapet front. Large hipped roof porte-cochère on front.

26. Commercial Building
265 -267 N. Main St.
~~Ca. 1935~~ 1914-1925 (SM)
F

One-story brick commercial building with plain recessed brick panel above original plate glass display windows.

27. Commercial Building
269-279 N. Main St.
1914-1925 (SM)
F

~~Ca. 1920~~. One-story brick commercial building with recessed panels above original plate glass display windows and simple decorative brick cornice with bricks laid in basket weave bond. The structure was built as rental property and housed various businesses with varied ~~uses~~ uses.

28. Commercial Building
283 N. Main St.
Ca. 1945
F

One-story commercial building with facade covered in concrete and terrazo tile panels, large plate glass window, and slightly recessed entrance with reeded pilasters on either side.

29. Commercial Building
287 N. Main St.
Ca. 1950
F, PL

One-story red brick corner commercial building. Floor to ceiling plate glass display windows and doors. Metal canopy projects from wall over entrance and extends around windows. Small paved parking lot between building and corner.

30. (former) U. S. Post Office
305 N. Main St.
1936
C

One-story brick post office in Colonial Revival style with particular emphasis on Federal style motifs. Classical doorway, cupola with Doric pilasters, and interior mural. The Mooresville Post Office was established in 1871 and was housed in various homes and stores. (See No. 20 in district.) This new post office was built in 1936 with Louis A. Simon as supervising architect and Neal A. Melick as supervising engineer. The building was dedicated on April 26, 1938.

31. (former) Lorene Cotton Seed Oil Mill and Warehouse Complex
NW corner of W. Iredell Ave. and N. Broad St.
(A) 1908-1914 (SM), P
(B) 1902-1908 (SM), P
(C) 1902-1908 (SM), P
(D) 1914-1925 (SM), C
(E) 1926, C
(F) ca. 1900, C
(G) by 1902 (SM), C

(A) One-story (plus basement) Romanesque Revival style warehouse. Flat roof with paneled parapet cornice on south and east sides. Round-arched doorways and segmental-arched windows with corresponding brick arched hood moulds. Some remodelling on southeast corner. (B) Small brick boiler house built in 1906. One-story, rectangular building with hipped roof. (C) Two-story, 7 X 7 bay brick cotton oil mill built in 1906. 6/6 sash windows with segmental-arched lintels. Several segmental-arched doors and large front loading door with flat lintel. Two-story corrugated metal addition on rear for ginning equipment. (D) One-story corrugated metal structure with brick foundation, attached to rear sheet metal section of (C) by covered walkway. Housed ginning equipment. (E) Large, 1926 two-story structure covered with corrugated sheet metal. Gable roof. Floor conveyor runs through entire length of structure, which was used as seed storage house. Retaining bars located in overhead walls to prevent walls from expanding outward when building was filled with seed. Structure also served as offices for complex. (F) Small, one-story frame cottage built ca. 1900. 3 X 2 bays with rear ell, hipped roof, 6/6 sash and four-panel doors. Boxed

31. (former) Lorene Cotton Seed Oil Mill and Warehouse Complex (Cont'd.)

roof and porch cornices have sawnwork dentil moulding. Porch retains chamfered posts and one original bracket. Two front doors. (G) 231 Iredell Avenue - Small one-story frame house with ells in rear. Three bays wide with shed porch across front. Gable roof. German siding now covers original weatherboarding. Both (F) and (G) were apparently originally used as mill housing. In 1906 the Mooreville Enterprise announced the operation plans of James W. Brown's cotton seed oil mill - the second of two such plants in town. In connection with the oil mill Brown built the cotton warehouse where bales were stored until shipped to cotton mills. Fertilizer was also stored in the warehouse which became the official town warehouse and replaced the old Cotton Platform which had been located at No. 1 in this district. The plant manufactured cotton seed oil, cotton seed meal, and processed cotton seed hulls. The last year the mill operated was 1941 with ginning operations and storing of cotton continuing until 1960. The complex contains Mooreville's oldest unaltered and intact industrial buildings.

32. Texaco Service Station
224 W. Iredell Ave.
Ca. 1960
F

Service station with fake mansard roof in wood shakes. Tanks on north and east sides.

33. Mooreville Motor Co., Inc.
266 N. Broad St.
Ca. 1930
C

Large one-story brick car dealership building with large plate glass showroom and porte-cochère across entire facade supported by red brick posts with bands and other decorative features outlined in yellow brick. Stepped parapets of porte-cochère and roof of main building have white stuccoed panels with diamond-shaped ornamentation.

34. McNeely's Service Station
288 N. Main St.
Ca. 1930
C

One-story brick service station very similar to No. 33. Red brick with simple yellow brick decorative relief on corner posts and pilasters, large porte-cochère with pressed tin ceiling, band of 4/1 sash above doors and shop area. Two-bay wide garage addition on south side blends with main structure.

35. Parking Lot
Between 228 and 266 North Main St.
PL

Gravel parking lot.

36. Commercial Building
266 N. Main St.
1914-1925 (SM)
C

One-story brick, two bay wide, commercial building. Plate glass display windows and door on right side, garage door on left side. Original glass transoms above doors and windows, recessed panels between windows. Plain pilasters on corners and at center, Flemish bond facade and parapet cornice outlined in soldier coursing. The 1925 Sanborn Map shows this structure being used as an auto repair shop.

37. (former) Dodgette Motor Co.
256-260 N. Main St.
1914-1925 (SM)
C

Two-story red brick commercial building divided into two main sections, each four bays wide. Upper facade has 1/1 sash with four-light lunette transom topped by brick semi-circular arch with recessed panels above, and simple corbelled cornice. First story has remodelled storefronts. The structure was built for Howard Dodgette as an auto showroom and garage and had a forty car capacity.

38. Commercial Building
252 N. Main St.
post 1925 (SM)
F

Small one-story shop with plate glass window and metal sheathing situated between two two-story buildings.

