

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Ewart, John F., Farm

other names/site number _____

2. Location

street & number 12920 Huntersville-Concord Road (SR 2448) not for publication

city, town Huntersville vicinity

state North Carolina code NC county Mecklenburg code 119 zip code 28078

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>5</u>	<u>2</u>	buildings
<u>1</u>	_____	sites
_____	_____	structures
_____	_____	objects
<u>6</u>	<u>2</u>	Total

Name of related multiple property listing:
Historic and Architectural Resources of
Rural Mecklenburg County, North Carolina

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official William S. Rain

Date 12-13-90

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper _____

Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural field

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural field

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

other: vernacular I-house

Materials (enter categories from instructions)

foundation brick

walls weatherboard

aluminum

roof asphalt

other stone

metal

Describe present and historic physical appearance.

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Continuation Sheet

John F. Ewart Farm, Mecklenburg County, NC

Section number 7 Page 1Summary

Situated on rolling farmland approximately one mile east of the small town of Huntersville, the John F. Ewart Farm comprises a handsome, two-story, 1898 farmhouse, a contemporary barn, dairy, and smokehouse, as well as a later barn built ca. 1939. Two noncontributing buildings--a metal and wood ca. 1960 auto garage, and a ca. 1960 equipment storage facility--complete the farmyard. All of the farm outbuildings are relatively intact, and the barns still shelter cattle that graze in the pastures beyond the farm complex. The two barns stand approximately 150 feet east of the Ewart House, and face west towards the house and other outbuildings. The dairy and smokehouse are located directly behind the dwelling, reflecting their roles in the domestic life of the Ewart household. Undulating pastures roll away from the farmyard on the east and south sides, and constitute a contributing site in this nomination. Bordered by mature trees and fence rows, this farmland continues to portray vividly the agricultural way of life which once predominated throughout Mecklenburg County. The Ewart Farm consists of approximately 11 acres today, with the house as its architectural centerpiece. Mature pecan and oak trees shade the house and yard, and a row of mature crape myrtle line the unpaved lane leading from the road to the residence.

Ewart House

Facing north, the two-story, frame, 1898 farmhouse exemplifies the enduring popularity of the I-house type in rural Mecklenburg County. The dwelling's three-bay front facade, common-bond brick end chimneys, and rear dining room/kitchen ell typify the local I-houses of the late 19th and early 20th centuries. The house's center roof gable, creating a triple-A configuration, also represents a popular late 19th-century version of the standard gable-roofed I-house. Treated with board-and-batten sheathing, this gable is embellished with especially ornate spindlework and bargeboard, and is pierced by a louvered vent. The pedimented gable of the front porch has similar treatment. The basically intact porch also has lathe-turned posts, a spindlework frieze, and spindlework brackets. The windows have original sash with two-over-two panes, and the first-floor windows have segmental arches. Although the house's weatherboarding was covered with aluminum siding in the early 1960s, the original decorative trim survives, qualifying the Ewart House as among the most intact late 19th-century I-houses in the county.

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John F. Ewart Farm, Mecklenburg County, NC

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The essentially intact interior reinforces the Ewart House's status as one of the finer surviving late 19th-century rural residences in the county. The house follows a central-hall plan with one first-floor room on each side of the hallway. The dining room/kitchen ell is located on the west side of the rear facade, and extending from the west elevation of this ell is a ca. 1950 bedroom wing. Two bedrooms are located in the upstairs of the main two-story block organized around a center hall. The first-floor center hallway features a closed-string stairway with a sturdy chamfered newel as well as applied decorative step-end blocks. Throughout the main body of the house, mantels, door surrounds, and five-panel doors remain intact, reflecting vernacular Victorian influences. The mantels in the main first-floor rooms have slender square reeded supports and applied floral motifs. Mantels in the dining room, kitchen, and upstairs bedrooms have simpler chamfered and reeded pilasters. Although in 1952 the original flooring was replaced with new wood floorboards and original wainscot was removed in the first-floor rooms; wainscot remains in the stairhall; and tongue-and-grooved ceilings survive throughout the main two-story portion of the Ewart House.

