

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE SUBSISTENCE: agricultural
outbuilding

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

vacant/not in use

7. Description

Architectural Classification

(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation brick

walls weatherboard

log

roof slate

other metal

wood

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

ca. 1916

Significant Dates

ca. 1916

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

N.C. Division of Archives and History;
Survey and Planning Branch, Raleigh.

10. Geographical Data

Acreege of property approx. 3.25 acres

UTM References

A

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5	1	7	8	1	0
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3	8	7	9	6	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The boundary of the John Washington McKinney House is indicated on the accompanying copy of page 36 of Mecklenburg County Tax Map Book 225.

See continuation sheet

Boundary Justification

The boundary of the John Washington McKinney House comprises the clearing that is the setting for the house and associated outbuildings. The boundary thus includes all the resources of architectural significance, as well as two noncontributing outbuildings associated with the ca. 1870 farmhouse, which was overbuilt as the John Washington McKinney House in 1916.

See continuation sheet

11. Form Prepared By

name/title Richard Mattson and William Huffman

organization _____

date July, 1990

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Charlotte Observer, December 24, 1956.

Cherry, Martha. Daughter of John Washington McKinney. Provided approximate dates of outbuildings and specific information about the house. Interview by Richard Mattson, 1989.

Matthews, Louise Barber. A History of Providence Presbyterian Church.
Charlotte: Providence Presbyterian Church, 1967.

McKinney, Emma. Daughter of John Washington McKinney and present occupant of McKinney House. Interview by William H. Huffman, 1989.

Mecklenburg County. Deed Books.

----- Will Books.

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IDENTIFICATION OF PHOTOGRAPHS

John Washington McKinney House
7332 Providence Road West (SR 3626)
Mecklenburg County, North Carolina
Photographer: Richard Mattson
August 10, 1989
North Carolina Division of Archives and History, Raleigh

1. Front facade, looking north
2. Front entrance and porch, looking north
3. Rear (south) facade, looking south
4. Interior, mantel in east front room, looking north
5. Interior, looking west from east front room, through stair hall, to west front room
6. Log corncrib, front facade and south gable end, looking northeast
7. Wellhouse/Dairy, west elevation, looking east
8. Smokehouse, front facade, looking north
9. Log Workshop/Storage Building, front facade, looking north

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Surrounded by residential subdivisions which are rapidly changing the historical and physical character of the southern Mecklenburg County landscape, the John Washington McKinney House represents one of the county's finest Colonial Revival farmhouses. Facing south and shaded by mature oaks and magnolia trees, the house commands a gentle rise of land about .1 mile north of Providence Road West (SR 3626). The McKinney House tract today comprises about 19 acres which contains the house and a scattering of four log and frame outbuildings. According to one of the current owners, a daughter of J. W. McKinney, the property once included two frame mule barns to the east of the house and a frame cotton gin house to the south (Mrs. Martha Cherry Interview 1989). No above-ground traces of these farm buildings survive. However, the other remaining outbuildings as well as the McKinney House survive in good condition. The residence and farm buildings stand in a clearing of about six acres. Surrounding this area on the McKinney property are woods of primarily ash and oak and sycamore trees, covering what was in the late 19th and early 20th centuries largely cultivated fields and pasture. A slice of the original tract to the west of the house was subdivided in the 1970s, and a ranch-style house stands on this approximately one-acre tract.

John Washington McKinney House

In its form and elements of style, the two-story, double-pile, frame McKinney House vividly represents a popular Colonial Revival house design of the early 20th century. It also represents the stylish expansion and remodelling of an 1870s I-house in 1916. A documentary photograph in possession of the current owners depicts the original farmhouse on this site around the turn of the century. The house, owned by Washington Mills, was a frame gable-roofed I-house. It was three bays wide with a central hall, and featured a shed-roofed porch with chamfered posts and decorative sawn brackets.

In 1916, John Washington McKinney had this vernacular Victorian I-house substantially remodelled both inside and out. McKinney's new remodelled and expanded home reflected the nationally popular Colonial Revival style. The dwelling survives today essentially as it appeared following the 1916 enlargement. No visual evidence of the earlier house can be seen on the exterior or interior of the present dwelling, except for the low hip roof on the kitchen ell.