39. Commercial Building
240-250 N. Main St.
Ca. 1930
C

Long, two-story brick, five bay wide, commercial building with altered storefronts, but intact upper facade forming a uniform row, presently consisting of four shops. Second story, which originally contained apartments, has brick pilasters dividing bays which have 1/1 sash and transom.

40. Commercial Building
230-236 N. Main St.
Ca. 1930
C

Two-story, multicolored (subdued primary shades) brick, seven bay wide, commercial building with center narrow arched entrance leading to second story. Altered storefronts. Upper facade intact with 1/1 sash with transom, soldier course bands over windows, panels below windows and under cornice.

1. Commercial Building

228 N. Main St.
1914-1925 (SM)

F

Small one-story commercial building with "rusticated" brick on storefront, plate glass windows, deeply recessed entrance, and metal panels covering rest of facade.

2. Commercial Building

224 N. Main St.
1914-1925 (SM), mid-20th cent.

C

Two-story brick commercial building with facade completely altered with addition of plate glass windows and metal or fiberglass panels. Building contributes to district because rear elevation is intact and adds to importance of rear facade row.

3. Commercial Building

216-222 N. Main St.
1902-1908 (SM), mid-20th cent.

C

Two-story, seven bay wide, yellow brick Romanesque Revival commercial building with original fanlighted entrance to second floor. Storefronts have been remodelled but upper facade remains intact with round-headed l/1 sash with round arched surrounds, quoined pilasters between bays with center bay flanked by brick colonnettes. Top half-story has round-headed ventilators. Rear elevation contributes to rear facade row.

4. Commercial Building

212 N. Main St.
1902-1908 (SM), mid-20th cent.

C

Two-story brick building with ca. 1970 replacement facade. Structure contributes to district because of rear elevation which is totally intact and contributes to rear facade row. Structure was built as the mercantile establishment of W. N. Neel. Mr. Neel sold staple and fancy groceries. The business operated within the family in this location until 1944. Neel also had, at one time, an interest in W. C. Johnston Co. (No. 45 in this district), and he was also one of the organizers and first directors of the Bank of Mooresville.

15 W. C. Johnston & Co. Hardware

202-206 N. Main St.
by 1902 (SM), 1908 (SM), mid-20th cent.

C

Two-story, six bay wide, vaguely Romanesque Revival style building in yellow brick veneer with storefront altered in mid-20th C. Upper facade has flat paneled first and second story cornices, round-headed 2/2 sash with brick arched surrounds, decorative brickwork bands above windows,

45. W. C. Johnston & Co. Hardware (Cont'd.)

corner and center classical pilasters topped by ball on pedestal, simple raised stepped parapet. Three-story rear elevation remains intact and Sanborn Map shows that the 202 N. Main section was built by 1902 with the 206 N. Main section having been built between 1902-1908 as a separate building. W. C. Johnston, Sr. bought first an interest in the hardware business and then bought remaining interest. By 1902 he occupied the first section of the building. In addition to his hardware enterprise, Mr. Johnston was a member of the board of directors of both Mooresville Cotton and Cascade mills, president of Citizens Savings and Loan, vice-president of First National Bank, and vice-president of Merchants and Farmers Bank.

46. (former) Merchants and Farmers Bank
182-188 N. Main St.
1908-1914 (SM)
C

Corner buff-colored brick veneer commercial building in Italianate/Romanesque style with six bay wide facade on Main St. and twelve bay wide facade on Moore St. Corner entrance with replacement door. Round-arched windows and doors. This was Mooresville's second bank, and it operated until 1933 when it closed due to the Depression. Espy Watts Brawley was the first bank president.

47. Commercial Building
178 N. Main St.
by 1902 (SM), mid-20th cent.
C

Ca. 1900, two-story brick building with same roofline as 174-176 N. Main St. (No. 48). Storefront has been altered and upper facade has three segmental-arched windows with center one larger, and all are bricked-in. Rear elevation intact and building contributes to the rear facade row.

48. Commercial Building
174-176 N. Main St.
by 1902 (SM)
F

Ca. 1900, two-story brick, three bay wide commercial building which has been completely modernized on facade and stuccoed on rear elevation, so that neither facade contributes to district any more.

49. Commercial Building
170 N. Main St.
by 1902 (SM)
O

Ca. 1900, two-story brick, three bay wide, Italianate Revival style commercial building with storefront retaining original display windows, paneled dado, recessed entrance, metal lintel with Adamesque Revival garland ornament, and corner brackets. Upper facade has 2/2 segmental-arched sash with brick segmental arch surrounds and corbel brick cornice above.

50. Commercial Building
162-166 N. Main St.
1908-1914 (SM), mid-20th cent.
C.

Two-story brick, five bay wide, commercial building with ca. 1950 replacement storefront except for metal dentil cornice. Upper facade has 2/2 sash on north half with round-arched surrounds and 2/2 sash flanking a picture window on south half. Windows have granite trim. Heavy dentil cornice matches that of first story.

51. (former) Miller Drug Store
152-158 N. Main St.
1909, mid-20th cent.
C

Two-story brick, seven bay wide, commercial building in Italianate Revival/Renaissance style with ca. 1950 replacement storefronts. Round-arched center entrance to upstairs is unaltered but has replacement door. Upper facade has segmental-arched windows with brick segmental arch surrounds, granite keystones, and Doric brick pilaster between each bay. Metal dentil cornice with corner brackets and flat-paneled brick parapet. The south section (152) was built for Edward Henry Miller's drugstore. The firm operated in this same location for many years and in October 1956 Look magazine ran a feature article on the store called "Pharmacy in the Family." At that time the business was owned by S. H. Price, Sr. and his son, S. H., Jr. The north section (158) housed a clothing establishment when first built.

52. Commercial Building
142-148 N. Main St.
Ca. 1940
F

Two-story, five bay wide, brick commercial building with yellow tile dado under display windows and plain 1/1 sash on upper facade.

53. Commercial Building
138 N. Main St.
by 1902 (SM)
C

Ca. 1900, two-story brick commercial building with facade now concrete-stuccoed and area around entrance shingled, thereby obscuring original appearance except for original display windows, recessed double doors and fluted cast iron Corinthian columns flanking door.