Outbuildings (Keyed to map) C-contributing; NC-noncontributing

<u>Symbol</u>	<u>Name</u>	<u>C/NC</u>	<u>Date</u>	<u>Description</u>
B	Dairy (well canopy)	C	ca. 1898	Frame, gable-front structure including a canopy sheltering a well (now covered). The building was used for keeping dairy products and foodstuffs cool and fresh. Trough for running water leads from well to the dairy. Good condition.
C	Smokehouse	C	ca. 1898	Situated adjacent to dairy, this frame, board-and-batten building has gable-front roof and doors on both the north and west elevations. Wide-board flooring. Good condition.
D	Auto garage	NC	ca. 1960	Located west of house, this building has gable-front roof and rounded wooden posts

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John F. Ewart Farm, Mecklenburg County, NC

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(outbuildings continued)

E	Equipment shelter	NC	ca. 1960	Erected to shelter modern farm machinery, this side-gable metal and frame building is located at the rear (south end) of the farmyard.
F	Barn	C	ca. 1898	Frame gable-front building with two units on each side of the central passage. Shed-roofed additions are located on the side-gable elevations. Loft area once housed unbaled cotton, while baled cotton was sheltered in the side sheds. Today, barn shelters cattle. Fair condition.
G	Barn	C	ca. 1939	Frame, gable-front building following basic form and plan of 1898 barn (F). Continues to shelter cattle and feed. Fair condition.

Pasturage (Contributing Site)

Surrounded by farmland and woods that continue to characterize the Mecklenburg landscape east of Huntersville, pasturage historically associated with the Ewart Farm is located to the east and south of the farmyard. This rolling, tree-shaded acreage has been used to graze cattle since the turn of the century (Mary Cato Interview 1989). A barbed wire fence supported by unfinished wooden posts borders the present Ewart pasturage.

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

Agriculture

Period of Significance

1898-1939

Significant Dates

1898

Cultural Affiliation

N/A

Significant Person N/A

Architect/Builder

Barnette, Neil, builder

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

See continuation sheet

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National Register of Historic Places Continuation Sheet

John F. Ewart Farm, Mecklenburg County, NC

Section number 8 Page 1

SUMMARY

The John F. Ewart farmhouse, outbuildings and historically associated pasture combine to represent one of the more intact late 19th- and early 20th-century farmsteads in Mecklenburg County. The significance of the Ewart Farm grows stronger as commercial and residential development engulfs the county and obliterates the county's historically rural character. The Ewart Farm is architecturally significant under National Register Criterion C for both vividly reflecting the late 19th-century vernacular I-house as well as representing traditional outbuilding types. Built in 1898 by local contractor Neil Barnette, the Ewart House asserts Ewart's status as a middle-class farmer. The house combines the traditional form of the I-house with such vernacular Victorian flourishes as a dominant center roof gable with decorative bargeboards and spindlework. The turned-post porch with spindlework frieze is one of the more intact late 19th-century porches in rural Mecklenburg County. The house is a clear portrayal of the blend of tradition and up-to-date taste that characterized local rural architecture in the late 19th and early 20th centuries (see Associated Property Type 1 - Houses - Postbellum Farmhouses). The contributing frame outbuildings are traditional forms that were perpetuated into the early decades of the 20th century in Mecklenburg County. The central-passage, four-unit barns, erected about 35 years apart, the gable-front, board-and-batten smokehouse, and the dairy with attached well canopy are all examples of vernacular types and materials which once prevailed throughout Mecklenburg County (see Associated Property Type 2 - Outbuildings). The Ewart Farm is also historically significant under Criterion A for portraying the agrarian society that once held sway in the county. It was a typical farm in size and types of production, and the house and remaining outbuildings reflect both the way of life and the structure of a late 19th- and early 20th-century farm in the county (see Context Statement - Post-Bellum and Late 19th- to Early 20th-Century Agriculture (1865-1939)).

