

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Dilworth Historic District (Boundary Increase)

other names/site number \_\_\_\_\_

### 2. Location

street & number East side 2000 block Euclid Ave., and both sides 2000 block Lyndhurst Ave.  ~~N/A~~ for publication

city or town Charlotte  vicinity

state North Carolina code NC county Mecklenburg code 119 zip code 28203

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Jeffrey Crow SHPO 11/1/00  
Signature of certifying official/Title Date

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count.)

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

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC: single dwelling, DOMESTIC: secondary structure

DOMESTIC: single dwelling, DOMESTIC: secondary structure

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Queen Anne, Bungalow/Craftsman

foundation BRICK, walls WOOD: weatherboard, WOOD: shingle, roof ASPHALT, other STONE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

see continuation sheet

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A-G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1899-1941

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Younts, Paul Reid

Hook, C. C.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, National Register, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreege of Property 4.14 acres

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid boxes 1 and 2 with values 117, 512960, 3895760

UTM grid boxes 3 and 4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mary Beth Gatza, architectural historian

organization date March 28, 2000

street & number 428 N. Laurel Ave., #7 telephone (704) 331 9660

city or town Charlotte state NC zip code 28204

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see continuation sheet

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 7 Page 1

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### NARRATIVE DESCRIPTION

This boundary increase to the Dilworth Historic District spans both sides of the 2000 block of Lyndhurst Avenue and the east side of the 2000 block of Euclid Avenue, between Treemont and McDonald Avenues. Lyndhurst and Euclid Avenues are parallel to each other and run roughly northeast to southwest. Each of the three blockfaces has six houses on lots approximately fifty feet wide by 200 feet deep. The streets in this section are laid out in a regular grid pattern, and the landscaping consists of mature trees and shrubbery, sidewalks, curbs and paved streets. Most of the houses on Lyndhurst Avenue sit on a higher elevation than the street, and are reached by concrete steps, located either at the house or near the sidewalk.

Dilworth, Charlotte's first streetcar suburb, grew up in three sections between 1891 and 1941. Its approximately 395 acres lie southwest of the city's urban core, and contain gently rolling terrain with mature trees and landscaping. The earliest part of Dilworth, platted in 1891, was arranged in a regular grid pattern of intersecting streets with long and narrow lots (a typical lot size is fifty feet wide by 200 feet deep). The two later portions of Dilworth, laid out in 1912 and 1920, follow curvilinear arrangements, which produced a variety of lot shapes and sizes.

The Dilworth Historic District is primarily residential (single- and multi-family dwellings), but also contains churches and commercial structures. Architectural styles include Queen Anne, Colonial Revival, Tudor Revival, Foursquare and Craftsman. The 1987 Dilworth Historic District National Register Nomination tallied a total of 1630 resources--1372 contributing (84%) and 258 non-contributing (16%). The non-contributing structures are primarily residences built after 1941 and commercial structures along East Boulevard built after 1960.

There are eighteen houses in this boundary increase (twelve on Lyndhurst Ave. and six on Euclid Ave.). All are one to two stories tall, built of frame construction, and sheathed with weatherboard (or its vinyl imitator). Brick and stone are used as accent in porch supports and chimneys. Fourteen are Craftsman-style bungalows, one is a Queen Anne-style house (probably designed by architect C. C. Hook), and the remaining three are vernacular dwellings that are non-contributing due to age (built after 1941). Overall, the integrity of the structures is very good.

The Dilworth Historic District boundary increase has eighteen houses and five garages, totaling twenty-three buildings. Seventy-eight percent (78%) of the buildings--fifteen houses and

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 7 Page 2

---

three garages--are contributing and twenty-two percent (22%)--three houses and two garages--are non-contributing due to age.

### INVENTORY LIST

The inventory list is arranged alphabetically by street name, and then numerically within each street, beginning with the lowest number. Each inventory entry contains the following components:

Inventory Number: This is the numerical system for identifying buildings. The house or main building of a complex receives a number, and outbuildings are identified by that number followed by a letter. For example, if 2020 Lyndhurst Ave. is #11, then the garage is #11a. The inventory is keyed to the map of the historic district.

C/NC: This indicates whether the building is deemed to be contributing (C) or non-contributing (NC). A resource is considered non-contributing if it was built later than 1941 (the end of the period of significance).

Street Number: The street address of the building is given here. Outbuildings are listed under the same street number as the primary structure.

Date: The date of construction is based on four sources--city directories, building permits (where available), 1929 and 1953 Sanborn maps, and the consultant's visual inspection. Multiple periods of construction are noted by listing the original date of construction followed by a slash (/) and the date of the subsequent major alteration. For example, "1899/1998" means that the house was originally erected in 1899, and underwent alterations in 1998.