54. Commercial Building
134 N. Main St.
by 1902 (SM)
C

Ca. 1900, one-story brick building with storefront now covered with wood shingles but retaining original display windows, recessed double door and fluted cast iron Corinthian columns flanking door and matching those of No. 53. Corbel cornice zigurat design.

55. John Mack & Son Store
128-130 N. Main St.
1908-1914 (SM), mid-20th cent.

C

Two-story brick commercial building, originally two separate stores, now joined by common paint color and common usage. Right half (130 N. Main) almost identical to No. 10 in the district. Storefront altered. Upper facade has three segmental-arched 1/1 windows joined by string course connecting brick arches. Two corbelled cornices. Left half (128 N. Main) has altered storefront except for corbelled cornice. Upper facade similar to right half. Three bays wide and 1/1 segmental-arched windows accented by keystones. Two corbelled cornices with paneled frieze between. The structure has been the business establishment of the Mack family since 1912 when Side Mack and his father John opened the department store. John had sold goods house to house within a fifty mile radius of Charlotte since 1903 when he had immigrated from Lebanon, and even with the downtown Mooresville store he continued this practice until the early 1920s.

56. Commercial Building
118-122 N. Main St.
1908-1914 (SM), mid-20th cent.

C

Two-story, pressed brick veneer, six bay wide, Italianate Revival style building with storefront having been remodelled ca. 1950. Upper facade has 1/1 segmental-arched sash, granite keystone surrounds, and brick dentil cornice. Round arched entrance to upstairs at northernmost bay. This structure built for J. F. McGraw as a grocery store which operated until about 1940.

57. (former) Southern Railway Depot
N. side Center^{Ave} between N. Main and N. Broad Sts.
1914-1925 (SM)

P

One-story dark red brick veneer train depot with 6/6 sash and 6-pane casement windows, paneled doors with transoms. *Truncated hip* Mansard roof with deep six ft. overhang with exposed roof joists extending as brackets, decoratively carved. Structure is architecturally undistinguished but functions as centerpiece of town and replaces the first frame depot around which the town was built.

58. W. N. Johnston Sons Co.
W. side N. Main St.; Northernmost section of 110 N. Broad St.
1914-1925 (SM)

C

One-story brick commercial building with segmental-arched door on right bay of facade. Alleyway to right of building. "Nat" Johnston brought the first ice plant to Mooresville and was also the first coal dealer in town. The building is still used for an ice and coal business.

9. W. N. Johnston Sons Co.
110 N. Broad St.
by 1902 (SM)
P

Ca. 1900, virtually unaltered brick building with three and two-story sections. Originally two stores. Storefronts have metal fluted pilasters, plate glass display windows with paneled dados, one original double door entrance and one 1979 replacement. Upper facade has 2/2 sash with molded metal lintels and corner blocks, bracketed wooden cornice and decorative metal corner brackets with finials. The 1902 Sanborn Map shows the three-story section housing an establishment selling groceries, furniture and coffins. H. N. (Nat) Johnston ran the business, which is still in family ownership.

0. Commercial Building
102-106 N. Broad St.
by 1902 (SM)
P

Ca. 1900. Two-story brick, seven bay wide, commercial building divided into two stores, each having a center recessed double-door entrance. Storefronts are unaltered with cast-iron fluted pilasters (by Southern Iron Works, Owensboro, Ky.) with palmetto capitals, iron cornice, Plate glass display windows with flat paneled dados. Upper facade has 2/2 sash, metal classical lintels, corbelled brick lower cornice, and decorative pressed tin upper cornice and corner brackets. Building was originally used as telephone exchange and general store.

1. (former) J. P. Mills Department Store.
101-105 S. Broad St.
by 1902 (SM), mid-20th cent.
P

Ca. 1900. Two-story brick, six bay wide, commercial building which originally contained two stores. Storefronts remodelled ca. 1950. Upper facade remains unaltered and has 2/2 sash, molded metal window lintels with pressed tin floral corner blocks, metal frieze, dentil cornice and corner brackets with finials. Side elevations in 1 to 5 common bond with right side (which housed J. P. Mills Department Store) having traces of sigrage visible. John Pinkney Mills was prominent in business, education, religious, civic, and government affairs of Mooresville for nearly three-fourth of a century. Public schools closed the day of his funeral.

2. Parking Lot
between 105 and 197 S. Broad St.
PL

Asphalt parking lot for No. 63.

3. Buick Dealership
137 S. Broad St.
Ca. 1930
C.

One-story dark red brick veneer and concrete trimmed auto showroom with "modernistic" three bay wide facade. Double door in center bay with large flanking display windows with brass molded surrounds and

63. Buick Dealership (Cont'd.)

transoms, corner shallow pilasters with auto wheels as capitals, arched concrete band below flat-paneled frieze and concrete stepped parapet. Sides and rear in common bond brick with large metal casement windows. The structure originally functioned as a Buick dealership and now functions as Buick-Pontiac dealership.

64. First Presbyterian Church

249 W. McLelland Ave.

(A) 1899, 1915, P

(B) 1925, ca. 1960, F

(C) 1914-1925 (SM), C

(A) Red brick Gothic Revival style church with two entrance towers — one a four-stage bell tower with steep arched ventilator dormers in spire and the other a two-stage tower with shorter spire. Both have ornate crocketed finials. Slate shingled roof, bondless brick veneer walls, and tower corners with buttresses having granite caps. Rusticated granite water-table, and granite keystones above doors and windows. Gable end peaks have diaperwork of granite and brick squares. Stained glass windows in floral Art Nouveau patterns. Batten doors probably a replacement. The ca. 1915 addition at NW side and rear is an identical copy of original design except that brick has a different color and texture. (B) East of the church and connected to it is a two-story red brick education building shown on the 1925 Sanborn Map but with a ca. 1960 exterior appearance. (C) Two-story brick veneer, 5 X 2 bay vaguely Colonial Revival house built as manse. Steep hipped slate roof with hipped dormer on front. One-story hipped-roof front porch with heavy Doric posts. The church was organized in 1875 with nineteen members.