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John F. Ewart Farm, Mecklenburg County, NC

Section number 8 Page 2

Historical Background

The Ewarts are among the few families of German descent who settled in Mecklenburg County during the early settlement period (see Context Statement - Early Settlement). The deed records show that four different settlers of that name bought land in the county between 1764 and 1817.¹ The John F. Ewart Farm can be traced back to a deed from William D[ixon?]. Ewart to Hugh Dixon Ewart dated 20 January 1849 for 53 acres on the waters of Clark's Creek (price: \$175.45).² Hugh Dixon (1816-1877) and Mary M. Carrigan Ewart (1827-1911) were the parents of John Frank Ewart (1871-1952). J. F. Ewart was only five years old when his father died, and in 1898, Hugh Ewart's land, by then 88-3/4 acres, was divided among the heirs.³

Immediately after the division, John F. bought a 42-1/2-acre tract from one of the heirs in August, 1898, and hired a local builder, Neil Barnette, to build a new house on the site.⁴ Neil Barnette (1861-1940) was a local farmer who, in the fall of the year, would build houses. Over a period of years, he built a number of houses in that section of the county.⁵

From 1898 to 1916, J. F. Ewart bought out the interests of the other heirs in his father's property so that he became the sole owner by the latter date.⁶ On June 6, 1912, he was married to Ella Elliot (1880-1962), and they had two children, Joe Elliot (1914-1959) and Mary (Mrs. William H. Cato).⁷ Since the last Agricultural Schedules of the census are not available after 1880, it is not possible to know the exact production figures of the Ewart farm. According to J. F. Ewart's daughter, Mary Ewart Cato, they raised cotton, corn, wheat and had a small orchard. Judging from this and the type of farm buildings extant from about 1898, the dairy, smokehouse and barn, it is reasonable to assume that the farm raised crops and livestock typical for a Mecklenburg County farm of this size (see Context Statement - Post-Bellum Agriculture).

In addition to farming, John F. Cato was a long-time member of the Huntersville school board and the tax lister for the Huntersville Township. He was, as a Charlotte newspaper noted, "widely known throughout the area."⁸ After his death in 1952 and that of his son in 1959, much of the farmland, including the 1898 house, came to the ownership of daughter Mary Ewart Cato.⁹ The remainder is presently owned by Joe E. Ewart's widow, Edith H. Ewart.¹⁰ An 11-acre lot with the farmhouse on it was made into a separate parcel in 1971.¹¹

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John F. Ewart Farm, Mecklenburg County, NC

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¹Mecklenburg County Old Deed Books 2, p. 329; 2, p. 407; 6, p. 25; 12, p. 472; 13, p. 322; 13, p. 385; 14, p. 251; and 17, p. 280.

²Ibid., Book 2, p. 408.

³Ibid., Book 127, p. 446. Mecklenburg County Record of Settlements, Book 7, p. 525.

⁴Mecklenburg County Deed Book 127, p. 313; interview with Mary Ewart Cato by William H. Huffman, 1989.

⁵Interview with Mrs. William N. Blythe, daughter of Neil Barnette, by William H. Huffman, 1989.

⁶Mecklenburg County Deed Books 276, p. 406; 276, p. 676; 291, p. 134; 302, p. 422; 302, p. 602; 302, p. 604; 585, p. 557.

⁷Charlotte Observer, January 8, 1952, p. 8A. Family dates from tombstones in Huntersville ARP Church cemetery.

⁸Charlotte Observer, January 8, 1952, p. 8A.

⁹Mecklenburg County Deed Books 3314, p. 271; 3315, p. 551; 3314, p. 283; Will Book 17, p. 470.

¹⁰Mecklenburg County Deed Book 3277, p. 177.

¹¹Ibid., Book 3314, p. 271.

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

Acreeage of property approximately 11 acres

UTM References

A	<u>17</u>	<u>515820</u>	<u>3918720</u>
	Zone	Easting	Northing
C	<u>17</u>	<u>516200</u>	<u>3918560</u>

B	<u>17</u>	<u>5162110</u>	<u>3918670</u>
	Zone	Easting	Northing
D	<u>17</u>	<u>515870</u>	<u>3918450</u>

See continuation sheet

Verbal Boundary Description

The nominated property consists of all of parcel 10 on page 22 of Mecklenburg County Tax Book 19. A copy of that page accompanies this nomination.

See continuation sheet

Boundary Justification

Remaining parcel that contains original house and outbuildings associated with the farm, as well as cultivated fields and pastureland.

See continuation sheet

11. Form Prepared By

name/title Richard Mattson and William Huffman
 organization _____ date July, 1990
 street & number 422 Rensselaer telephone 704-375-4236
 city or town Charlotte state N.C. zip code 28203

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John F. Ewart Farm, Mecklenburg County, NC

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Blythe, Mrs. William N. Daughter of Neil Barnette. Interview with William H. Huffman, 1989.

