

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

East Main Street Historic District

Forest City, Rutherford County, RF0431, Listed 12/23/2005

Nomination by Heather Fearnbach

Photographs by Heather Fearnbach and Clay Griffith, January 2005

See photo at the end of the nomination

**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 East Main Street Historic District
other names/site number N/A

2. Location

street & number 282-419 Arlington Street, 121-199 Carolina Avenue, 130-150 North Magnolia Street, 120-170 South Magnolia Street, 297-560 East Main Street, 114-119 McBrayer Court **N/A** not for publication
city or town Forest City **N/A** vicinity
state North Carolina code NC county Rutherford code 161 zip code 28043

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 for 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.)

Signature of certifying official/Title Date
North Carolina Department of Cultural Resources
State or 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:
 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

East Main Historic District
Name of Property

Rutherford County, NC
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 count.)

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

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

Contributing	Noncontributing	
115	21	buildings
0	0	sites
3	2	structures
0	0	objects
118	23	Total

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

N/A

Number of Contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RELIGION: Religious Facility

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RELIGION: Religious Facility

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow/Craftsman

Colonial Revival

Tudor Revival

Mediterranean Revival

OTHER: Minimal Traditional, Ranch

NO STYLE

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD: Weatherboard, Shingle

STONE

BRICK

roof ASPHALT

METAL

other SYNTHETICS: Vinyl

ASBESTOS

Narrative Description

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

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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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1900-1955

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1914, 1920, 1922, 1925, 1926

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Roberts, Leah Range (architect)
Leemon, Clarence M. (landscape architect)

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):

- 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 _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

East Main Street Historic District
Name of Property

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County and State

10. Geographical Data

Acreeage of Property Approximately 42 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>421840</u>	<u>3910100</u>	3	<u>17</u>	<u>422750</u>	<u>3909940</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>422480</u>	<u>3910340</u>	4	<u>17</u>	<u>422550</u>	<u>3909760</u>

X 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 Heather Fearnbach
organization Edwards-Pitman Environmental, Inc. date 3/15/05
street & number 3334 Nottingham Road telephone 336-765-2661
city or town Winston-Salem state NC zip code 27104

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 Multiple Owners (more than fifty)
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 listing. 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 20303.

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7. Narrative Description

J. V. Ware, E. O. and J. H. Thomas, C. M. Teal, J. B. Harrill, J. A. Wilkie, Horace Doggett and Dr. T. C. McBrayer subdivided property they owned east of Alexander Street in the 1910s and 1920s to create what is now the East Main Street Historic District, a neighborhood that retains the original street configuration and approximate lot sizes shown on plats from the period. The district lies one block east of downtown Forest City in Rutherford County and encompasses roughly forty-two acres and ninety-seven primary and forty-four secondary resources on slightly rolling terrain. Concrete sidewalks serve the neighborhood and connect it to downtown.

The streets and avenues in the East Main Street Historic District follow an irregular grid pattern. East Main Street and Arlington Street are the east/west corridors in the district, while Magnolia Street, Carolina Avenue and McBrayer Court run north/south. Arlington Street was originally called Lynn Street on the 1914 plat of J. V. Ware's property entitled "DeForest Annex to Forest City," but the street name changed by the late 1920s.

The north lot lines of properties on the north side of East Main Street, North Magnolia Street and Carolina Avenue form the East Main Street Historic District's northern boundary. The east lot lines of properties on Carolina Avenue, East Main Street and Arlington Street form the eastern boundary. The south lot lines of properties on the south side of Arlington Street form the southern boundary, with a slight central extension farther south to pick up contributing properties on Magnolia Street. The western side of the T. Max Watson House lot (directly north of Alexander Street) forms the northern half of the western boundary of the district, which then extends east and south along East Main Street and Arlington Street to exclude noncontributing properties.

The majority of the land within the East Main Street Historic District is devoted to single-family residential use interspersed with some recent and historic multi-family housing. Commercial development has encroached on the eastern and western edges of the district, and some residences along East Main Street have been converted into offices. First United Methodist Church occupies a large prominent lot that extends from Elizabeth Street to Morgan Street on the north side of East Main Street.

Development in the East Main Street Historic District is fairly dense, although all houses have front and back yards and narrow side yards. Some residences on the east side of Carolina Avenue and the north side of East Main Street are situated above full basements, taking advantage of the topography. Setback from the public right-of-way and spatial arrangements vary throughout the district. Lots are larger and setbacks are deeper along East Main Street. On South Magnolia Street, one-and-one-half-story bungalows built in the 1920s are positioned near the street and close to one another resulting in a harmonious rhythm of form,

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massing and materials. In some sections of the district, such as the western portions of Arlington Street, where dwellings stand near the right-of-way, brick and concrete retaining walls bordering the sidewalk create a more vertical separation of space between house lots and the street. Elsewhere, expansive front lawns such as those on the south side of the East Main Street create buffers between public spaces and private homes. The commercial buildings within the district replaced residences, and thus retain a similar setback from the sidewalk. Most properties are shaded by mature deciduous and evergreen trees, and a variety of shrubbery and other landscaping elements are prevalent throughout the district.

