

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: North Carolina	
COUNTY: Mecklenburg	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Rosedale

AND/OR HISTORIC:
Frew's Folly

2. LOCATION

STREET AND NUMBER:
3427 North Tryon Street

CITY OR TOWN:
Charlotte (Ninth Congressional District, the Hon. Charles R. Jonas)

STATE: North Carolina CODE: 37 COUNTY: Mecklenburg CODE: 119

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Miss Mary Louise Davidson and Mrs. C. R. Abel

STREET AND NUMBER:
3427 North Tryon Street 913 Benjamin Parkway, Greensboro, N.C.

CITY OR TOWN:
Charlotte, STATE: North Carolina CODE: 37

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Mecklenburg County Courthouse

STREET AND NUMBER:
720 East Fourth Street

CITY OR TOWN:
Charlotte STATE: North Carolina CODE: 37

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: North Carolina
COUNTY: Mecklenburg
ENTRY NUMBER
DATE
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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Rosedale is a handsome Federal plantation house surrounded by a cultivated garden and set in a grove that shields the dwelling from the commercial environment of urban Charlotte around it. The building consists of a central block, three bays wide, two bays deep, and two-and-one-half stories in height, flanked by one-and-one-half-story wings one bay wide and one bay deep. The house, which is covered with molded weatherboards, rests on the high random stone walls of a full basement. Each section of the house has a gable roof running parallel to the facade and terminating in a plain box cornice. At either end of the main block rises an exterior chimney of brick, whose lower portion is covered by the wing.

The central entrance on the main (south) facade has a paneled door surrounded by a plain architrave and surmounted by a plate glass transom, a replacement for the original fanlight. Covering the entrance is a one-bay, one-story replacement porch with a flat roof and a rather heavy molded cornice above a plain frieze. The porch is supported by a square post at each corner and enclosed by a plain balustrade. Original fluted pilasters appear at both levels on the flush-sheathed wall flanking the central bay. At the second level is a wide flat-paneled door surmounted by a plate glass transom and bordered by fluted pilasters. Apparently a covered porch formerly existed at this level as well.

The remaining bays of the main block and the wings are marked by windows containing nine-over-nine sash and accented by molded architraves, heavy molded sills, and nearly flush-paneled shutters. The basement is lit by small windows protected by iron grates and is entered through a sunken doorway in the end of the east wing. Piercing the roof of the main block are two well-executed open pediment dormers containing round-headed windows outlined by molded architraves with keystones. Small pilasters with molded caps flank each of the dormer windows and support the molded cornice returns. On each wing occurs a single smaller dormer with a four-over-four sash window.

Flanking the chimneys on either side of the main block are small four-over-four-sash gable windows, and similar windows appear singly in the gables of the wings. On the rear of the house there are three entrances. Two of these, located on either side of the central partition of the main block, abut one another and are surrounded by a common molded architrave. The third is located in the east bay of the east wing. Each door is flat-paneled and surmounted by a five-light transom, although the door into the main west room is noticeably wider than the opening into the main east room. The partially enclosed one-story shed porch that extends across the rear of the entire house is a later addition.

The interior of the main block follows a hall-and-parlor plan, with an enclosed stair ascending against the center partition in the east room. In the west wing there were originally two rooms served by corner fireplaces, but now there is a single room. In the east wing, there is a large room which now serves as a kitchen. A stair against the east wall of the east wing provides access to an attic above, while the west wing attic is reached through a doorway in the northwest second-floor room of the main block.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
North Carolina	
COUNTY	
Mecklenburg	
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(Number all entries)

7.

About 1830 a vestibule was created just inside the main entrance, with a door set diagonally, opening into the west parlor. This room contains elaborate Adamesque finish. The mantel has a molded architrave around the fire opening, flanked by fluted pilasters terminating in consoles adorned with acanthus leaves. The wide frieze is accented with garlands and features a center tablet with an urn in high relief. The shelf, which does not break, is accented by a narrow band of vertical fluting. The elegance of the mantel is repeated in the deeply molded cornice with a frieze bearing alternating urns and acanthus designs, and a Wall of Troy molding. Above the flat-paneled dado is a molded chair rail. Blind paneled transoms with corner shell motifs occur over the flat-paneled doors.

The east room is treated in simpler fashion. It lacks a cornice and has only a molded chair rail and baseboard. The tall mantel is similar to that in the other parlor, but plain fluted pilasters flank the fire opening and terminate in imposts adorned with urns. The frieze, which has no center tablet, is ornamented with an applied sunburst and garlands. Two doors lead into the east wing: the south one, which is flat-paneled, is original, while the north one is a later replacement. The mantel in this room has a molded architrave around the fire opening, which supports fluted end blocks and a frieze with urns and garlands. A band of Wall of Troy molding accents the molded shelf. The open-string stair rises after a quarter-turn landing from the south east corner and has plain square balusters supporting a delicate molded, ramped handrail. A simple curvilinear bracket adorns each step.