Cato, Mary Ewart. Daughter of John F. Ewart. Interview by William H. Huffman, 1989.

Charlotte Observer

Mecklenburg County. Deed Books.

----- Will Books.

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John F. Ewart Farm, Mecklenburg County, NC

Section number 12 Page 1

IDENTIFICATION OF PHOTOGRAPHS

John F. Ewart Farm
12920 Huntersville-Concord Road (SR 2448)
Huntersville vicinity
Mecklenburg County
Photographer: Richard Mattson
June 5, 1989
North Carolina Division of Archives and History, Raleigh

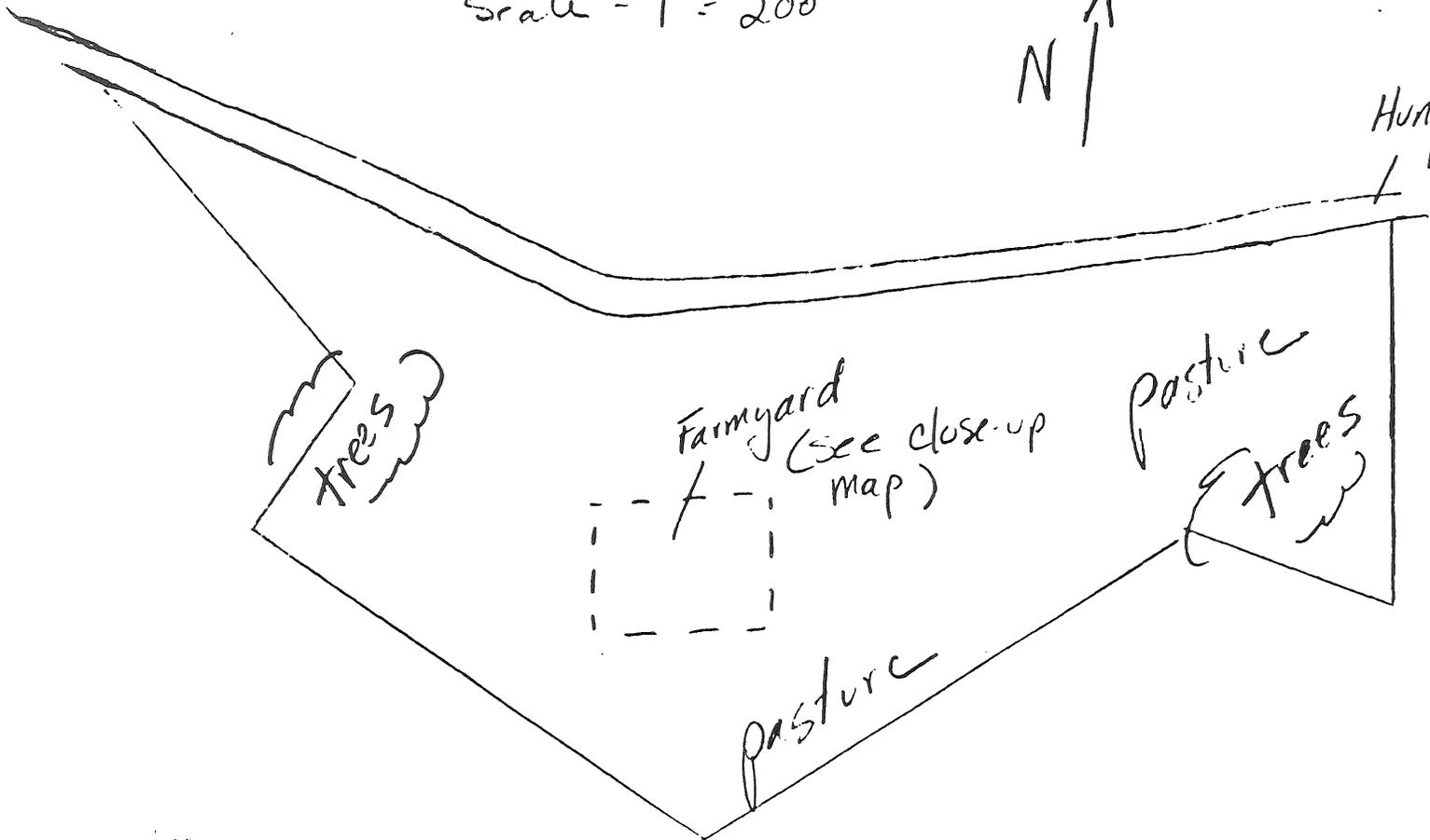
1. Ewart House, front facade, looking southeast
2. Ewart House, porch details, front facade, looking south
3. Ewart House interior, mantel in east front room, looking east
4. Ewart House interior, staircase, looking south
5. Ewart House, east elevation and ell, auto garage, smokehouse, and dairy (with well canopy), looking west
6. Dairy (with well canopy), east elevation, looking west
7. Barns, looking southeast
8. Barn, ca. 1898, west and north elevations, looking southeast
9. Equipment shelter, looking south
10. Pasture, looking east