The majority of the buildings in the East Main Street Historic District were constructed from circa 1900 through the 1950s. The locally significant district contains a mix of nationally popular styles and vernacular forms common throughout North Carolina in the first half of the twentieth century. Dwellings executed in the Craftsman, Colonial Revival, Period Cottage, Minimal Traditional and Ranch styles are the predominant property types. Most houses are frame and one- or one-and-one-half stories in height, with only a few two-story residences standing on or immediately adjacent to East Main Street. Weatherboard and other types of wood, brick, and synthetic siding are the most common exterior sheathing materials, although stone veneer was used on one house. A few apartment buildings and duplexes stand among the single-family homes, and a cluster of four rental houses were constructed on McBrayer Court around 1940. Detached garages, sheds, and apartments accompany some dwellings. Garages are usually one-story, front-gable, frame buildings, but some brick apartments and garages built to complement the dwelling are found behind or to the side of their principal resources.

The earliest residences in the East Main Street Historic District date to the turn of the twentieth century. The simple, vernacular dwellings reflect the use of common house forms with little or no ornamentation. The circa 1900 house (#78) at 402 East Main Street is a two-story frame building with a side-gable roof, cornice returns and a wrap-around porch. The one-story frame house (#64) built at 419 East Main Street circa 1910 has an L-plan. These modest houses are typical of the dwellings constructed in Forest City during the first decades of the twentieth century, but significant alterations to each building compromise their integrity and make them noncontributing to the historic district.

Bungalows and Craftsman-influenced houses are widespread in the district. A cross-gable roof and engaged front porch with tapered posts on brick piers characterize the one-story frame bungalow (#37) built at 190 Carolina Avenue in 1920. The Brown-Griffith House, a one-and-one-half-story brick bungalow (#50) constructed at 151 South Magnolia Street in 1923, features an engaged front porch supported by square brick posts spanned by a brick kneewall with diamond-shaped openings. The 1919, two-story, yellow brick house (#73) at 358 East Main Street exhibits an eclectic mix of design features, including a hip roof with wide eaves in the Prairie style, Queen Anne window sash and a single-leaf entry with sidelights sheltered by a hip-roofed entry porch. Even some of the plainest dwellings in the neighborhood,

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like the side-gable roofed frame house (#18) at 306 Arlington Street, sport triangular Craftsman eave brackets and four-over-one window sash.

The influence of the Colonial Revival style is also evident in the East Main Street neighborhood from the 1920s through the post-World War II period. Leah Range Roberts, a Charlotte architect, designed the two-story, five-bay, brick Georgian Revival house at 297 East Main Street for T. Max Watson in 1939. The dwelling features a projecting central gabled bay with an entry framed by leaded-glass sidelights and a fanlight and a flat-roofed portico supported by Ionic columns. More modest dwellings with Colonial Revival features include the 1926, two-story, frame Dr. W. C. Bostic Jr. House (#70) at 326 East Main Street with a flat-roofed entry porch supported by square posts and the 1939, two-story, brick John W. and Bertha M. Dalton House (#30) at 126 Carolina Avenue with a hip-roofed entry porch supported by Tuscan columns.

Like most neighborhoods that developed across the state during the first half of the twentieth century, the East Main Street Historic District includes examples of period revival styles, most notably the English cottage form, also called the Period Cottage, and the Tudor Revival style. Side-gable roofs with steeply-pitched front gables, façade chimneys, arched doors and half-timbering in the gables characterize these houses. The Hicks and Annie B. Hill House, a 1925, one-story, brick Period Cottage (#34) at 166 Carolina Avenue has a single-leaf entry sheltered by gabled hood, a facade chimney and half-timbering and stucco in the side gables. The more restrained M. J. Harrill House across the street at 121 Carolina Avenue (#38) is characterized by a recessed, arched, single-leaf entry with stone accents, a facade chimney and arched gable vents.

The only example of the Mediterranean Revival style in the district, the 1922 J. H. Thomas House (#72), occupies a large lot at 344 East Main Street. Mediterranean Revival houses usually have low-pitched hipped roofs covered with ceramic tiles, deep bracketed eaves, arches above large windows and French doors and a symmetrical façade. The two-story Thomas residence is executed in blue granite with a green tile hip roof and features double-leaf French doors surmounted by fanlights.