In the west wing, the partition that formerly separated the two rooms has been removed, and the two small corner fireplace openings surrounded by simple molded architraves are visible simultaneously. These rooms are finished with molded chair rails and cornices.

On either side of the central hall of the second floor of the main block are two bedchambers. The stair that rises against the east wall from the front of the hall directly over the main stair to the attic has an open string with simple curvilinear brackets. Vertical pine boards form the wall surfaces throughout the second floor. Apparently the walls were completely covered with wallpaper--portions of which still remain. The pattern of one room is of vertical geometric stripes alternating with small scenes of elegantly dressed figures. Each room contains a molded chair rail, but no cornice. The west rooms have corner fireplaces like those in the west wing, but neither of the east rooms have fireplaces. The garret room of the west wing has no flue opening, but the east wing garret room contains a simple Federal mantel. Both chimneys have segmental-arched openings in the basement, although that in the east chimney has been closed up.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

The early history of Rosedale, or "Frew's Folly" as it was once called, is not clear, but it seems likely that the house was built by Archibald Frew shortly after 1805. In that year Frew purchased from William Beaty, high sheriff, a 152-acre tract which included the site where Rosedale stands. The property was described as "the residue of Dav^d Kennedy Sen^s old 310 acre tract," which had been deeded to Kennedy in 1767. Frew, it is thought, served for several years as tax collector and is said to have had extensive business dealings in the eastern part of the state. According to local tradition, Frew spent some time in Europe and bought there furnishings and other accoutrements for his plantation house. This is not documented, but in the upstairs bedrooms there remain portions of wallpaper said by the present owner to be original; the words, A La Fidelite, appear on one portion. Similar wallpaper was made in France in the late eighteenth and early nineteenth centuries.

It is not certain how Frew happened to lose the property where he built Rosedale, but it has been suggested that there may have been difficulties related to his handling of taxes. In any case, on January 15, 1819, the property, which by then included 911 acres, was sold at public sale by Beverly Daniel, "Martial" of the United States, "in pursuance of two warrants, dated July 18, 1818, from Joseph Anderson, Comptroller of the Treasury of the United States." The land was described as the "tracts and parcels of land whereon Archibald Frew formerly [sic] lived." (A later document, however, dated 1833, referred to the Rosedale tract as "being the plantation on which the late A. Frew died," and a newspaper account of 1823 recorded the death in that year of Archibald Frew "at his residence near Charlotte." Perhaps Frew continued to live in the house even though it had been sold to another owner.)

Whatever arrangements may have been made with Frew, at the public sale the property was sold to Samuel McCorkle and William Smith for \$4,075. McCorkle and Smith in turn directed that the property be conveyed to William Davidson on May 22, 1819. Davidson was a North Carolina state senator and also served in the United States Congress for several sessions. In 1833 he deeded to his son-in-law, Dr. David T. Caldwell, 486 acres of the 911-acre tract, including the plantation house. Dr. Caldwell, a prominent Charlotte physician, willed the property in 1854 to his children by his first wife, Harriet Davidson Caldwell. By a series of deeds, Dr. Caldwell's son, R. Baxter Caldwell, obtained Rosedale. In his will, probated in 1919, he left the plantation lands, "including the residence," to his nephew, B. Craighead

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
North Carolina	
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8.

Davidson, whose daughters, Miss Mary Louise Davidson (who lives in the house) and Mrs. Alice Davidson Abel, now own Rosedale.

Rosedale is one of the oldest houses in the city of Charlotte, a city which has grown rapidly in the past century to embrace its last vestige of plantation life. The house possesses unusually complete and academic architectural detail for the southern Piedmont. The probable builder, Frew, was one of Charlotte's earliest merchants, and his business connections with coastal cities where such styles were then fashionable may explain the appearance of such elegant Federal detail. The Adamesque mantels, cornices and ornamental blind transoms exhibit a correctness unique in Mecklenburg County, where vernacular interpretations of Adamesque interior detail are more usual in houses of the Federal period. A tripartite Federal mantel is found in the garret chamber of the east wing, a room which in most Palladian houses in the state either contains a minimal mantel or lacks a mantel. The corresponding exterior sophistication of massing and detail of Rosedale further establishes its uniqueness, for it is in strong contrast to the standard two-story rectangular block and the plain exterior which typifies the Federal era in Mecklenburg County.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Boyer, Mary. "Rosedale," 1971, unpublished report in Survey files of the State Department of Archives and History.

Mecklenburg County Records, Mecklenburg County Courthouse, Charlotte, North Carolina, Office of the Register of Deeds. (Subgroups: Deeds, Wills).