John F. Ewart Farm

(Approx. 11 acres)
Mecklenburg Co., NC
Scale - 1" = 200'



Huntsville - Concord
Road
(SR 2448)



R. Mattson
9/89

John F. Ewart Farm

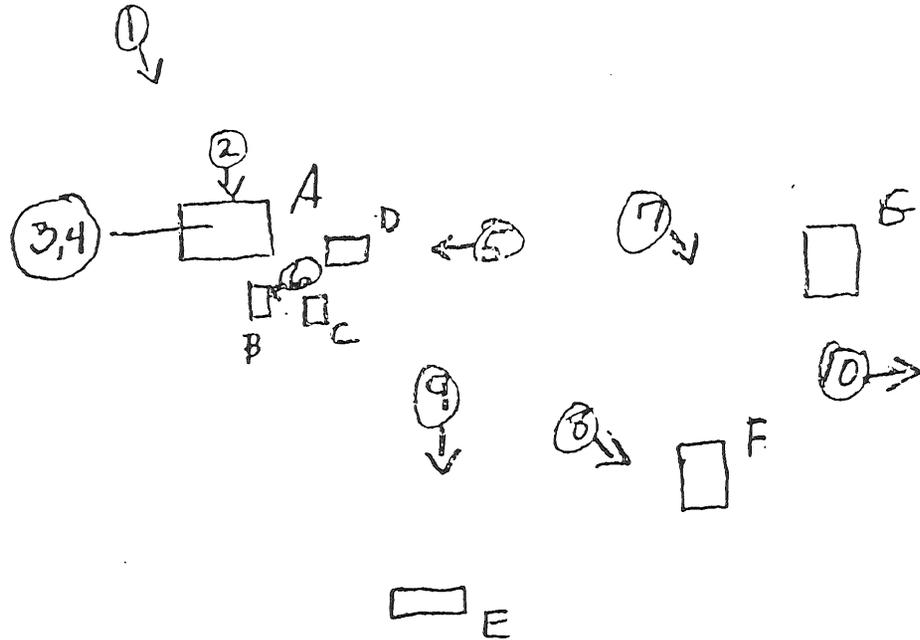
Scale 1" = 100'

(close-up map)



Contributing Buildings

- A - House
- B - Dairy (w/well canopy)
- F - ca. 1898 Barn
- G - ca. 1939 Barn
- C - SMOKEHOUSE