65. Dr. John Rockwell McLelland House

264 W. McLelland Ave.

by 1914 (SM)

P

Ca. 1885. Two-story, 3 X 3 bay, frame Italianate Revival style house, interior brick chimneys, 2/2 segmental-arched sash with pointed surrounds, louvered shutters, chamfered pilasters flanking window surrounds, and original brick pier foundation, now infilled. The S. Academy St. elevation has paneled and glazed center bay front door, German siding beneath one-story porch, and chamfered porch posts with curvilinear brackets. The W. McLelland Ave. elevation has a one-story porch similar to that on S. Academy, a paneled and etched door, and bracketed wooden awnings over paired sash. Structure has recently been renovated for adaptive reuse. House was the residence of Dr. John Rockwell McLelland who was a general practitioner in Mooresville from 1873 until 1905. He was Iredell's representative in the N. C. General Assembly 1892-1896, a director of the Agricultural and Mechanical College, and was the state's proxy for the N. C. Railroad.

66. Vacant Lot

SW corner of W. McLelland Ave. and S. Academy St.

VL

Large corner vacant lot with trees.

67. House
326 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1910. Large two-story frame late Victorian/Colonial Revival house. Deep hip roof with metal cresting and large interior brick chimneys. 1/1 sash, louvered shutters, imbricated siding in front cross gable and front polygonal dormer with polygonal roof and metal finial. Center bay front entrance with glazed and paneled double door with transom. Left side has two-story bay with bracketed corner roof overhang. House covered in German siding. One-story porch with vaguely-Doric turned posts and dentilled frieze, originally curved around both sides of house, but sides now filled-in.

68. House
332 W. McLelland Ave.
post 1925 (SM)
C

Ca. 1935. Two story, 3 X 3 bay, red brick veneer house with gable roof, front cross gable, and gable ends having simple half-timbered effect. Front door has sidelights and broad elliptical fanlight. One-story porch with large tapered brick posts on brick plinths.

69. House
338 W. McLelland Ave.
1914-1925 (SM)

Two-story, 3 X 1 bay, frame house with rear one-story ell. Gable roof with front cross gable with pointed arch louvered vent. Front door has fluted surround with bulls-eye corner blocks and fanlight. Doric front entrance porch, left side porch and right side porte-cochère. Frame shed at right rear.

70. House
344 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1885. Small, one-story frame, 3 X 1 bay late Greek Revival/Italianate style cottage with gable roof, boxed cornice, wide frieze board and eave returns, and 6/6 sash. Three-bay wide hipped-roof porch with chamfered posts, and center bay entrance with sidelights and crossetted surround. Original wood-shingled roof can still be seen under present composition shingles.

71. House
348 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1900. Two-story, 3 X 1 bay, frame house with gable roof, boxed eaves, eave returns, wide frieze board, 2/2 sash-paired on first story. Ca. 1930 alterations produced center entrance with broken pediment and gable roof with arched ceiling supported by Doric pilasters, and right side screened porch with balustraded deck. Large frame multi-car garage at rear.

72. House
345 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1885. Two-story, 3 X 2 bay, frame Italianate Revival style house. Gable roof with bracketed eaves, each bracket with a quatrefoil design. 2/2 sash with segmental-arched openings, pointed lintels and louvered shutters. Exterior end chimneys. Center bay front entrance has surround similar to windows but with replacement door. Replacement single bay entrance porch with Doric posts and gable roof. One and two-story rear wings, added porch on east side and frame garage behind house.

73. House
335 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1910. One-story frame cottage now covered with aluminum siding. Hipped roof with cross gables, front door with narrow sidelights above panels. Wrap-around porch on front and left side with chamfered posts and turned balustrade. Garage at left rear.

74. House
329 W. McLelland Ave.
by 1914 (SM)
C

Ca. 1910. Large one and one-half story frame cottage, having steep hip roof with large shingled cross gable dormer on front, 8/1 sash often paired or tripled, tall interior brick chimneys, and large porch across front and sides, partially screened-in, with tapered wood posts on brick plinths.

75. House
313 W. McLelland Ave.
Ca. 1960
I

Large, low, brick veneer modern house. Totally out of place in neighborhood.

76. House
125 S. Academy St.
by 1902 (SM)
C

Ca. 1900. Two-story, 3 X 2 bay, frame late Victorian house with gable roof, center cross gable and rear exterior end brick chimneys. First story has floor length 6/6 sash windows, second story has 4/4 sash — paired in center bay — and all have louvered shutters. Center bay double-leaf paneled and glazed front door. *One-story wrap-around porch with chamfered posts.*

77. House
117 S. Academy St.
by 1902 (SM)
C

Ca. 1870. Two-story, 3 X 2 bay, frame house with late Greek Revival styling. Exterior end chimneys, wide boxed eaves with returns, 6/6 sash, and center bay front door with two vertical panels and small-paned sidelights and transom. Hip roofed porch with openwork posts, which may have had latticework, and flush sheathing under porch. Original one-story ell at left rear and German sided addition on right rear. Interior has two-panel doors and late Greek Revival mantels. May be oldest house in district.

78. House
106 S. Academy St.
1914-1925 (SM)
F

Simple, one-story, 3 bay wide, brick veneer cottage with hipped roof, hipped dormer with louvered vents on front, 4/1 sash - paired on front. Front porch recessed under roof.

79. Vacant Lot
SE corner of S. Academy St. and W. Center Ave.
VL

Vacant lot covered in grass.

80. John White Moore House
302 W. Center Ave.
by 1902 (SM)
C

One-story, L-shaped, frame late Victorian house now covered with aluminum siding. Exterior end chimney, 6/6 sash and louvered aluminum shutters. Hipped-roof front porch with ~~paneled front with sidelights~~ flush sheathing, chamfered posts and turned railing. Dwelling was home of John White Moore who was known as "The Flying Sheriff" in the 1940s, as he piloted his own plane in spotting illicit liquor stills.