From the late 1930s through the 1950s Minimal Traditional houses—typically modest, one-story, brick side-gabled dwellings, often with front-facing gables—were constructed in the East Main Street Historic District. The one-and-one-half-story, brick house built at 140 North Magnolia Street (#47) in 1937 has a side-gable roof with a projecting front-gable entry bay, arched gable vents and two gabled dormers. The 1946 house (#12) at 403 Arlington Street is a one-story, frame building with projecting front-gable bay and a shed-roofed entry porch with paired square posts.

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Ranch houses were built on undeveloped lots in the neighborhood in the 1960s. The 1956, frame Ranch (#10) at 385 Arlington Street has a side-gable roof and a mixture of sheathing materials including weatherboards, brick veneer and board-and-batten siding. The Marley Sigmon House (#6), constructed at 327 Arlington Street in 1962, has an engaged front porch supported by turned posts and brick veneer with wood shingles in the gables.

The East Main Street Historic District contains an intact collection of historic resources reflecting the development of the area from 1900 through 1955, with the majority of the contributing buildings dating from the 1920s and 1930s. Ninety-seven primary and forty-four secondary resources constitute the East Main Street Historic District, eighty-four percent of which are contributing. One contributing building, the T. Max Watson House, was previously listed in the National Register in 2001. The noncontributing resources include historic residences with alterations such as large additions and synthetic siding, modest Ranch houses built after the period of significance and recently constructed sheds, garage and carports.

INVENTORY

The inventory list is arranged alphabetically by street name. For streets that run north to south, the east side of the street is presented first. For streets that run east to west, the north side of the street is presented first.

Each resource is designated as contributing or noncontributing to the historic significance and integrity of the district. The designation criteria were based on age, condition, and degree of alteration. Buildings pre-dating 1955 were considered contributing if they retained architectural integrity. Noncontributing buildings postdate 1955 or were built before 1955 and have been heavily altered, usually through large additions, and therefore have lost their architectural and historical integrity. Vacant lots are noted. Each resource is assigned a number and each secondary resource within a property is assigned a letter. These number and letter designations are keyed to an overall map of the district.

Each historic property in the inventory is assigned a name, where possible, based on the first-known and/or a long-term occupant. Dates of construction are based on interviews with local residents, historic plats, Sanborn Fire Insurance Company maps, Rutherford County deeds, property cards and the style and form of the building.¹ City directories for Forest City are not available for the time period covered in the district.

¹ Sanborn Fire Insurance Company maps dated May 1925 and April 1932 illustrate the portion of the district west of Carolina Avenue.

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ARLINGTON STREET

North Side

1. House
289 Arlington Street, 1940, Contributing Building

One-story, frame, bungalow, clipped-side-gable roof, 8/1, 2/2 horizontal and picture windows, single-leaf entry, clipped-front-gable porch supported by square posts on brick kneewall, flat-roofed metal awning with metal posts extends porch area, interior chimney, brick foundation, German siding with wood shingles in gables, eave brackets, gable vents, one-story rear addition with metal casement windows. Owners include B. T. and Rosagray Jones, who sold the property to Kerwin B. and Tessie Mae Stallings in 1969. Kerwin B. Stallings conveyed the property to the current owners, Michael G. and Karen Harrill, in 1990.

- 1a. Apartment
289 Arlington Street, 1940, Contributing Building

One-story, frame, clipped-front-gable roof, 8/1 sash, single-leaf entry sheltered by clipped-front-gable entry porch supported by square posts, eave brackets.

2. James Griffin House
295 Arlington Street, 1930, Contributing Building

One-and-one-half-story, frame, bungalow, side-gable roof, 1/1 sash, single-leaf entry with sidelights and transom, engaged front porch supported by square brick posts spanned by brick kneewall with diamond-shaped openings, gabled dormer, interior chimney, brick foundation, weatherboards with wood shingles in gables, eave brackets, exposed rafter ends, rear addition. J. W. (James's son) and his wife, Marjorie Griffin, owned the house until 1965.

3. House
303 Arlington Street, 1940, Contributing Building

One-story, frame, bungalow, hip roof, 4/1 sash, single-leaf entry, engaged front porch supported by square brick posts on brick piers, interior chimney, brick foundation, weatherboards.

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4. House
309 Arlington Street, 1943, Contributing Building

One-and-one-half-story, brick, Minimal Traditional, side-gable roof with projecting front-gable bays, 4/4 sash, single-leaf entry, shed-roofed entry porch supported by square brick posts spanned by brick kneewall with diamond-shaped openings, interior chimney. Owners include Larry H. Walker, who sold the house to G. B. Harrill in 1977. Northwestern Bank conveyed the property to the current owner, Edward Grindstaff, in 1982.