Description: The historic name of the property, if known, is listed first. If no historic name is given, then the classification of the building type is listed (for example, "house"). A brief description follows, which mentions the identifying features or salient characteristics of the building.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

7 3

Section number \_\_\_\_\_ Page \_\_\_\_\_

inventory number	C/NC	street number	date	description
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Euclid Avenue

1	NC	2013	early 1950s	House. One-story, frame house with side-gabled roof; front gabled porch with plain posts; asbestos siding.
2	NC	2017	1960s	House. Two-story, frame house with front-gabled roof; weatherboard siding; symmetrical facade; small shed addition at rear of west side elevation.
3	C	2021	1899/1949/ 1999	Helms-Bell House. One-and-one-half-story frame, Queen Anne-style house; hipped and front-gabled roof with secondary cross gables on side elevations; asymmetrical facade; unique recessed balcony on second floor facade with arched opening; German siding with shingles in gable ends; engaged porch with Tuscan columns; two-over-two windows; original floors, mantels, and trim on interior. The original location of the house was about one mile away, at the southeast corner of S. Caldwell St. and Lexington Ave., within the Dilworth neighborhood but one block outside the Dilworth Historic District. The house had become surrounded by late-twentieth-century commercial development in recent years and was thereby isolated from the residential character of its original setting. The house was slated for demolition when the current owner rescued it by moving it to the present site, selected because it is within Dilworth and similar to the original site in its setting and general residential environment. The Euclid Ave. lot, at approximately 50 feet wide by 200 feet deep, is the same width as the original lot, but about 50 feet deeper. Care was taken so that the setback and orientation at the new site are consistent with both the original setting and the other houses on Euclid. The Helms-Bell House also is consistent with its neighbors in its scale, materials, workmanship,

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 7 Page 4

feeling, and association. It is significant as a rare surviving example of a late-nineteenth-century Queen Anne cottage, a type found in Charlotte in any appreciable quantity only in Dilworth. A small 1949 house on the site was retained, stripped of its brick veneer, sheathed in weatherboards, and attached to the rear of the Helms-Bell House by a shed addition.

- |    |    |      |             |  |
|----|----|------|-------------|--|
| 4  | NC | 2025 | early 1950s | House. One-story frame house with low hipped roof; symmetrical facade; aluminum siding; metal awnings.   |
| 5  | C  | 2031 | c. 1928     | House. One-story frame bungalow with front-gabled roof; shed porch with square brick piers; porte cochere; weatherboard siding; paired four-over-one Craftsman-style windows; glazed front door.   |
| 6  | C  | 2033 | 1928        | House. One-story frame bungalow with side-gabled roof; triangular knee braces at eaves; gabled dormer; engaged porch with bungalow-style supports; paired four-over-one Craftsman-style windows; glazed front door. Built by S. Q. Barnes in 1928 (building permit # 9327) |
| 6a | C  |      | 1928        | Garage. Frame, front-gabled one-bay garage.  |

### Lyndhurst Avenue

- |   |   |      |         |  |
|---|---|------|---------|--|
| 7 | C | 2012 | c. 1927 | House. One-story frame bungalow with front-gabled roof; engaged porch with rubble stone wall, stone supports and stuccoed gable; paired windows; glazed front door; weatherboard siding. |
| 8 | C | 2013 | 1926    | House. One-story frame bungalow; side-gabled roof with   |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 7 Page 5

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- clipped ends; triangular knee braces; clipped-gable roof with triangular knee braces over front stoop; paired four-over-one Craftsman-style windows; aluminum siding. Built by Paul R. Younts Inc. in 1926 (building permit # 7305). Similar to # 2016 (no. 1035), #2017 (no. 1036), #2020 (no. 1036), and #2021 (no. 1038) Lyndhurst Ave.
- 9 C 2016 c. 1926 House. One-story frame bungalow with side-gabled roof; clipped gable ends; exposed rafter ends; attached porch with square wood posts and clipped front-facing gable; paired four-over-one Craftsman-style windows; weatherboard siding. Similar to # 2013 (no. 1034), #2017 (no. 1036), #2020 (no. 1036), and #2021 (no. 1038) Lyndhurst Ave.
- 10 C 2017 1927 House. One-story frame bungalow; side-gabled roof with exposed rafter ends; gabled dormer; front-gabled roof with square wood posts over front stoop; paired three-over-one Craftsman-style windows; asbestos siding. Built by Paul R. Younts Inc. in 1927 (building permit unnumbered). Similar to # 2013 (no. 1034), #2016 (no. 1035), #2020 (no. 1036), and #2021 (no. 1038) Lyndhurst Ave.
- 11 C 2020 c. 1926 House. One-story frame bungalow with side-gabled roof; attached porch with front-facing gable and square wood posts; symmetrical facade; paired four-over-one Craftsman-style windows; weatherboard siding. Similar to # 2013 (no. 1034), #2017 (no. 1036), #2016 (no. 1035), and #2021 (no. 1038) Lyndhurst Ave.
- 11a C c. 1926 Garage. Frame, front-gabled garage; weatherboard siding.
- 12 C 2021 1927 House. One-story frame house with side-gabled roof; shed porch with square wood posts; weatherboard siding; glazed front door. Built by Paul R. Younts Inc. in 1927 (building permit # 8227). Similar to #2013 (no. 1034), # 2016 (no.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 7 Page 6

1035), #2017 (no. 1036), and #2020 (no. 1036) Lyndhurst Ave.