On the exterior, the McKinney House is a cubic, double-pile form, as two front rooms and a central hall were added to the original form. The massing is capped by a high hip roof with patterned slate shingles and a slate-roofed, hipped dormer

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centered over the main three-bay facade. The brick chimney stacks, signifying interior chimneys, are replacements. The eaves of the main hip roof, dormer, and hip-roofed wraparound porch are treated with heavy dentil cornices. The sash windows in the upper story are paired and have two panes in each sash, while the first-floor windows in the main block have large single fixed panes. The window surrounds have simple mouldings. The main entrance, located in the center of the main facade, features sidelights above recessed wood panels, and fluted pilasters. The heavy square porch posts are fluted as well, and have moulded square caps. The center of the porch is topped by a pediment with unusually long dentils and board-and-batten sheathing. The rear of the house has a one-story kitchen wing with a very shallow hip roof, as well as one-story, one-room, shed and hip-roofed additions. Located on the east side of the rear facade, the kitchen wing dates from the 1870s farmhouse, while the other wings reflect the 1916 remodelling and subsequent enclosure of the kitchen's porch. While the 1870s kitchen portion is said to be of mortise-and-tenon construction, the 1916 section is of platform framing.

The interior of the dwelling reflects the Colonial Revival and dates from 1916. On the first floor of the main double-pile block, two rooms are located on each side of the central hall. One-story bedroom and kitchen wings extend to the rear. The upstairs includes four bedrooms arranged around a hallway. The main central hall has tongue-and-groove wainscot, and the 1916 staircase rises from the back half of the hallway. The open-string staircase has a handsome square newel with recessed panels. Classical mantels with curved volutes and thick shelves survive throughout. The parlor mantel (east front room) has mirrored overmantel, while the first-floor bedroom mantel (east back room) has free-standing colonettes. Doors consist of six horizontal panels, both doors and windows throughout the residence have simple moulded surrounds. The parlor and kitchen walls have been sheet-rocked. No traces of the original 1870s interior finish remain.

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Outbuildings (keyed to site map) C-contributing; NC-noncontributing

- | | | | | |
|---|-----------------------------------|----------|----|---|
| B | Wellhouse/Dairy | ca. 1916 | C | Frame, one-story structure consisting of two free-standing units about eight feet on a side that are connected by a side-gable metal roof. The south section contains the well, while the north half was used to store primarily dairy products. Good condition. |
| C | Log Corncrib | ca. 1875 | NC | Log two-unit corncrib with central passage and half-dovetail notching. Stands on stone piers and capped by side-gable metal roof. Good condition. |
| D | Smokehouse | ca. 1916 | C | Frame, one-story, gable-front smokehouse with aluminum siding. Contains dirt floor. Measures about 20 feet on a side. Good condition. |
| E | Log Workshop/
Storage Building | ca. 1875 | NC | Log, half-dovetail notched, single pen building with side-gable roof. Measures about 12 by 18 feet and stands on stone piers. Partially weatherboarded. The building is said to have been used to repair farm equipment as well as for all-purpose storage. Fair condition. |

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SUMMARY

As one of Mecklenburg County's finest early 20th-century farmhouses, the John Washington McKinney House is architecturally significant under National Register Criterion C (see Associated Property Type 1--Early 20th-Century Small-Town Dwellings and Farmhouses). In its basic hip-roofed form and well-executed elements of style, it is an excellent local example of Colonial Revival farmhouse architecture. Set around the McKinney House are two contributing outbuildings which date with the present residence. These frame outbuildings--a smokehouse and a wellhouse/dairy--are also architecturally significant under Criterion C (see Associated Property Type 2--Outbuildings). These outbuildings represent traditional forms and construction techniques, as well as locally unusual designs--specifically the two-unit wellhouse/dairy. This two-unit configuration for sheltering the well and keeping dairy products and other foodstuffs fresh and cool is the only one of its kind identified in Mecklenburg County.