Mecklenburg County Records, State Department of Archives and History, Raleigh, North Carolina. (Subgroups: Deeds, Wills).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	35°	15'	26"
NE	°	'	"	°	'	"	80°	47'	36"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3/4 Acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Survey and Planning Unit Staff

ORGANIZATION: State Department of Archives and History DATE: 31 January 1972

STREET AND NUMBER:
109 East Jones Street

CITY OR TOWN: Raleigh STATE: North Carolina CODE: 37

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name H. G. Jones

Title Director, State Department of Archives and History

Date 31 January 1972

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

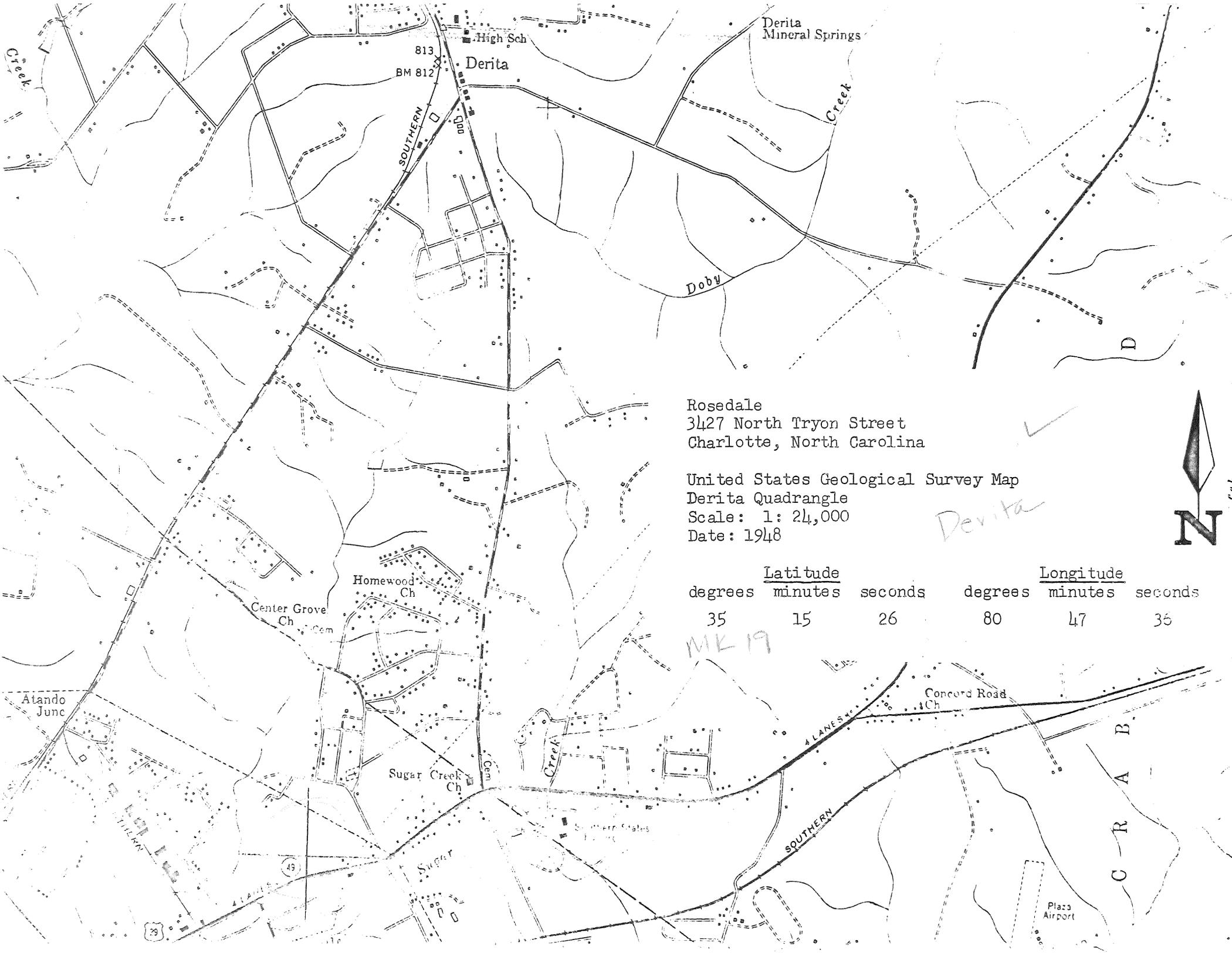
(Continuation Sheet)

STATE	
North Carolina	
COUNTY	
Mecklenburg	
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(Number all entries)

8.
Davidson, whose daughters, Miss Mary Louise Davidson (who lives in the house) and Mrs. Alice Davidson Abel, now own Rosedale.

Rosedale is one of the last vestiges of Charlotte's early Federal heritage. The fine Adamesque interior finish and the handsome exterior design reflect a degree of academic sophistication unique in Mecklenburg County in the period of construction. Archibald Frew's business connections with coastal cities where such styles were then fashionable may explain the appearance of such elegant Federal detail.