5. Ruby Duncan Hutchins House
319 Arlington Street, 1977, Noncontributing Building

One-story, frame, Ranch, side-gable roof with front-gable bay, 6/6 and picture windows, single-leaf entry, engaged front porch supported by turned post, brick foundation, brick veneer and board-and-batten siding, gable vents. Ruby Duncan Hutchins sold the house to Charles H. Bridges in 1985. Charles H. and Helen H. Bridges conveyed the property to Beth B. Atchley in 1995, who sold it to the current owners, Kenneth O. and Peggy O. Pruitt, in 2001.

- 5a. Carport
319 Arlington Street, 1992, Noncontributing Structure

One-story, frame, gabled roof supported by square posts, two open bays with storage shed on east end.

6. Sarah James House
327 Arlington Street, 1963, Noncontributing Building

One-story, frame, Ranch, side-gable roof, 1/1 sash, single-leaf entry, engaged front porch supported by turned posts, brick veneer with wood shingles in gables, end chimney, gable vents, attached carport at rear. Marley Sigmon sold the lot to Sarah James in 1962. Edna A. Hemphill conveyed the house to Joe V. and Joyce Watkins Waters in 1967, and they sold it to the current owner, Nellie J. Moss, in 1974.

7. E. V. and Myrtle Seitz House
333 Arlington Street, 1940, Contributing Building

One-story, frame, bungalow, front-gable roof, 4/1 sash, single-leaf entry, wraparound porch supported by tapered posts on brick piers, interior chimney, brick foundation, vinyl siding, sunroom addition on east elevation. Owners include E. V. and Myrtle Seitz, who purchased the house from the First Federal Savings

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and Loan Association of Forest City in 1954. The property was conveyed to Robert V. and Betty S. Sietz in 1984.

- 7a. Garage
333 Arlington Street, 1940, Contributing Building

One-story, frame, double-leaf door, weatherboards, shed addition on east elevation.

- 7b. Apartment
333 Arlington Street, 1940, Contributing Building

One-story, concrete block, side-gable roof, metal casement windows, single-leaf entry sheltered by gabled hood, interior chimney, exposed rafter ends, gable vents.

8. Duplex
361-367 Arlington Street, ca. 1960, Noncontributing Building

One-story, frame, Ranch, gable roof, metal sash, single-leaf entries, screened hyphen between apartments, brick kneewall, brick foundation, vinyl siding, gable vents.

9. House
375 Arlington Street, 1940, Contributing Building

One-story, frame, front-gable roof, 6/6 replacement sash, single-leaf entries, hip-roof porch supported by fluted columns, end chimney, brick foundation, gable vents, shed-roof addition on façade, gabled wing at rear.

- 9a. Garage
375 Arlington Street, ca. 1960, Noncontributing Building

One-story, concrete block, front-gable roof, double-leaf entry.

- 9b. Shed
375 Arlington Street, ca. 1980, Noncontributing Building

One-story, frame, plywood siding.

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10. House
385 Arlington Street, 1956, Noncontributing Building

One-story, frame, Ranch, side-gable roof, 2/2 horizontal sash, single-leaf entry, brick foundation, end chimney, weatherboards, brick veneer, board-and-batten siding, gable vents.

11. House
393 Arlington Street, 1950, Contributing Building

One-story, frame, Period Cottage, side-gable roof with projecting front-gable entry bay, 6/6 sash, single-leaf entry, brick foundation, façade chimney, vinyl German siding, gable vents.

12. House
403 Arlington Street, 1946, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting front-gable bay, 4/4, 6/6 and picture windows, single-leaf entry, shed-roofed entry porch with paired square posts spanned by lattice, screened side porch, brick foundation, end chimney with corbelled stack, asbestos siding, vertical wood siding with scalloped edges in gables, gable vents.

- 12a. Carport
403 Arlington Street, ca. 1950, Contributing Structure

One-story, two-bay, gabled roof supported by square posts.

13. House
411 Arlington Street, 1954, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting front-gable bay, 6/6 and 8/8 sash, single-leaf entry, enclosed engaged front porch, brick foundation, interior chimney, asbestos siding, gable vents, rear shed addition.

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14. House
419 Arlington Street, 1953, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting front-gable bay, 2/2 horizontal sash, recessed single-leaf entry, screened side porch, brick kneewall across façade, brick foundation, interior chimney, German siding with board-and-batten siding in gables, gable vents.