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HISTORICAL BACKGROUND

The McKinney House was originally part of a 900-acre plantation owned by Washington M. Mills (d. 1889). Mills had assembled about 350 acres in the 1850s, and added 539 acres in 1871.¹ Probably in the 1870s, after the latter purchase, he built a Victorian-style house on his large plantation.² In his will, he gave the plantation to his great nephew and niece, John Washington McKinney (1869-1956) and his sister, Adelaide McKinney Pearce, who were the children of John Wesley McKinney and Jane Irvin McKinney.³ In the division of the property between the two, which took place in 1895, J. W. McKinney received 516-1/4 acres (which included the house and "outbuildings immediately connected therewith, such as barns, gin house and other buildings"),⁴ and he subsequently added another 427 acres to his holdings from 1902 to 1909.⁵

The year after he received his share of the Mills inheritance, 1896, J. W. McKinney was married to Laura Elizabeth "Lizzie" Ross (1879-1970), the daughter of William C. Ross and Martha E. Rea Ross.⁶ They had seven children, six daughters and one son.⁷ By 1916, McKinney's large plantation presumably prospered, and he remodeled and expanded his house to better accommodate his family and reflect his economic status. Although specific figures are not available, one would expect his plantation at that time to have raised considerable cotton as a cash crop, and corn, wheat, and oats as cereal crops. In livestock, one would expect him to have hogs, horses, some dairy cattle and mules. Most of the labor would have been done by black tenant farmers or sharecroppers (See Context Statement - Post-Bellum Agriculture).

In rural Mecklenburg, many of the descendents of the Scotch-Irish pioneer settlers still found the church to be the center of their lives beyond the farm. J. W. McKinney was an active member of the Providence Presbyterian Church. He became a deacon in 1904, and was ordained an elder in April, 1933. In 1960, the Session Room was enlarged and furnished by the McKinney family as a memorial to J. W. McKinney. He and his wife Elizabeth are buried in the church cemetery.⁸

At J. W. McKinney's death in 1956, the plantation still comprised 720.2 acres.⁹ In the subsequent years, most of the land surrounding the house was sold for suburban development, so that only a 19.2-acre parcel remains for the McKinney House, which is lived in by one of the children, Emma McKinney. In 1970, following the death of Elizabeth McKinney, the heirs sold a one-acre lot on Providence Road West from the remaining home place

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parcel to one of the daughters and her husband, Clara and Carl Harper, on which they built a house.¹⁰

The McKinney House remains as a distinct reflection of a former way of life in once-rural Providence Township, one that encroaching development has all but eclipsed.

¹Mecklenburg County Deed Books 3, p. 259; 3, p. 265; 3, p. 712; 3, p. 708; 3, p. 757; 7, p. 285; and 24, p. 190.

²See Section 7.

³Mecklenburg County Will Book L, p. 353; Mecklenburg County Certificate of Death, Book 51, p. 1817; interview with Emma McKinney, present occupant, by William H. Huffman, 1989.

⁴Ibid.; Mecklenburg County Deed Book 104, p. 305, 21 March 1895.

⁵Mecklenburg County Deed Books 108, p. 223; 182, p. 43; 200, p. 13; 256, p. 78.

⁶Mecklenburg County Marriage Register, 1889-1898; Mecklenburg County Certificate of Death, Book 126, p. 2508.

⁷Charlotte Observer, December 24, 1956, p. 12B.

⁸Louise Barber Matthews, A History of Providence Presbyterian Church (Charlotte: Providence Presbyterian Church, 1967), pp. 136 et passim.