813
BM 812

Derita

Derita
Mineral Springs

Doby

Rosedale
3427 North Tryon Street
Charlotte, North Carolina

United States Geological Survey Map
Derita Quadrangle
Scale: 1: 24,000
Date: 1948

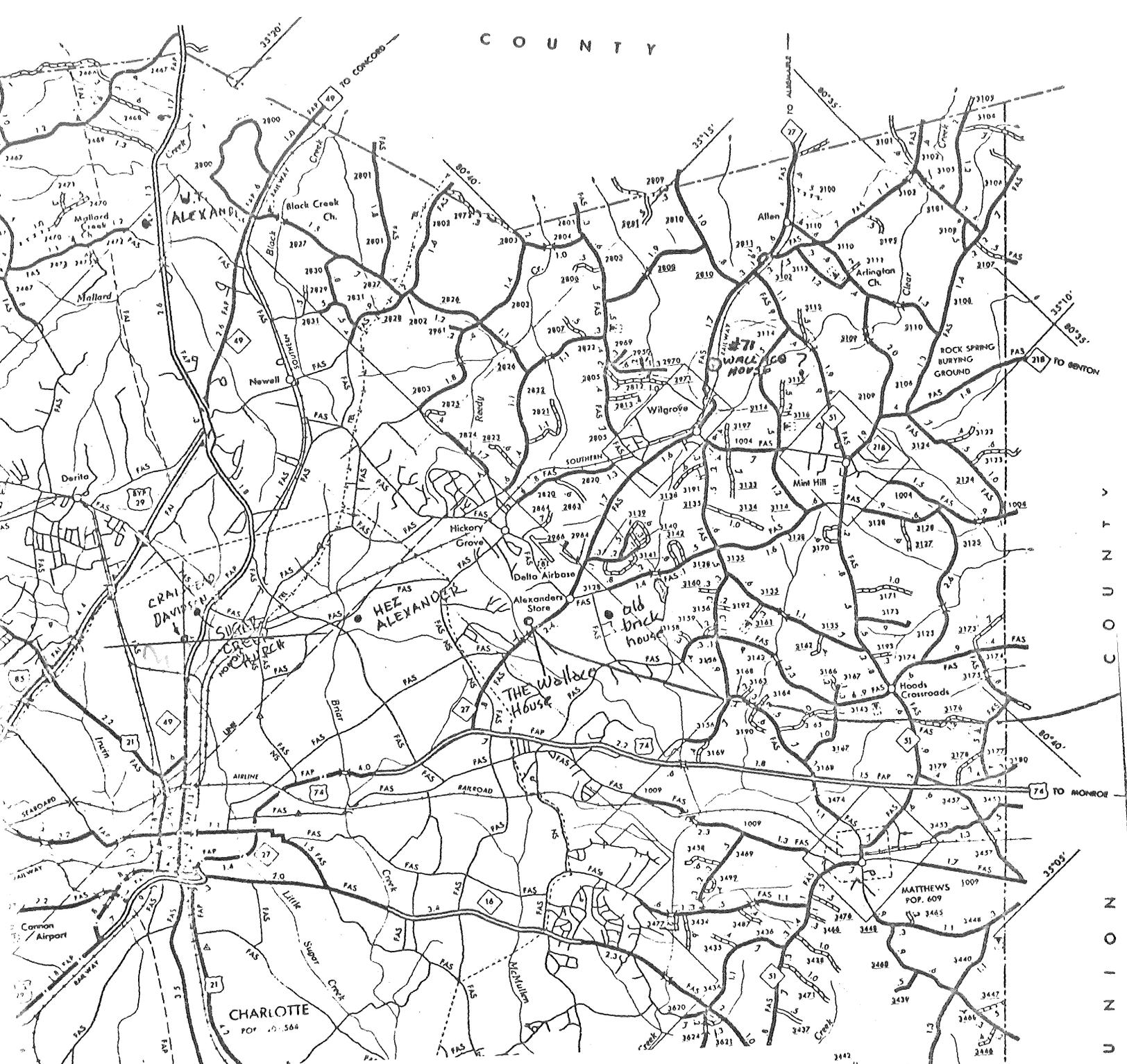
Derita



Latitude			Longitude		
degrees	minutes	seconds	degrees	minutes	seconds
35	15	26	80	47	35

MK 19

C
R
A
B



Rosedale
 3427 North Tryon Street
 Charlotte, North Carolina

State Highway Commission
 Scale: $\frac{1}{2}$ " : 1 mile
 January 1, 1962

Latitude degrees minutes seconds Longitude degrees minutes seconds
 35° 15' 26" 80° 47' 36"

MK 19

Steel Creek P.W. Co.
 Shopton

Y
T
N
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