South Side

15. Tate-Biggerstaff House
282 Arlington Street, 1918, Contributing Building

One-and-one-half-story, frame, side-gable roof, 2/2 horizontal sash, single-leaf entry, engaged front porch with tapered posts on brick piers, gabled dormer, brick foundation, interior chimney, vinyl German siding. Owners include Docia Beason Tate, who conveyed the property to Lee Ellen Tate in 1959. Lee Ellen Tate sold the property to the current owner, Velmon B. Biggerstaff, in 1963.

16. House
292 Arlington Street, 1945, Contributing Building

One-story, brick, Minimal Traditional, side-gable roof with front-gable bay, 4/4, 6/6 and picture windows, single-leaf entry, brick stoop, end chimney, asbestos siding with German siding in front gable, gable vents, rear shed addition.

17. House
298 Arlington Street, 1929, Contributing Building

One-story, frame, hip roof, 6/1 sash, single-leaf entry, engaged front porch with square posts on brick piers, brick foundation, interior chimney, German siding.

- 17a. Garage
298 Arlington Street, 1929, Contributing Building

One-story, frame, front-gable roof, two bays with double-leaf board-and-batten doors, German siding, exposed rafter ends, standing-seam metal roof.

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18. House
306 Arlington Street, 1930, Contributing Building

One-story, frame, side-gable roof, 4/1 sash, single-leaf entry, gabled front porch with square brick posts spanned by wood railing, brick foundation, interior chimneys, German siding, eave brackets, gable vents.

19. House
314 Arlington Street, 1910, Contributing Building

One-story, frame, cross-gable roof, 4/1 sash, single-leaf entry, hip-roofed front porch with decorative metal posts on brick piers spanned by metal railing, brick foundation, end chimney, vinyl siding.

20. Moore House
324 Arlington Street, 1937, Contributing Building

One-and-one-half-story, frame, side-gable roof, 6/1 sash, single-leaf entry, gabled front porch with metal posts, brick foundation, interior chimney, vinyl siding, gable vents, one-story rear addition. W. E. and Maude Moore sold the house to Hubert W. and Mildred R. Moore in 1939. Hubert W. and Mildred R. Moore conveyed the property to the current owners, Thomas C. and Mary G. Moore, in 1955.

21. J. E. Caldwell House
334 Arlington Street, 1927, Contributing Building

One-story, frame, bungalow, side-gable roof, 6/6 sash, single-leaf entry, shed-roofed front porch with metal posts on brick piers spanned by wood railing, gabled dormer with weatherboards and exposed rafter ends, brick foundation, end and interior chimneys, compressed wood siding with asbestos in gable ends, eave brackets. J. E. Caldwell was the town clerk of Forest City.

22. House
338 Arlington Street, ca. 1950, Contributing Building

One-story, frame, front-gable roof, 6/6 sash, single-leaf entry sheltered by bracketed hood, brick foundation, interior chimney, German siding, gabled rear addition.

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23. Moss-Scruggs House
376 Arlington Street, 1930, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry with sidelights, gabled front porch with tapered posts on brick piers spanned by metal railing, interior chimney, brick veneer (over weatherboards) with wood shingles in gables, gable vents. Woodford W. and Bertie Moss purchased the lot in 1928, and conveyed the property to the Metropolitan Realty Company of West Virginia in 1937. Subsequent owners include J. E. and Kathryn B. Haslett, Ray P. and Mabel Bridges Deaton, and J. Herman and Butell Gamble Harrill, who purchased the property in 1945. The Harrills conveyed the property to the current owner, Mildred Scruggs, in 1946.

- 23a. Shed/Garage
376 Arlington Street, 1960, Noncontributing Building

One-story, frame, side-gable-roof, weatherboards, one-bay garage on west elevation.

24. Kenneth Michael and Marilyn G. Watkins House
382 Arlington Street, ca. 1950, Contributing Building

One-story, frame, side-gable roof, 4/4, 6/6 and picture windows, single-leaf entries, gabled entry porch with metal posts, gabled hood over side entry, brick foundation, interior and end chimneys with corbelled stacks, German and board-and-batten siding, vertical wood siding with sawtooth edges in gables, gable vents. Kenneth Michael and Marilyn G. Watkins sold the property to the current owners, Hubert and Aylene Gamble, in 1962.

25. House
386 Arlington Street, 1950, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting front-gable bay, 6/6 and picture windows, single-leaf entries, shed-roof entry porch with square wood post, gabled side entry porch with square posts spanned by kneewall, brick foundation, interior chimneys, vinyl siding, gable vents.

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26. House
388 Arlington Street, ca. 1955, Contributing Building

One-story, frame, front-gable roof, 1/1 replacement sash, single-leaf entries, gabled entry hood, brick foundation, interior chimney, weatherboards, gable vents.