Paneled front door with sidelights

86. House
303 W. Center Ave.
1902 (SM)
P

One-story frame, late Victorian, Queen Anne style cottage in L-shaped form. Decorative bargeboarded cross gable ends with shingled siding. Deep hip roof with metal ridge cresting, interior brick chimneys, front dormer with bargeboard and metal finial. 2/2 sash and center bay paneled and glazed door with sidelights. Wrap-around porch with turned bracketed posts and balustrade. The 1902 Sanborn Map shows this house under construction.

87. Motor Parts of Mooresville, Inc.
239 W. Center Ave.
post 1925
F, VL, PL

Fenced-in vacant lot - a pit - on corner with one-story brick commercial building painted yellow and black in center of W. Center Ave. block. Building is plain with plate glass display windows, double doors, dentil cornice. Parking lot on right side of building.

88. Mid-Carolina Telephone Co.
236 W. Center Ave.
Ca. 1960
F, PL

Large, plain, one-story modern red brick and stucco building with almost no windows. Parking lot located to west of building.

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 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 checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" 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 Mooresville Historic District represents the most intact remaining area of architecturally and historically significant structures which reflect the early years of Mooresville's development.

The area comprising the district is associated with the earliest development of the town. Founded as a direct result of the expansion of the Atlantic, Tennessee and Ohio Railroad, Mooresville grew up around the railroad tracks which run on a north-south course through the center of the district. The focal point in the development of Mooresville was, quite naturally, the railroad depot. A replacement depot, built between 1914 and 1925 on the site of the original one, still marks the historical center of town. The buildings in the district, and especially the commercial ones, are representative of the burgeoning growth which took place in Mooresville during the late nineteenth and early twentieth century in response to trade opportunities presented by the railroad.

The district represents a significant and distinguishable entity, most of whose components represent the distinctive vernacular characteristics of late nineteenth and early twentieth century styles. A broad variety of visually interesting examples representing such styles as the late Greek Revival, Gothic Revival, Italianate Revival, Romanesque and Renaissance Revivals, Queen Anne, Colonial Revival and Modernistic styles can be found in the district. These well-preserved buildings are interrelated in such a way that they provide both a high level of visual interest and a cohesiveness which separates the district from the surrounding area.

CRITERIA ASSESSMENT

- A. Associated with the late 19th and early 20th century commercial and residential growth of Mooresville, one of many small towns that burgeoned in this era (1870-1920) to contribute to the urbanization of North Carolina.
- C. Exemplifies a wide range of architectural styles and vernacular patterns characteristic of small towns ca. 1870-1920, including Italianate and eclectic commercial buildings, Queen Anne, Colonial Revival, and eclectic dwellings, executed in both modest and ambitious versions.

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Mooresville was founded as a direct result of the railroad. On August 18, 1856 the tracks of the Atlantic, Tennessee and Ohio Railroad were completed between Charlotte and Statesville. Because of the large shipments of cotton that were being produced in South Iredell County at the time, the railroad company decided to build a depot and side track somewhere in the area. Railroad promoters began a campaign in the area in order to be able to locate a site for the depot. Apparently realizing the commercial benefits that would likely follow the establishment of a depot, John Franklin Moore offered a site to the A T & O Railroad for the depot and also offered to sell lots to parties interested in building a town. His offer was accepted and because of it the railroad officials named the place Moore's Siding, a name used until the town was incorporated.¹

During the midst of the Civil War in 1863, the community of Moore's Siding received a devastating blow when its life-line, the railroad, was taken up to provide tracks for a railroad being built from Greensboro to Danville to help supply Lee's army with provisions. The rails were finally returned and the railroad re-activated in 1872, enabling the town to continue its development.²

The history of the Town of Mooresville officially began on March 3, 1873, when the N. C. Legislature passed a bill incorporating the town. The bill set forth that the town government should consist of a mayor and six commissioners. The A T & O depot was officially made the geographic center of town, with the corporate limits extending one mile in all directions from the depot.³ At first the town consisted of only two roads, the Public Road (now Main St.) running north and south and the Main Cross Street (now Center Ave.) running east and west.⁴

An early account of Mooresville was printed in the Statesville Landmark on July 18, 1874. According to John B. Hussey,

We were present at the Sheriff's tax paying in Mooresville on Wednesday. Mooresville is the "Hickory" of the A T & O Railroad. It is a promising and flourishing town, with a fine cotton and corn country to sustain it. Last year the railroad receipts amounted to \$10,000. More than 1000 bales of cotton were shipped over the A T & O R.R. besides a large amount hauled out in wagons to Charlotte and Concord. . . .⁵

In fact, Mooresville did develop in the late nineteenth century into a trading center in the southern part of the county which became for a time a rival of Statesville.⁶ Its trade, however, was mostly in general supplies with an emphasis on farming implements and fertilizers. The "fine cotton and corn country" surrounding Mooresville, as mentioned in Hyssey's account, helped to town to become in the late nineteenth century the center of cotton trade in Iredell County as well as a flour mill center.⁸ In 1878 a steam engine was brought to town to run a saw mill, which must have added tremendous impetus to the building trade in Mooresville.⁹

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With the growth of prosperity came many amenities to community life, including schools, churches and town beautification. Again John F. Moore, dubbed the "Father of Mooresville," was at the forefront. In 1874 he deeded land to the school trustees and the Grange for an academy which was built soon thereafter and which lasted until the Mooresville Graded Schools opened in the early twentieth century. Other academies followed the one with which Moore was associated (although when the town was founded there was already a one-room public free school known as North Bend). Several churches were also established, the first being the Presbyterian Church. The church was officially organized on November 13, 1875 with nineteen members, all of whom came from nearby Prospect Church. Initially the congregation met in the Academy building, but by 1876 a church building had been constructed on a lot given by John F. Moore at the corner of Church St. and McLellan Avenue. In 1899 the present Gothic Revival church (No. 64) was erected at the northeast corner of W. McLelland Ave. and S. Academy Street.¹¹ In 1880 a major effort at town beautification took place. An interesting note in the minutes of the February 1880 meeting of the Town Board reveals that in honor of Washington's birthday (which fell on a Sunday that year), the commissioners asked that every family living inside the Town limits plant a tree on Saturday the 21st in order that "the shade, beauty, and appearance of our Town may be enhanced for those who come after us."¹² Subsequent minutes suggest that a great tree-planting did, in fact, take place on that day.¹³

Large-scale industry began in Mooresville toward the end of the nineteenth century with the organization of the Mooresville Cotton Mills in 1893 and with other textile mills, cotton oil mills, and flour mills. The textile industry remains the major industry in Mooresville today.