- |     |    |           |         |   |
|-----|----|-----------|---------|---|
| 13  | C  | 2024      | 1923    | House. One-story frame bungalow with side-gabled roof; engaged porch with rubble stone supports and Tuscan columns; shed dormer; paired windows; weatherboard siding. Built by Paul R. Younts Inc. in 1923 (building permit # 4855). Similar to #2028 Lyndhurst Ave. (no. 1041).  |
| 14  | C  | 2025      | 1927    | House. One-story frame bungalow with front-gabled roof; full-width porch with combination front-gabled and hipped roof; square wood posts; vinyl siding. Built by Paul R. Younts Inc. in 1927 (building permit # 7963). Similar to #2033 (no. 1044) Lyndhurst Ave.  |
| 15  | C  | 2028      | 1923    | House. One-story frame bungalow with side-gabled roof; engaged porch with rubble stone supports, Tuscan columns and lattice frieze and balustrade; shed dormer; grouped four-over-one Craftsman-style windows; weatherboard siding; stone chimney. Built by Paul R. Younts Inc. in 1923 (building permit # 4855). Similar to #2024 Lyndhurst Ave. (no. 1039). |
| 15a | NC | mid 20c.  |         | Garage. Frame, front-gabled garage; aluminum siding.  |
| 16  | C  | 2029      | c. 1927 | House. One-story frame house with side-gabled roof; front-gabled porch with bungalow-style supports; symmetrical facade; weatherboard siding. Similar to #2032 Lyndhurst Ave. (no. 1043).   |
| 16a | NC | late 20c. |         | Garage. Frame, front-gabled garage; weatherboard siding.  |
| 17  | C  | 2032      | c. 1927 | House. One-story frame bungalow with side-gabled roof;  |

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 7 Page 7

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front-gabled porch with modern replacement columns;  
symmetrical facade; vinyl siding. Similar to #2029  
Lyndhurst Ave. (no. 1042).

18 C 2033 1927

House. One-story frame bungalow; front-facing, clipped-  
gable roof; front-gabled porch with square wood columns;  
full-width porch with combination front-gabled and hipped  
roof (hipped portion has been filled in); vinyl siding on front  
addition, weatherboard siding on sides. Built by Paul R.  
Younts Inc. in 1927 (building permit # 7724). Similar to  
#2025 Lyndhurst Ave. (no. 1040).

18a C 1927

Garage. Frame, front-gabled, one-bay garage.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 8 Page 8

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### STATEMENT OF SIGNIFICANCE

This nomination expands the boundaries of the Dilworth Historic District (NR 1987) westward to include eighteen dwellings and their attendant outbuildings in a one-and-one-half-block area. The houses include a Queen Anne-style cottage and fourteen bungalows, as well as three vernacular dwellings that are non-contributing due to age but do not detract from the district's overall character. All eighteen lots were part of the original 1891 plan for Dilworth, Charlotte's first streetcar suburb, and the architecture is consistent with the 1987 Dilworth Historic District in terms of age, scale, style, materials, association, and setting. As part of Charlotte's first streetcar suburb, the Dilworth Historic District Boundary Increase is eligible for listing in the National Register under Criterion A for community planning and development. The area within the boundary increase is eligible under Criterion C in the area of architecture for its Queen Anne-style house and its collection of Craftsman bungalows. The period of significance begins in 1899, the date of construction of the earliest house, and continues through 1941, the end of the period of significance of the greater Dilworth district.

### Historical Background, and Community Planning and Development Context

The Dilworth neighborhood carries the name of its primary developer, Edward Dilworth Latta (1851-1925). Latta had a vision for Charlotte's first suburb--it was to be located beyond the boundaries of the "walking city" and reached by streetcar. To achieve his dream, Latta partnered with five other businessmen to form the Charlotte Consolidated Construction Company (also known as the Four C's).<sup>1</sup> They bought 442 acres on the southwestern edge of town, laid out about 1,630 building lots in a regular, intersecting grid pattern, and proceeded with improvements (graded streets, water, sewer, gas and electricity). The Four C's also bought the existing horsedrawn streetcar system in Charlotte, then expanded and electrified it. They ran a line out to their new suburb, Dilworth. To increase ridership (and attract potential suburbanites) the Four C's built an extensive, professionally landscaped park and amusement complex in the middle of their new development. The elaborate ninety-acre Latta Park included walking paths, a

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<sup>1</sup> They were: F. B. McDowell, E. B. Springs, M. A. Bland, J. L. Chambers and E. K. P. Osborne.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 8 Page 9

pavilion, a boating lake and a racetrack with grandstand. The grand opening for Dilworth was held on May 20, 1891, and attracted newspaper reporters from around the region. Festivities included fireworks, a baseball tournament, a comic opera performance, and, most importantly, an auction of building lots.<sup>2</sup>

Dilworth developed steadily after Latta's 1893 "buy a house with your rent money" building and loan plan to finance individual home ownership. In the 1890s, Charlotte's first professionally-trained architect, Charles Christian Hook (1870-1938), arrived and soon contracted with Latta to design thirty-five houses in Dilworth. Through these and other, private commissions, Hook introduced the Colonial Revival style to Charlotte. In Dilworth, significant Colonial Revival-style structures that Hook designed include the 1900 Villalonga-Alexander House (301 Park Ave.) and the 1902 Walter Brem House (211 East Boulevard). He also designed a few Queen Anne-style houses in Dilworth, most notably the 1895 Malonee-Jones House (400 East Kingston Ave.).<sup>3</sup>

In 1907, Dilworth was annexed by the city of Charlotte. Soon after, in 1911, Latta made plans for an expansion to the original neighborhood. He hired the renown Olmstead Brothers firm of landscape architects to design the layout. They were well acquainted with the "City Beautiful" movement in urban design that swept the nation around the turn of the century, and followed its principles. The new plan followed the natural topography of the land and featured curves, mature landscaping and irregular lot shapes. It was a departure from the original Dilworth arrangement of straight streets intersecting at regular