27. House
392 Arlington Street, ca. 1955, Contributing Building

One-story, frame, side-gable roof, 1/1 replacement sash, single-leaf entries, shed-roofed entry porch with square posts spanned by wood railing, gabled hood over side entry, brick foundation, interior chimney, weatherboards, gable vents.

28. House
406 Arlington Street, 1947, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting hip-roofed bay, 6/6 and 2/2 horizontal sash, single-leaf entries, interior chimney, brick veneer, gable vents, attached garage and breezeway with board-and-batten siding.

29. House
416 Arlington Street, 1945, Contributing Building

One-story, frame, Minimal Traditional, front-gable roof with side-gable bay, 1/1, 2/2 horizontal and picture windows, single-leaf entry, gabled entry hood with metal posts, sliding-glass door on west elevation sheltered by porch with metal posts, brick foundation, interior chimney, vinyl siding, gable vents, large rear deck.

- 29a. Garage
416 Arlington Street, ca. 1960, Noncontributing Building

One-story, frame, front-gable roof, one open bay, German siding, exposed rafter ends, standing-seam metal roof.

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CAROLINA AVENUE

East Side

30. John W. and Bertha M. Dalton House
126 Carolina Avenue, 1939, Contributing Building

Two-story, brick, Colonial Revival, side-gable roof, 6/6 and 8/8 sash, single-leaf entry with sidelights and fanlight, hip-roofed entry porch supported by Tuscan columns, end chimneys, gable vents, one-story gabled wing on south elevation, rear screened porch. The estate of Bertha McRorie Dalton sold the property to Thomas Nelson and Laverne Walker in 1996.

31. McBee House
136 Carolina Avenue, 1920, Contributing Building

One-story, frame, bungalow, side-gable roof, 4/1 sash, single-leaf entry, shed-roofed front porch with paired square posts on brick piers spanned by wood railing, brick foundation, end chimney, weatherboards with wood shingles in gables, gable vents, large rear deck, wormy chestnut floors throughout the interior. Charles Robert and LeeAnne H. Summey sold the property to Timothy Jerome and Amy Beth Moran in 1995.

- 31a. Shed
136 Carolina Avenue, ca. 1940, Contributing Building

One-story, frame, side-gable roof, single-leaf entry, board-and-batten siding.

32. E. E. and Alberta Hall House
144 Carolina Avenue, 1941, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with projecting steeply-pitched front-gable entry bay, 6/6 and 8/8 sash, recessed single-leaf entry, brick foundation, end chimney, gable vents, two hip-roofed dormers. John W. and Bertha Dalton sold this lot to E. E. and Alberta Hall in 1941. Don H. Hall conveyed the property to Howard Wayne and Ann J. Birkhead in 1996, who sold it to Joseph R. and Teresa M. Benes. The current owners, Chris and Emily Peeler, purchased the house in 2000.

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33. Duplex
158 Carolina Avenue, 1985, Noncontributing Building

One-story, frame, L-plan, gabled roof, 1/1 sash, single-leaf entries, brick foundation, aluminum siding, gable vents. Joseph Franklin and Sabina Boone Beam sold the property to the current owners, Glenn W. and Jill C. Bradshaw, in 2001.

34. Hicks and Annie B. Hill House
166 Carolina Avenue, 1925, Contributing Building

One-story, brick, Tudor Revival, steeply-pitched side-gable roof, 1/1 replacement sash, single-leaf entry sheltered by gabled hood, facade chimney, vinyl siding in front and north side gables, half-timbering and stucco in south side gable, gable vents, one-story, hip-roofed wing on south elevation. Hicks and Annie B. Hill sold the house to Fred D. Hamrick in 1931. Fred D. and Natalie H. Hamrick conveyed a one-half interest in the property to Margaret A. Harris in 1939. Iris Sechriest has owned the property since 1988.

35. T. O. and Linda Vernon House
172 Carolina Avenue, 1929, Contributing Building

One-story, brick, Minimal Traditional, side-gable roof with projecting front-gable bay, replacement 1/1 and picture windows, single-leaf entry, interior chimney, gable vents, porch on northwest corner enclosed with vinyl siding. T. O. and Linda Vernon sold this house to Clarence M. and Ruth S. Robbins in 1945. The Robbinses sold the property to Evelyn W. Bridges in 1961. Evelyn W. Bridges Galloway and her husband Herbert conveyed the property to William W. and Mary Elizabeth McKinney in 1983. James Kelly purchased the house in 2002.

36. House
182 Carolina Avenue, 1924, Contributing Building

Two-story, frame, Craftsman, hip roof, 4/1 sash, single-leaf entry, shed-roofed front porch supported by tapered posts on brick piers, brick foundation, brick kneewall across façade, interior chimneys, German siding, exposed rafter ends, metal shingle roof on house, standing-seam metal roof on porch and one-story shed addition on south elevation.