The result of the railroad facilities and then the establishment of industry in Mooresville was a boom period of growth during the late nineteenth and early twentieth century. The population recorded at the first meeting of the Town Board in 1873 was only twenty-five. However, by 1880 the population had grown to 584, by 1890 to 886, and by 1900 to 1,533.¹⁴ According to the Sanborn Insurance Company Maps, the 1914 population was 3,500 and by 1925 it had jumped again to 7,000.¹⁵

By 1907 Mooresville had become quite a town. According to an article written by D. S. W. Stevenson (one of the first physicians in town) and placed in a zinc box in the cornerstone of Central School when it was laid in ceremonies on June 29, 1907 Mooresville at this date has a white and colored Baptist Church, a white and colored Methodist Church, a white and colored Presbyterian Church and an Associate Reform Presbyterian Church and a colored Congregational Church.

Mooresville has 10 grocery stores, 8 meat markets, 2 hardware stores, 2 drug stores, 1 pants factory, 4 brick yards, 2 barber shops, 3 cotton gins, 1 cotton seed oil mill, 2 hotels, 3 cotton mills, 1 sawmill, 1 bank, 1 loan & trust co., 2 real estate agencies,

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2 lawyers, 1 dentist, 5 doctors of medicine, 1 newspaper, 1 free town library, and an excellent system of electric lights and local telephone. There is also a Masonic, a Phythian, Odd Fellows and Jr. O.V.A.M. Lodges with Heptosophs and Royal Arcanum Insurance Lodges. There are two furniture stores and one furniture factory. . . .¹⁶

By 1914 there were four cotton mills, two flour mills, two cotton seed oil mills, a furniture factory, a large lumber plant, automobile and vehicle shops, a bottling works, an ice factory, a mattress factory, and several other minor industries.¹⁷ In 1914 another interesting step toward the beautification of the town was taking place. All wooden electric light poles were removed from the business section of Main St. and the wires were placed underground and connected with iron standards surmounted by glass globes at the principal corners.¹⁸

By encompassing the most intact remaining portion of the heart of Mooresville centered around the depot, the Mooresville Historic District reflects well the growth of the town during the late nineteenth and early twentieth century. The greatest strength of the district is the commercial section, whose buildings represent approximately three-quarters of all buildings in the district. The commercial segment is amazingly intact and is especially well-preserved, providing a good view of Mooresville's commercial assets during the early twentieth century. Such elements as the continued presence of the stores on the four corners of the center of town (intersection of Center Ave. and Main and Broad streets) which appeared on the first Sanborn Insurance Company Map of Mooresville in 1902, the large number of unaltered store facades, and the remarkable interior of the D. E. Turner Co. Hardware store which has remained unaltered since it was built and even contains examples of some of its early merchandise, add a rich historical and visual overlay to the present commercial activities of the area. The Sanborn Insurance Maps for Mooresville give not only a clear picture of the development of the town, and especially its commercial area, but also reveal by comparison with extant buildings, just how historically intact the district is.¹⁹

Adding to the view of Mooresville's early history as seen in the commercial area of the district are the other portions of the district, including perhaps the most visually intact of Mooresville's early industries--the Lorene Cotton Seed Oil Mill--and the most intact area of Mooresville's early residential development, centered along S. Academy St. between W. McLelland and W. Center avenues and including the 1899 First Presbyterian Church, the oldest remaining church building in town and the second church of Mooresville's oldest congregation.

The local interpretations of nationally popular architectural styles which are present in the district--including the Greek Revival, Gothic Revival, Italianate

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Revival, Romanesque and Renaissance Revivals, Queen Anne, Colonial Revival and Modernistic--along with the design quality of the buildings and their generally well-preserved state contribute greatly to the historical and architectural cohesiveness of the district. Although some buildings neither add nor detract from the particular qualities of this district and function more or less as architectural or historical "fill;" almost no buildings actually serve as a negative intrusion to the important district characteristics.

The totality of the architectural and historical elements in the district provides a solid view of a successful Piedmont railroad town which had its beginnings in the late nineteenth century and developed into a substantial trading and industrial town in the twentieth century. In comparison with other towns of similar background in the Piedmont, the central core of Mooresville which comprises its historic district stands out in quality and intactness. This is especially true of the commercial portion of the district, for whereas the residential portion is not as large and complete as the residential districts in Statesville, the commercial area is more intact and somewhat less altered than the Statesville Commercial Historic District, although the Statesville district has more large-scale and grandiose commercial structures than the generally smaller-scale stores and banks of Mooresville.

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Footnotes:

¹W. J. Haselden, Mooreville, North Carolina: The Early Years (Mooreville, N.C., 1967), p. 1.

²Ibid.

³Ibid., p. 4.

⁴Ibid., p. 6.

⁵Homer M. Keever, Iredell-Piedmont County (Iredell County Bicentennial Commission, 1976), p. 276.

⁶Ibid., p. 275.

⁷Ibid., p. 279.

⁸Ibid., p. 248, 264.

⁹Ibid., p. 279.

¹⁰Ibid., pp. 276-277.

¹¹Ibid., p. 277; Haselden, p. 68.

¹²Haselden, p. 10.

¹³Ibid.

¹⁴Ibid., p. 51.

¹⁵Sanborn Insurance Co. Maps, 1914, 1925.

¹⁶Haselden, pp. 50, 52.

¹⁷Ibid., p. 90.

¹⁸Ibid.

¹⁹For an analysis of the development of Mooreville as seen in the Sanborn Maps, refer to the Description section of this nomination.