<sup>2</sup> Tom Bradbury, Dilworth: The First 100 Years (Charlotte: Dilworth Community Development Association, 1992), pp. 3-5, 15-20;

Thomas W. Hanchett, Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975 (Chapel Hill: The University of North Carolina Press, 1998), pp. 55-59;

Lisa Bush Hankin, "Charles Christian Hook" (unpublished essay in the files of the Charlotte-Mecklenburg Historic Landmarks Commission), pp. 2-3;

"Historic Properties in Charlotte-Mecklenburg" (brochure) (Charlotte-Mecklenburg Historic Properties Commission, 1988.);

Ruth Little-Stokes and Dan L. Morrill, "Architectural Analysis, Dilworth: Charlotte's Initial Streetcar Suburb" (Charlotte: Dilworth Community Association, 1978), pp. 1, 2, 5, 10, 11;

Virginia Oswald, "Dilworth Historic District" National Register Nomination (1987), pp. 8.2, 8.3.

<sup>3</sup> Oswald, "Dilworth Historic District" National Register Nomination (1987), p. 8.3;

Hanchett, Sorting Out the New South City, pp. 64-65;

Little-Stokes and Morrill, "Architectural Analysis, Dilworth", pp. 11-12, 15-16.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 8 Page 10

intervals in ninety-degree angles. The southern part of this plan was implemented beginning in 1912, resulting in the section that centers around Dilworth Road East and Dilworth Road West. In 1920, Latta proceeded in developing the northern portion of his expansion, though the Olmstead Brothers plan was not followed as closely there.<sup>4</sup>

The area encompassed by this boundary increase was included in the original 1891 gridded plan for Dilworth. It lies at the extreme western edge of the neighborhood, which tended to develop from the northern and eastern sections first. That is probably why it was still vacant when the 1912 Olmstead plan was drawn. The 1912 plan included the 2000 blocks of Euclid and Lyndhurst Avenues, though Lyndhurst Avenue was shown to curve to the southeast, thus reflecting the City Beautiful ideals the Olmsteads favored. It remained undeveloped, and ultimately reverted to its original grid configuration by the time the first houses were erected in the 1920s.

Charlotte's history of suburban development begins in Dilworth. There was no organized development outside the urban core prior to Latta's 1891 neighborhood plan, which was made possible only by the extension of the streetcar system. The idea was soon copied, and before long suburban neighborhoods ringed the city. Piedmont Park, the first of the five subdivisions that ultimately made up the Elizabeth neighborhood, took shape in the late 1890s. Also on the east side of town, Plaza-Midwood and North Charlotte grew up after 1903. Myers Park, an exclusive neighborhood to the south of the city, opened in 1912. Wilmore and Washington Heights, two African-American neighborhoods, were created in the 1910s. In 1921 and 1927, respectively, Wesley Heights opened to the north, and Eastover was laid out on the south side of town. By that time, development patterns were less dependent on streetcar lines, as the automobile gained acceptance in Charlotte, as elsewhere. All of these subsequent developments, however, are direct descendants of Dilworth in their removal from the urban core "walking city" and their willingness to abandon the regular grid pattern of streets that was well-established in Charlotte.

By the 1920s, Charlotte was experiencing a building boom fueled by a healthy national economy and prosperity brought on by the successful creation of local industries such as textile mills. Middle class suburbs were highly desirable places to live, and

<sup>4</sup> Hanchett, *Sorting Out the New South City*, pp. 165-68;  
Oswald, "Dilworth Historic District," pp. 8.3-8.5.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 8 Page 11

Dilworth continued to grow. Many homes were built on speculation during this period; the market supported numerous builders, contractors and real estate developers who took on projects of all sizes. One such developer was Paul Reid Younts (1899-1971). Younts had an active career in the army, serving in both World Wars and ultimately achieving the rank of Brigadier General. Between the wars, Younts returned to his native Charlotte and was active in politics--running campaigns and organizing rallies, including the "Green Pastures" rally in Charlotte that launched Franklin D. Roosevelt's 1936 presidential race. He also served as postmaster during the 1930s. Upon retiring from the military in 1946, Younts devoted himself to his real estate business. He had considerable holdings, including the Addison Apartments (NR, 1990) and the Law Building (now demolished) in Charlotte. He developed the Park Road Shopping Center, which was Charlotte's first major post-War suburban shopping center.<sup>5</sup>

Younts, operating under the name Paul R. Younts, Inc., developed the 2000 block of Lyndhurst Avenue. He bought and sold various lots on the block during the 1920s. It has been proven through building permits that he built at least seven of the twelve houses on the block--two in 1923, one in 1926 and four in 1927.<sup>6</sup> Of the five houses without permits, three bear a strong resemblance to others on the block known to have been built around the same time by Younts.<sup>7</sup> The two remaining houses, #2029 and #2032 Lyndhurst Ave., are similar to each other. Four of the five houses without permits stand on lots that Younts is known to have purchased in 1925.<sup>8</sup> Therefore, the entire block can reasonably be attributed to Younts.

<sup>5</sup> The Charlotte Observer. 9 February 1971, p. 1A.