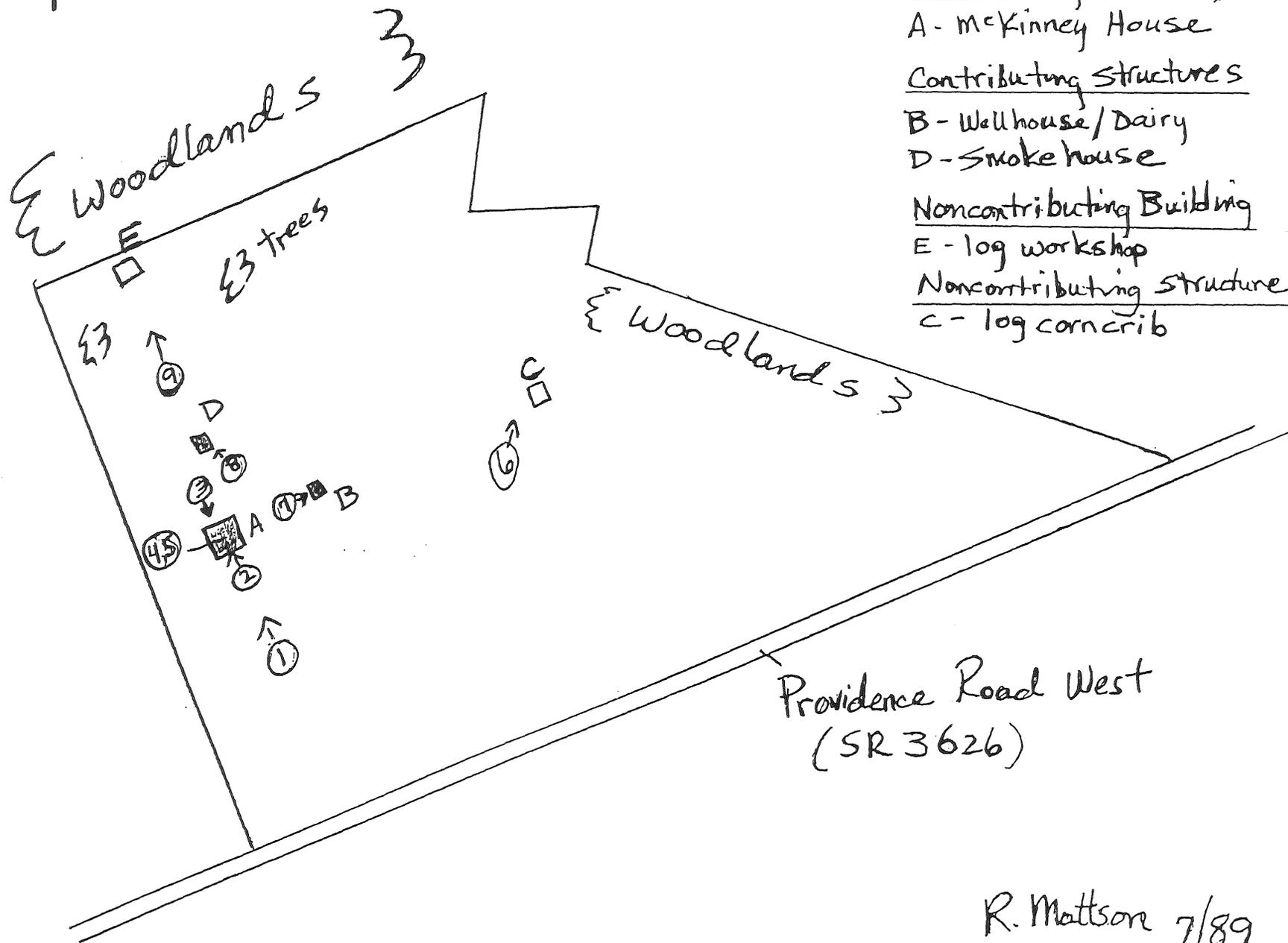
⁹Mecklenburg County Map Book 8, p. 109.

¹⁰Mecklenburg County Deed Book 3235, p. 261.