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Verbal Boundary Description:

Beginning at the northeast corner of S. Main St. and E. McLelland Ave., then running northeast along the east curb line of S. Main St. 153 feet to the south boundary line of 132 S. Main St., then running along the south property line of 132 S. Main St. 220 feet to the rear property line of the same property, then following the rear property lines of 132-104 S. Main St. to the south curb line of E. Center Ave., then running southeast along this curb line approximately 10 feet to a point opposite the southeast corner of the property on which 132 E. Center Ave. stands, then running in a straight line across E. Center Ave. to the east property line of 132 E. Center Ave., then running along this boundary line 70 feet to the rear property line of 115 N. Main St., then continuing along the rear property lines of 115-183 N. Main St. to the south curb line of E. Moore Ave. and then continuing in a straight line across E. Moore Ave. to the north curb line of the same street, then running northwest along the north curb line of E. Moore Ave. to the rear (east) property line of 203 N. Main St. then following the rear property lines of 203-287 N. Main St. to the south curb line of E. Iredell Ave., then running southeast along this curb line approximately 30 feet to a point opposite the southeast corner of the property on which 305 N. Main St. stands, then running in a straight line across E. Iredell Ave. to the rear (east) property line of 305 N. Main St., then following the rear property line of said property 84 feet and then the north property line 170 feet to the east curb line of N. Main St., then continuing in a straight line across N. Main St. to the west curb line of the street, then running southwest along this curb line to the northwest corner of N. Main St. and W. Iredell Ave., then running northwest along the north curb line of W. Iredell Ave. to the northeast corner of W. Iredell Ave. and N. Broad St., then running northeast along the east curb line of N. Broad St. approximately 476 feet to a point across from the northeast corner of the property on which the former Lorene Cotton Seed Oil Mill stands, then crossing N. Broad St. to the northeast corner of said property, then running northwest along the north property line of said property 175 feet, then running southwest approximately 250 feet to the point of intersection with the west property line of said property, then following the west property line 53 feet southwest, 6 feet southeast and then 145 feet southwest to the north curb line of W. Iredell Ave., then continuing in a straight line to the south curb line of W. Iredell Ave., then running southeast along the south curb line of W. Iredell Ave. approximately 50 feet to the west property line of 224 W. Iredell Ave., then running southwest along this property line to the north property line of 266 N. Broad St., then following this property line 90 feet northwest, 9 feet southwest and northwest approximately 41 feet to the rear (west) property line of 266 N. Broad St., then following the west property line and then the south property line of said property to the west curb line of N. Broad St., then running southwest along said curb line (and continuing across W. Moore Ave.) to the point where it intersects the north property line of 110 N. Broad St., then running northwest along the north property line of said property and then continuing along the north property line of the lot on which 239 W. Center Ave. stands to the east curb line of N. Academy St., then

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Boundary, cont.

running northeast along the east curb line of N. Academy St. approximately 90 feet to a point directly across from the northeast corner of the lot on which 303 W. Center Ave. stands, then running across N. Academy St. to the northeast corner of said lot, then following the north property line and then the west property line of said property to the north curb line of W. Center Ave., then continuing in a straight line across W. Center Ave. to the south curb line of said street, then running southeast along W. Center Ave. approximately 20 feet to the northwest corner of the lot on which 302 W. Center St. stands, then following the west boundary line of said property to the point of intersection with the north boundary line of the lot on which 117 S. Academy St. stands, then running northwest along the north property line of 117 S. Academy St. and then continuing along the north (rear) property lines of 313-345 W. McLelland Ave. to the northwest corner of the lot on which 345 W. McLelland Ave. stands, then running southwest along the west property line of said property to the north curb line of W. McLelland Ave., then running northwest along said curb line approximately 45 feet to a point opposite the northwest corner of the lot on which 348 W. McLelland Ave. stands, then crossing W. McLelland Ave. to the west boundary line of 348 W. McLelland Ave. and continuing along said property line 157 feet, and from there running in a straight line southeast approximately 645 feet to a point on the west curb line of S. Academy St. 157 feet southwest of the southwest corner of S. Academy Street and W. McLelland Ave., then continuing across South Academy Street to the east curb line of said street, then running northeast along said curb line approximately 30 feet to the southwest corner of the lot on which 264 W. McLelland Ave. stands, then running southeast along the west property line of said property and then northeast along the east property line of the same property to the south curb line of W. McLelland Ave., then running southeast along this curb line approximately 180 feet to a point directly across from the northeast corner of the intersection of W. McLelland Ave. with an alley, then crossing W. McLelland Ave. to the east curb line of the entrance to the alley from W. McLelland Ave., then running northeast along the east curb line of said alley 89 feet to the southwest corner of the lot on which 137 S. Broad St. stands, then running southeast along the south property line of said property to the west curb line of S. Broad St., then running southwest along this curb line to the northwest corner of S. Broad St. and W. McLelland Ave., and then running in a straight line southeast approximately 135 feet to the northeast corner of E. McLelland Ave. and S. Main St., the point of beginning.

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Boundary Justification:

The boundaries of the district were drawn to include only the most intact remaining portion of the oldest area of Mooresville--the heart of the earliest development of the town, centered around the depot. The area of town which has remained most intact is the commercial area, which is amazingly well preserved. The early industrial sites were scattered nearby and most have been either greatly altered, completely rebuilt or destroyed. Only the former Lorene Cotton Seed Oil Mill has been fairly well preserved, and it stands close enough to the commercial area to allow its inclusion in the district. Originally, there were many houses in the area which were soon overtaken by commercial development, as well as other houses on the outskirts of the commercial area, especially to the south and west. Unfortunately the older neighborhoods in Mooresville are now for the most part fragmented, with the oldest houses appearing either individually or in small clumps, but not in larger, more coherent neighborhoods as found in Statesville. Therefore, only the most tightly-knit area of the oldest houses in town of some architectural or historical significance which at the same time was not separated from the commercial area by intrusions, was included in the district. Beyond the western boundaries of the residential portion of the district the houses are for the most part representative of a much wider range of years during the twentieth century than are those mostly older houses included in the district and are generally of a lesser design quality. Northeast of the residential portion of the district the houses are generally of lesser quality, of more recent date and are interspersed with a variety of other types of buildings and vacant lots. Southwest of the residential section and along S. Academy St. the housing is pleasant, and some houses are fairly interesting architecturally and/or historically. However, this street also contains a fairly high percentage of buildings from later periods of development in the town and many of these are of little or no interest. For example, of the sixteen houses now lining the east side of S. Academy St. between W. McLelland Ave. and W. Wilson Ave., only two had been built by 1914 and only eight had been built by 1925 (although some of the present houses may even be replacements of those shown on the 1914 and 1925 Sanborn Maps). An impressive clump of houses dating from the last quarter of the nineteenth century is found southwest of the district on S. Broad St. facing the railroad tracks, but too many intrusions--in the form of mid-twentieth century businesses such as a large grocery store and a pizza parlor--have intervened between these houses and the district, effectively isolating them from the bulk of the historic area. Surrounding the boundaries in the commercial and industrial portions of the district are a mish-mash of other commercial and residential structures which would not contribute to the historical or architectural cohesiveness of the district. While there are certainly other buildings of interest in the surrounding area, they are scattered in location and are not tied closely enough to the district area to be included within the district boundaries. The boundaries of the district give somewhat irregular appearance caused primarily by the fact that the lines were drawn, for the most part, along property lines as shown on the Mooresville tax maps.

See continuation sheet item #8.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

10 GEOGRAPHICAL DATA

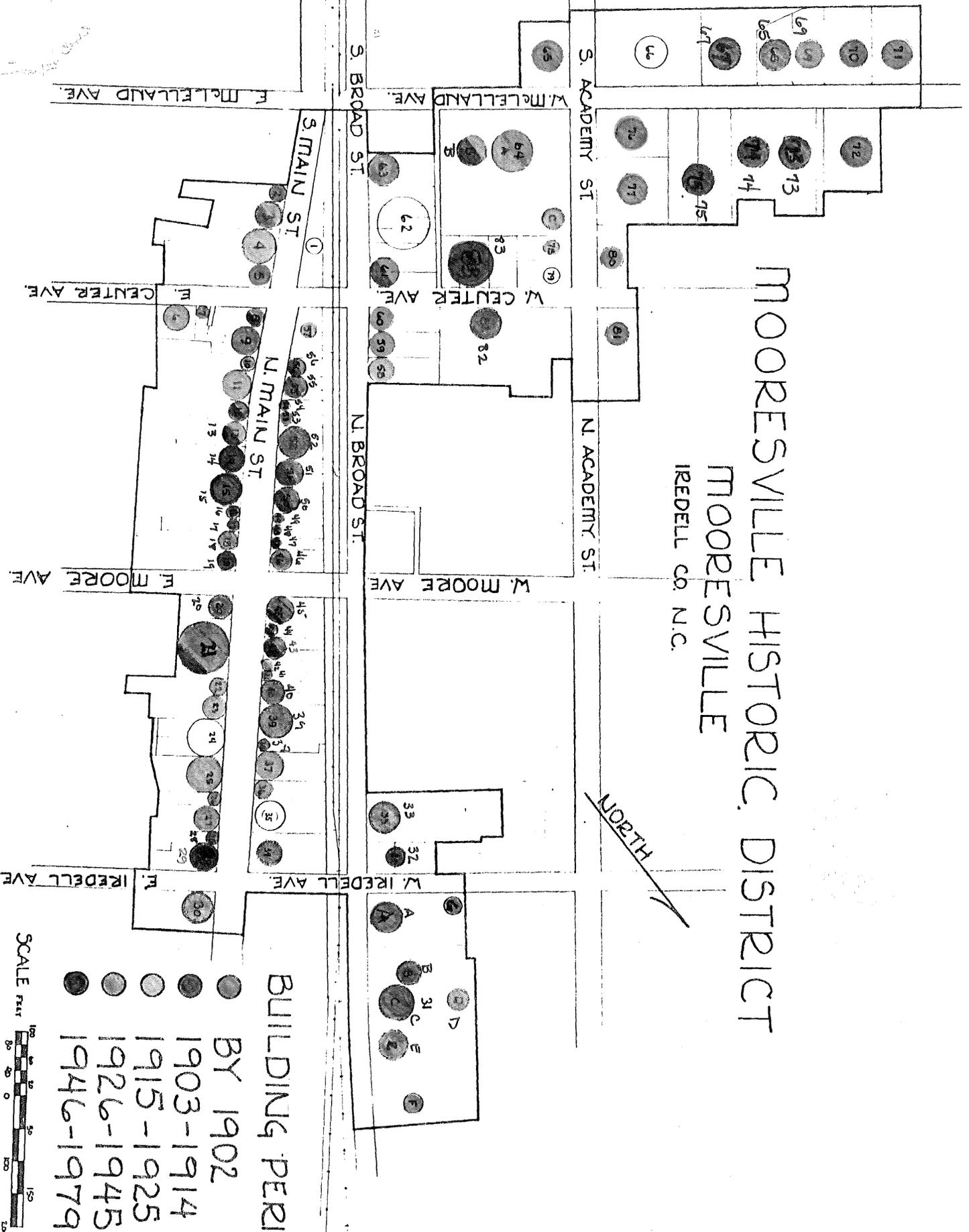
ACREAGE OF NOMINATED PROPERTY 21

UTM REFERENCES

A	1,7	51,72,0,0	3,93,79,00	B	1,7	51,73,8,0	3,93,77,7,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,7	51,68,2,0	3,03,73,00	D	1,7	51,64,5,0	3,93,76,8,0

VERBAL BOUNDARY DESCRIPTION

MOORESVILLE HISTORIC DISTRICT MOORESVILLE IREDELL CO. N.C.



BUILDING PERIOD

- BY 1902
- 1903-1914
- 1915-1925
- 1926-1945
- 1946-1979