<sup>6</sup> Unfortunately, building permits in Charlotte are not available for all buildings--the files are in poor order and the records are often missing or incomplete. Permits were found for the following houses on Lyndhurst Ave.: #2013 (permit #7305, 19 Nov 1926), # 2017 (permit unnumbered, 5 Sep 1927), #2021 (permit # 8227, 7 Nov 1927), #2024 (permit # 4855, 12 Nov 1923), #2025 (permit # 7963, 8 Aug 1927), #2028 (permit # 4855, 12 Nov 1923) and #2033 (permit # 8227, 16 May 1927)

<sup>7</sup> #2012 Lyndhurst Ave. is similar to both #2024 and #2028 Lyndhurst Ave. Both #2016 and #2020 Lyndhurst Ave. are similar to #2013, #2017 and #2021 Lyndhurst Ave.

<sup>8</sup> Mecklenburg County Deed Book 590, page 222.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 8 Page 12

Younts was building houses on speculation, and selling them to the burgeoning class of urban professionals. In this way, the boundary increase area reflects changes in social and economic conditions during the late nineteenth and early twentieth centuries. There was a significant influx of families headed by men who were drawn to Charlotte from outside the area and took professional positions in businesses that were fueled by Charlotte's expansion and growing reputation as the economic center of the New South.

The range of professions among the middle-class residents of this boundary increase area is revealed by city directories. One longtime property owner, George J. Plumides, was a successful restaurateur and founder of Holy Trinity Greek Orthodox Church.<sup>9</sup> He purchased a bungalow at 2012 Lyndhurst Ave. from Younts in 1925.<sup>10</sup> Another early property owner was Clifford E. Wilson at 2032 Lyndhurst Ave. He was a sign contractor, as was their neighbor at #2013, Arthur P. Perry of the Perry Sign Company.<sup>11</sup> The flourishing textile industry was represented among Lyndhurst Avenue's residents--Joseph P. Capper (# 2017) was a production manager for Thomas J. Capper, Inc. (a textile design firm), and D. W. Willis (# 2024) was an employee at nearby Nebel Knitting Mill.<sup>12</sup> Another neighborhood industry, Lance Incorporated (a snack food manufacturer), employed Hubert Y. Manor (2031 Euclid Ave.) as a foreman.<sup>13</sup>

### Architecture Context

The Dilworth Historic District Boundary Increase is entirely residential in character. There are eighteen houses and five garages on the eighteen lots on the 2000 blocks of Euclid and Lyndhurst Avenues. This two-block area specifically illustrates two

<sup>9</sup> The Charlotte Observer. 1 Jan 1979, p. 10B.

<sup>10</sup> Mecklenburg County Deed Book 598, page 578.

<sup>11</sup> The Charlotte Observer. 18 Aug 1911, p. 4C;  
Charlotte City Directories, 1930 and 1940.

<sup>12</sup> Charlotte City Directories, 1930 and 1940.

<sup>13</sup> Charlotte City Directories, 1930 and 1940.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NCSection number 8 Page 13

trends in the development history of this neighborhood: a block of craftsman-style bungalows built in the 1920s by one man, and a group of houses that were constructed by different people at different times between 1899 and the 1960s. The architecture in the boundary increase area is representative of the type of middle-class housing that was being constructed in the neighborhood, and elsewhere throughout Charlotte, during the early twentieth century.

The **Helms-Bell House (no. 3)** (photo B) at 2021 Euclid Ave. is the oldest house in the boundary increase area. It was built in 1899 by J. C. Herring (proprietor of the Herring Artificial Stone Company) for Marcus D. and Bessie Herring during the early phase of Dilworth's development. It is a fine, one-and-one-half-story frame Queen Anne-style house. True to type, it has an irregular footprint, cross-gabled roof and full-width front porch. The exterior sheathing is a combination of German siding and wood shingles. On the interior, the architect made abundant use of Victorian millwork, including two-over-two sash windows, molded door and window surrounds with bulls-eye cornerblocks, a lath and spindlework screen, and carved mantels. Its attention to detail and the unique recessed second-floor balcony suggest that it was designed by a professional architect. The balcony is similar to others that were built in the neighborhood around the same time and designed by C. C. Hook. Hook is thought to have designed this building as well.<sup>14</sup> The Helms-Bell House is significant as a rare surviving example of a late-nineteenth century Queen Anne Victorian, a style that is only found in any appreciable quantity in the Dilworth neighborhood.

By the 1920s, homeowners' tastes had turned away from the elaborate Victorian styles toward the simpler Craftsman bungalow forms. The bungalow had been introduced to Charlotte by about 1910, and quickly became the most popular type of residential architecture. Architect Fred L. Bonfoey designed over fifty bungalows in 1911 alone, several of which were in the Dilworth neighborhood.<sup>15</sup> Builders and developers adopted the style and produced bungalows in numerous variations across the city. Though bungalows remained fashionable for three decades, from the 1910s through the 1930s, they are most emblematic of the 1920s building boom.

<sup>14</sup> Mary Beth Gatzka, "Survey and Research Report on the Helms-Bell House" (draft). March 2000.

<sup>15</sup> The Charlotte Observer. 26 May 1911, p. 5.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

8

14

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number \_\_\_\_\_ Page \_\_\_\_\_

Developer Paul R. Younts is credited with building all of the houses on the 2000 block of Lyndhurst Ave. In 1923, building permits were issued for two houses on the west side of the street: **2024 Lyndhurst Ave. (no. 13)**, and **2028 Lyndhurst Ave. (no. 15)** (photo D).<sup>16</sup> Both are single-story Craftsman-style houses with side-gabled roofs, shed dormers and full-width porches. Both have thick rubblestone porch supports, foundations and chimneys. The house at **2012 Lyndhurst Ave. (no. 7)** bears a resemblance to these two houses--it has the same thick rubblestone porch supports, and three-bay facade, but has a front-facing gable roof.