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37. House
190 Carolina Avenue, 1920, Contributing Building

One-story, frame, bungalow, cross-gable roof, 4/1 sash, single-leaf entry, engaged front porch with tapered posts on brick piers, brick foundation, facade chimney, German siding with wood shingles in gables, gable vents, eave brackets, exposed rafter ends.

West Side

38. M. J. Harrill House
121 Carolina Avenue, 1925, Contributing Building

One-story, brick, Period Cottage, side-gable roof with two projecting front-gable bays, 6/6 sash, recessed arched single-leaf entry with stone accents, facade chimney, arched gable vents, brick front patio with low brick railing, rear sunroom addition with jalousie windows and plywood siding. W. H. Haynes and his wife sold the house to M. J. Harrill in 1926. W. V. and Marie Harrill conveyed the property to Robert Michael and Teresa Jo Daly Jones in 1982. The Joneses sold the house to Jody T. Hay in 1995.

- 38a. Garage
121 Carolina Avenue, 1925, Contributing Building

One-story, frame, front-gable roof, one open bay, brick foundation, German siding.

39. Asbury H. and Bess Mobley Morgan House
129 Carolina Avenue, 1920, Contributing Building

One-story, frame, bungalow, side-gable roof with front gable, 6/6 sash, single-leaf entry, gabled front porch with square replacement posts, brick foundation, end chimney, vinyl siding, eave brackets, gable vents. Hague Padgett sold this house to Asbury H. and Bess Mobley Morgan in 1924. J. Worth and Sue D. Morgan conveyed the property to Katherine G. Struve in 1955, who sold it to the current owners, W. P. Allen and Ruth Merelyn T. Jobe, in 1957.

- 38a. Carport
129 Carolina Avenue, ca. 1950, Contributing Structure

One-story, frame, front-gable roof, vinyl siding, storage room at rear.

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40. Hugh F. Little House
141 Carolina Avenue, 1925, Contributing Building

One-story, yellow brick, side-gable roof, 3/1 and 5/1 sash, single-leaf entry, end chimneys, modillion cornice, brick front patio. Hague and Zola Padgett sold this property to Hugh F. Little in 1925. Subsequent owners include H. Dixon and Pearl Smith, A. H. and Dora Martin, M. D. and Mabel Hunnicutt, Margaret Adelaide Young, Hugh B. and Mildred Stove Jones and B. W. and Virginia H. Thompson. The Thompsons conveyed the property to Nan Thompson in 1981. According to the Thompsons, the house originally had a flat roof.

41. House
151 Carolina Avenue, 1928, Contributing Building

Two-story, brick, Craftsman, clipped-side-gable roof, 6/1 and 8/1 sash, single-leaf entry with sidelights, clipped-gable porch and porte cochere with square brick posts spanned by brick kneewalls, end chimney, eave brackets, gable vents, one-story rear addition.

- 41a. Apartment
151 Carolina Avenue, 1928, Contributing Building

One-story, brick, clipped-side-gable roof, 1/1 and 6/6 sash, single-leaf entry, interior chimney.

42. House
161 Carolina Avenue, 1930, Contributing Building

One-story, brick, Craftsman-Colonial Revival, side-gable roof, 4/1, 8/1 and 10/1 sash, single-leaf entry with sidelights and fanlight, large gabled entry hood supported by decorative brackets, interior chimney, eave brackets, gable vents, screened side porch, brick front patio enclosed with brick wall, series of rear additions, deck on north elevation.

43. House
169 Carolina Avenue, 1944, Contributing Building

One-and-one-half-story, brick, side-gable roof, 6/6 sash, single-leaf entry, shed-roofed front porch with metal posts and metal railing, gable vents, one-story front-gable wing with vinyl German siding on north elevation.

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43a. Garage
169 Carolina Avenue, 1944, Contributing Building

One-story, brick, side-gable roof, two garage bays.

44. House
185 Carolina Avenue, 1920, Contributing Building

One-and-one-half-story, frame, side-gable roof, 6/6 sash, single-leaf entry, gabled entry porch with square posts and wood railing, brick kneewall across façade, brick foundation, interior chimney, vinyl siding, gable vents, eave brackets, gabled porch with square posts on south elevation, one-story wing on north side of main block, one-story rear addition with 2/2 horizontal sash.

44a. Garage
185 Carolina Avenue, ca. 1920, Contributing Building

One-story, frame, front-gable roof, single-leaf entry, German siding.

45. House
199 Carolina Avenue, 1940, Contributing Building

One-story, frame, bungalow, front-gable roof, 8/1 sash, single-leaf entry, gabled front porch with metal posts on brick piers, brick piers infilled with concrete block to form a continuous foundation, German siding with wood shingles in gables, eave brackets, exposed rafter ends, diamond gable vents, rear shed addition, large attached carport supported by square posts on north elevation.