John Washington McKinney House

Mecklenburg Co., NC

Approx. 3.25 acres



Contributing Building

A - McKinney House

Contributing Structures

B - Wellhouse/Dairy

D - Smoke house

Noncontributing Building

E - log workshop

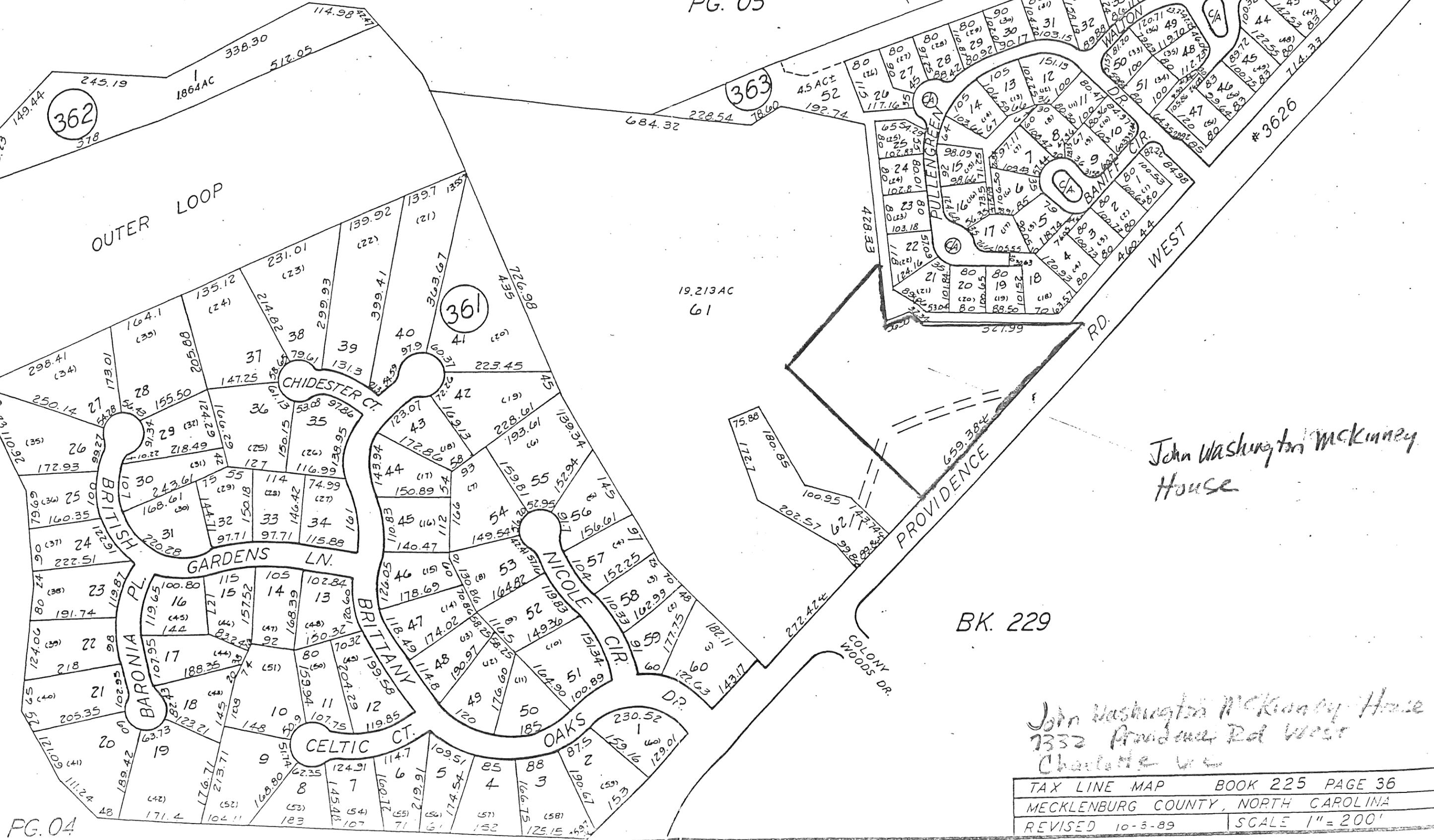
Noncontributing structure

C - log corncrib

R. Mattson 7/89

PG. 05

PG. 05



*John Washington McKinney
House*

*John Washington McKinney House
7332 Providence Rd West
Charlotte NC*

TAX LINE MAP	BOOK 225	PAGE 36
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 10-3-89	SCALE 1" = 200'	

PG. 04