Younts went on to build at least five more bungalows on the east side of the 2000 block of Lyndhurst Ave. during 1926 and 1927. Building permits have been found for #2013, #2017, #2021, #2025, and #2033 Lyndhurst Avenue. The three houses at the north end of the block, #2013, #2017 and #2021, are small side-gabled dwellings with interior chimneys, symmetrical three-bay facades and only minor variations in detailing (photo A). Two houses on the east side of the block, #2025 and #2033, are larger. They both have front-gabled roofs and full-width porches with combination hipped and pedimented roof structures. The remaining house on this block, **#2029 Lyndhurst Ave. (no. 16)** (photo E), is a single-story side-gabled dwelling with a front-gabled porch. Its Craftsman-style features include knee braces, exposed rafter ends and bungalow-style porch supports.

The three remaining houses on the west side of the 2000 block of Lyndhurst Ave. were all in place by 1928.<sup>17</sup> The house at **2016 Lyndhurst Ave (no. 9)** and the house at **2020 Lyndhurst Ave (no. 11)** are both simple one-story frame dwellings with side-gabled roofs, interior chimneys, symmetrical facades and single-bay front-gabled porches. Both reflect the Craftsman style in their knee braces and paired four-over-one sash windows. Both of these houses are very similar to the three at the north end of the east side of the street (photo A) that were built by Younts in 1926 and 1927. At the south end of the block, the house at **2032 Lyndhurst Ave (no. 17)** is a one-story side-gabled house with a

<sup>16</sup> Charlotte Building Standards Department, Building Permit # 4855, November 12, 1923;  
Charlotte Building Standards Department, Building Permit # 4855, November 12, 1923.

Note: There are two separate permits, for two separate structures, that were both issued on the same day and carry the same permit number (probably in error).

<sup>17</sup> Charlotte City Directory, 1928, p. 1103.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

8

15

Section number \_\_\_\_\_ Page \_\_\_\_\_

symmetrical, three-bay facade and a front-gabled porch. Despite a difference in window spacing, it is very similar to the house across the street at **2029 Lyndhurst Ave (no. 16)** (photo E).

On the east side of Euclid Ave., two bungalows were built at the south end of the 2000 block. The house at **2033 Euclid Ave. (no. 6)** (photo C) was built by S. Q. Barnes in 1928.<sup>18</sup> It is a one-and-one-half story bungalow with a side-gabled roof, gabled dormer and engaged porch. Craftsman-style features include four-over-one sash windows, a glazed front door and bungalow-style porch supports. Next door, the house at **2031 Euclid Ave. (no. 5)**, was probably built around the same time, as it appears on the 1929 Sanborn map. It is a single-story bungalow with a front-gabled roof, paired Craftsman-style windows, full-width porch and porte cochere.

All five outbuildings in this boundary increase are frame, front-gabled one-bay garages located behind their associated houses. Three are contributing resources and are located at **2033 Euclid Ave. (no. 6a)** (photo C), **2020 Lyndhurst Ave. (no. 11a)** and **2033 Lyndhurst Ave. (no. 18a)**. The other two garages, at **2028 Lyndhurst Ave. (no. 15a)** and **2029 Lyndhurst Ave. (no. 16a)** are non-contributing due to age.

The three non-contributing buildings in this boundary increase include two one-story dwellings from the 1950s at **2013 Euclid Ave. (no. 1)** and **2025 Euclid Ave. (no. 4)** and a two-story front-gabled house dating from the 1960s at **2017 Euclid Ave. (no. 2)** (photo B, left side).

The buildings in this boundary increase illustrate two different development patterns, both of which are equally important in the history of the Dilworth neighborhood. Lyndhurst Ave. holds a discrete, coherent set of Craftsman-style bungalows built around the same time, by the same person, and in the same style (though no two are exactly alike). On Euclid Ave. the growth was more gradual, resulting in a collection of six houses of various vintages. Together the houses on Euclid Ave. illustrate three distinct phases in Dilworth's architectural history--a late nineteenth century Queen Anne dwelling, 1920s Craftsman-style bungalows, and post-World War II housing.

<sup>18</sup> Charlotte Building Standards Department, Building Permit #9327, 10 September 1928.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

8 16

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number \_\_\_\_\_ Page \_\_\_\_\_

In general, neighborhoods in Charlotte had long periods of development--often lasting for several decades. Elizabeth, for example, was the product of five separate subdivisions and grew up gradually between the 1890s and 1940s.<sup>19</sup> Myers Park was developed between 1912 and the 1950s, with the greatest amount of construction occurring in the 1920s.<sup>20</sup> Within this overall trend, a building boom was felt during the 1920s, and clusters of houses, especially bungalows, were often built by the same developer. This can be seen throughout the city. For instance, in 1922, the H. C. Sherrill Company bought twenty-nine lots on 8th Street in Elizabeth adjoining lots they already owned, giving them a total of seventy-six lots in the immediate vicinity. Sherrill told the Charlotte Observer, "the new section was proving extremely popular with prospective home buyers in Charlotte..."<sup>21</sup> Within this context, Younts' activity on Lyndhurst Ave. is seen to be part of a citywide building boom brought on by a healthy economy and a swelling population. Further, the more gradual development on Euclid Ave. is also representative of the slower pace of neighborhood growth in general.