Noncontributing Buildings

- D - auto garage
- E - equipment shelter

Contributing Site

pasture

pasture

pasture

R. Mattson
9/89

Ewart

PG 05

PG. 26

PG. 23

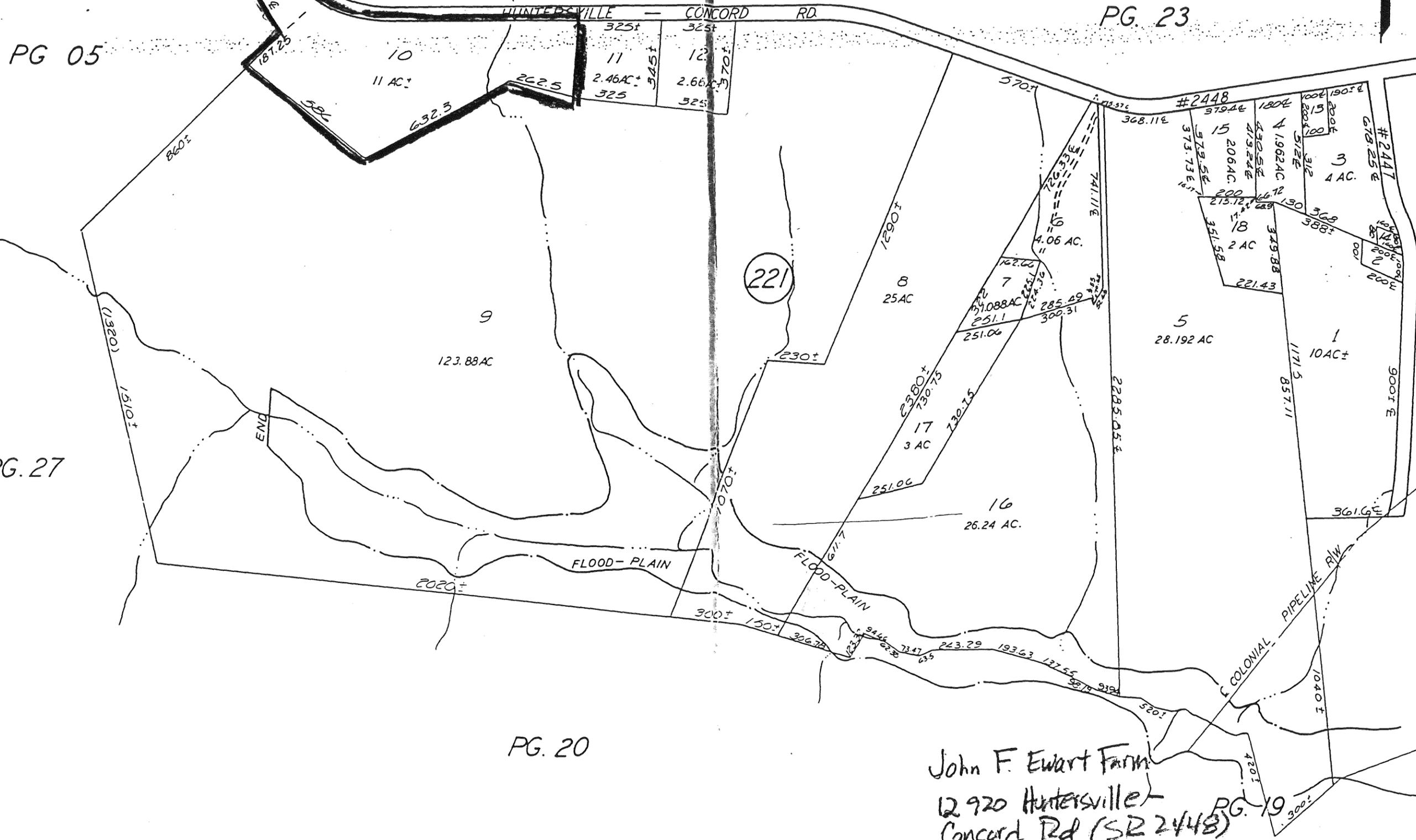
PG. 27

PG. 21

PG. 20

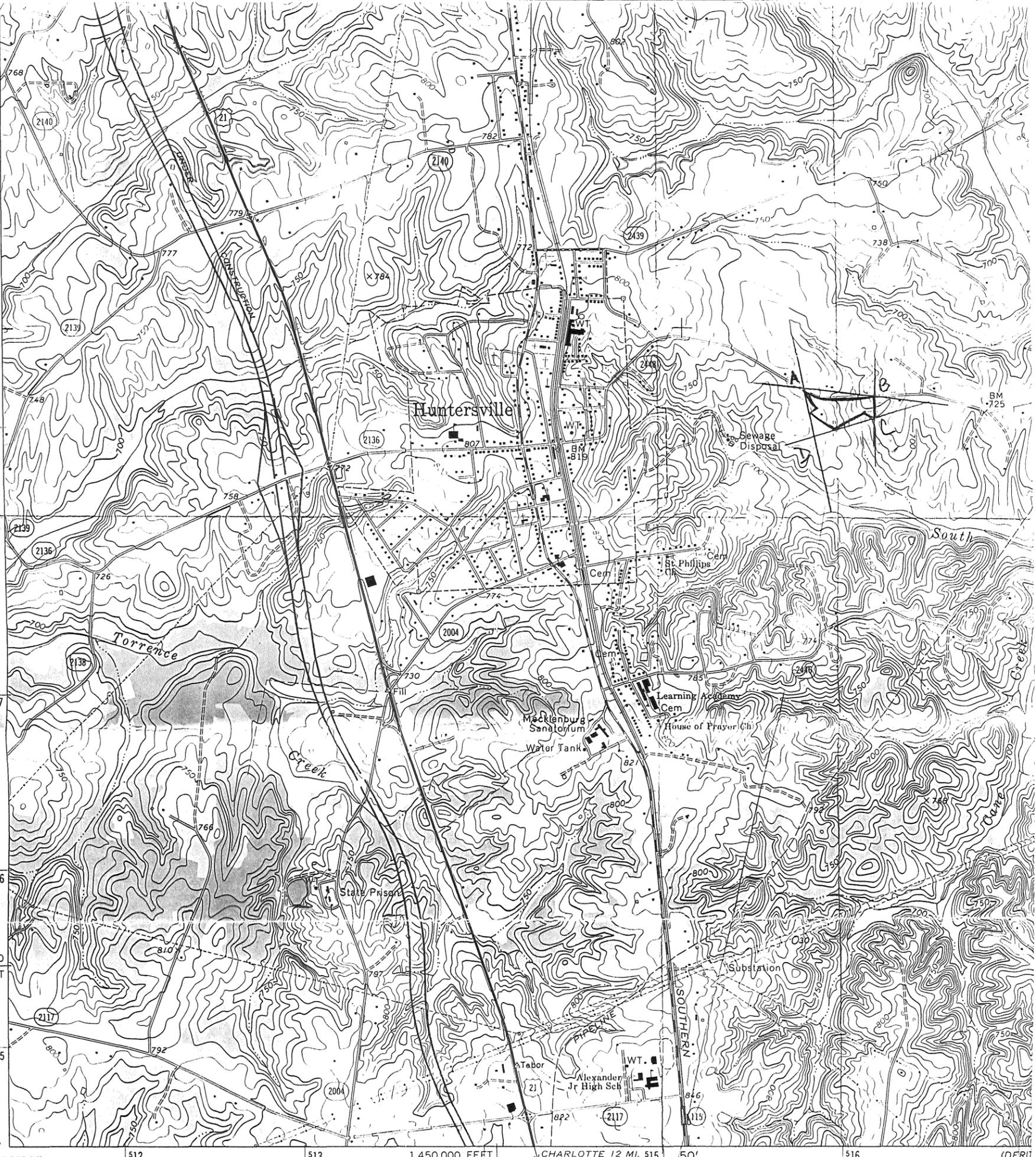
PG. 19

John F. Ewart Farm
12920 Huntersville -
Concord Rd (SR 2448)

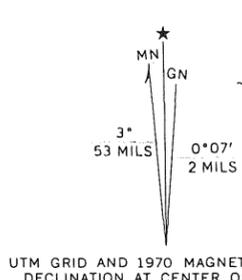


TAX LINE MAP	BOOK 19	PAGE 22
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED	SCALE 1" = 400'	

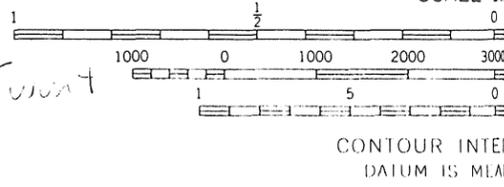
JOHN F EWART
 FAAM
 HUNTERS HILL VIC.
 CORNELIUS QUAD
 ZONE 17
 A: N 3918720
 E 515820
 B: N 3918670
 E 516210
 C: N 3918560
 E 516200
 D: N 3918450
 E 515870
 MK 1287



Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial photographs
 taken 1965. Field checked 1970
 Supersedes map dated 1948
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on North Carolina coordinate system
 1000-meter Universal Transverse Mercator grid ticks, zone 17,
 shown in blue
 Fine red dashed lines indicate selected fence and field lines where
 generally visible on aerial photographs. This information is unchecked



John F. Ewart
 Faam



THIS MAP COMPLIES WITH NATION
 FOR SALE BY U.S. GEOLOGICAL SURVEY
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS

4854 IV SW
 MOUNTAIN ISLAND
 LAKE