The integrity of early-twentieth century neighborhoods in Charlotte is generally good, although intrusions, insensitive alterations and inappropriate commercial development do occur in places. Within this boundary increase area, the integrity is very good. With the exception of some replacement siding, the houses are primarily intact, and the three non-contributing structures do not detract from the overall character of the area. The boundary increase area adds to the architectural significance of Dilworth by including additional resources that are similar in age, scale, materials, character and association, and that reflect the social and economic trends of their time.

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<sup>19</sup> Allison Harris Black, "Elizabeth Historic District" National Register Nomination (1988), registration form, section 7.

<sup>20</sup> Thomas W. Hanchett, "Myers Park Historic District" National Register Nomination (1986), p. 7.4.

<sup>21</sup> The Charlotte Observer, 20 Jan 1922.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

9 17

Section number \_\_\_\_\_ Page \_\_\_\_\_

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

Section number 10 Page 18

**GEOGRAPHICAL DATA**

Verbal Boundary Description

This boundary increase encompasses three blocks on the eastern edge of the Dilworth Historic District and includes the south side of the 2000 block of Euclid Avenue and north and south sides of the 2000 block of Lyndhurst Avenue. The street addresses and property tax numbers are:

2013 Euclid Ave.	#121-068-23	
2017 Euclid Ave.	#121-068-24	
2021 Euclid Ave.	#121-068-25	
2025 Euclid Ave.	#121-068-26	
2031 Euclid Ave.	#121-068-27	
2033 Euclid Ave.	#121-068-28	
2012 Lyndhurst Ave.	#121-068-13	2013 Lyndhurst Ave. #121-093-70
2014 Lyndhurst Ave.	#121-068-12	2017 Lyndhurst Ave. #121-093-71
2020 Lyndhurst Ave.	#121-068-11	2021 Lyndhurst Ave. #121-093-72
2024 Lyndhurst Ave.	#121-068-10	2025 Lyndhurst Ave. #121-093-73
2028 Lyndhurst Ave.	#121-068-09	2029 Lyndhurst Ave. #121-093-74
2032 Lyndhurst Ave.	#121-068-08	2033 Lyndhurst Ave. #121-093-75

Verbal Boundary Justification

The boundary increase was drawn to include three blocks at the eastern edge of the original historic district that are comprised primarily of late-1920s bungalows. The character, setting, layout, scale, style, building materials and age of the resources on these blocks is consistent with the original Dilworth Historic District.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

photos 19  
Section number \_\_\_\_\_ Page \_\_\_\_\_

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## PHOTOGRAPHS

The following information is the same for all of the photographs:

Name of the property: Dilworth Historic District (boundary increase)

Location: Charlotte, NC

County: Mecklenburg

Name of Photographer: Mary Beth Gatza

Location of Original Negatives:

North Carolina Division of Archives and History  
Survey and Planning Branch  
4618 Mail Service Center  
Raleigh, NC 27699-4618

Date of Photographs: September 1999

Photographs:

- A. Streetscape, east side 2000 block Lyndhurst Avenue, facing north
- B. 2017 Euclid Ave. and 2021 Euclid Ave.
- C. 2033 Euclid Ave.
- D. 2028 Lyndhurst Ave.
- E. 2029 Lyndhurst Ave.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

owners 20

Section number \_\_\_\_\_ Page \_\_\_\_\_

PROPERTY OWNERS

<u>tax parcel</u>	<u>address</u>	<u>owner name &amp; address</u>
121-068-23	2013 Euclid Ave.	Oscar V. Harley Jr. 2013 Euclid Ave., Charlotte, NC 29203
121-068-24	2017 Euclid Ave.	Brian K. & Donna M. Golden 2017 Euclid Ave., Charlotte, NC 29203
121-068-25	2021 Euclid Ave.	Allen Brooks 2021 Euclid Ave., Charlotte, NC 29203
121-068-26	2025 Euclid Ave.	Jimmie G. Antonio 2025 Euclid Ave., Charlotte, NC 29203
121-068-27	2031 Euclid Ave.	Bryan Lee Carter 2031 Euclid Ave., Charlotte, NC 29203
121-068-28	2033 Euclid Ave.	John L. & Bonnie O. Benedum 4427 St. Ives Place, Charlotte, NC 29203
121-068-13	2012 Lyndhurst Ave.	James A. & Ellen W. Chaves 2012 Lyndhurst Ave., Charlotte, NC 28203
121-068-12	2016 Lyndhurst Ave.	Beth Miriam Levine 425 Pecan Ave., Charlotte, NC 28204
121-068-11	2020 Lyndhurst Ave.	Andrew W. Katko 2020 Lyndhurst Ave., Charlotte, NC 28203
121-068-10	2024 Lyndhurst Ave.	First Crescent Properties Inc. PO Box 2936, Pinellas Park FL 34664

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Dilworth Historic District (Boundary Increase)  
Mecklenburg County, NC

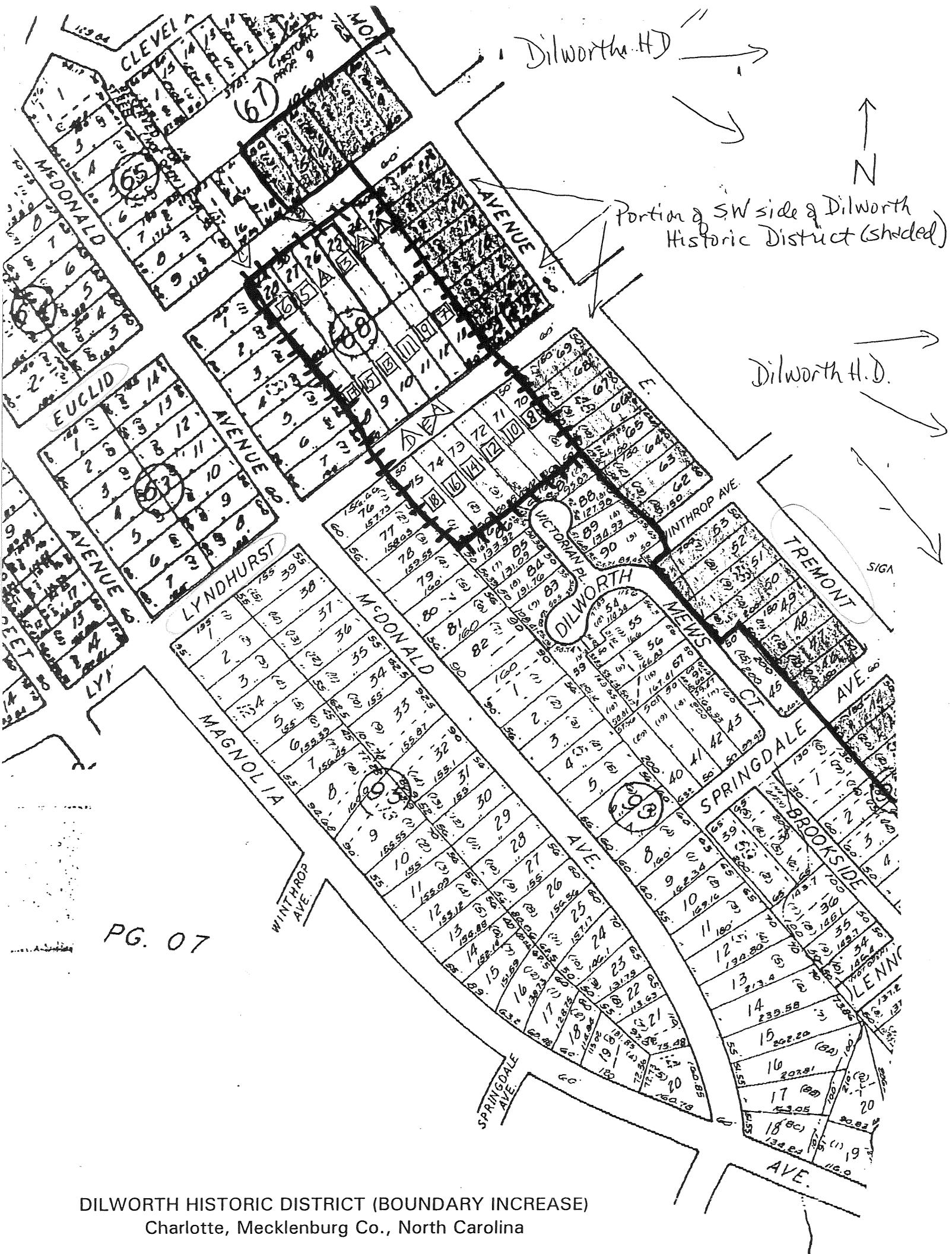
owners 21

Section number \_\_\_\_\_ Page \_\_\_\_\_

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121-068-09	2028 Lyndhurst Ave.	Rhonda Lanier 2028 Lyndhurst Ave., Charlotte, NC 28203
121-068-08	2032 Lyndhurst Ave.	John F. Johnson & Rita Fleming-Johnson 2700 Hinsdale St., Charlotte, NC 28210
121-093-70	2013 Lyndhurst Ave.	Gilbert J. Shea III 209 S. Laurel Ave., Charlotte, NC 28207
121-098-71	2017 Lyndhurst Ave.	Ben Jaffa Jr. PO Box 31873, Charlotte, NC 28231
121-093-72	2021 Lyndhurst Ave.	Harry Goodwin by entirety & Edna M. Myer 2021 Lyndhurst Ave., Charlotte, NC 28203
121-098-73	2025 Lyndhurst Ave.	John W. & Pamela J. Renwick 2025 Lyndhurst Ave., Charlotte, NC 28203
121-093-74	2029 Lyndhurst Ave.	Madge Marsh 2029 Lyndhurst Ave., Charlotte, NC 28203
121-098-75	2033 Lyndhurst Ave.	Thomas Benjamin & Grace Fennell Moore 2033 Lyndhurst Ave., Charlotte, NC 28203





DILWORTH HISTORIC DISTRICT (BOUNDARY INCREASE)  
Charlotte, Mecklenburg Co., North Carolina

(base map is portion of Mecklenburg Co. tax map 121,  
scale unknown)

- ++ = boundary expansion
- = contributing primary resource, keyed to entry
- △ = noncontributing primary resource
- ↖ = photo