45a. Shed
199 Carolina Avenue, ca. 1940, Contributing Building

One-story, frame, front-gable standing-seam metal roof, single-leaf entry, 8/1 sash, exposed rafter ends.

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MAGNOLIA STREET

East Side

46. House
150 North Magnolia Street, 1950, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry, brick foundation, end chimney, vinyl siding, front-gable wing and attached carport addition on south elevation, rear addition. This lot was part of the old homeplace of Alice Winston Jobe. Members of the Jobe family conveyed the house to Roy and Tonya Wright in 1991. The Wrights sold it to Jesse Kelin and Amanda Nicole Giles in 2003.

- 46a. Shed
150 North Magnolia Street, 1950, Contributing Building

One-story, frame, front-gable roof, double-leaf entry, vinyl siding.

47. House
140 North Magnolia Street, 1937, Contributing Building

One-and-one-half-story, brick, Minimal Traditional, side-gable roof with projecting front-gable entry bay, 6/6 sash, single-leaf entry, arched gable vents, two gabled dormers, end chimney, one-story wings with masonite siding on north and south elevations.

48. House
130 North Magnolia Street, 1951, Contributing Building

One-and-one-half-story, brick, Period Cottage, side-gable roof with projecting front-gable entry bay, 1/1 sash, arched single-leaf entry, gable vents, façade chimney, attached garage on north elevation.

49. Flack House
129 South Magnolia Street, 1927, Contributing Building

One-and-one-half-story, brick, Period Cottage, side-gable roof with projecting front-gable bay, 6/1 replacement sash, single-leaf entry sheltered by arched hood supported by fluted columns spanned by wood railing, side screened porch with square brick posts spanned by brick kneewall with diamond-shaped

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openings, half-timbering and stuccoed porch gable, interior chimney, rear addition. Peter A. and Jean R. Hoffman purchased this property from the Flack estate in 1992, and sold it to John R. and Nancy E. Murphy in 2001.

50. Brown-Erwin House
151 South Magnolia Street, 1933, Contributing Building

One-and-one-half-story, brick, bungalow, side-gable roof, 1/1 replacement sash, single-leaf entry, engaged front porch with square brick posts spanned by brick kneewall with diamond-shaped openings, end chimney, eave brackets, exposed rafter ends, large gabled dormer with wood shingle siding on west elevation, screened rear porch, awnings. C. E. and Muriel Barnes Erwin purchased the house from the Browns in 1930. I. W. and Katherine S. Davies sold the property to the current owners, Dr. Charles and Clara Griffith, in 1961.

- 50a. Garage
151 South Magnolia Street, 1923, Contributing Building

One-story, brick, front-gable roof, one bay with double-leaf door, frame shed addition on south elevation, carport on west elevation.

51. House
161 South Magnolia Street, 1912, Contributing Building

One-and-one-half-story, brick, bungalow, side-gable roof, 1/1 sash, single-leaf entry, engaged front porch with square brick posts spanned by brick kneewall with porte cochere on south end, interior and end chimneys, eave brackets, exposed rafter ends, large gabled dormer with wood shingle siding on west elevation, one-story wing on north elevation. The current owners, Thomas Frederick and Paula B. Wilson, purchased the house from Charles C. and Connie A. Davies in 1999.

- 51a. Garage
161 South Magnolia Street, ca. 1925, Contributing Building

One-story, brick, front-gable roof, two bays, wood shingle siding in gable ends.

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West Side

52. House
137 North Magnolia Street, 1954, Contributing Building

One-and-one-half-story, frame, Minimal Traditional, side-gable roof with gabled wing, 4/4, 6/6, 8/8 and picture windows, single-leaf entry, engaged entry porch with square post, brick foundation, interior chimney, weatherboards, flat-roofed screened porch and two gabled wall dormers on north elevation. This property, part of the old homeplace of Alice Winston Jobe, was conveyed from members of the Jobe family to John Hayde and Patsy Snyder in 1991.

53. Triplex
120 South Magnolia Street, ca. 1930, Contributing Building

One-and-one-half-story, brick, side-gable roof, 4/4 and 6/6 sash, single-leaf entries sheltered by metal awning, end chimneys, three gabled dormers with German siding on east elevation., auxiliary entry with bracketed, gabled hood on north elevation.

54. Alcock-McKinney House
124 South Magnolia Street, 1924, Contributing Building

One-and-one-half-story, frame, bungalow, side-gable roof, 4/1 and 6/6 sash, single-leaf entry, shed-roofed front porch with paired tapered posts on stuccoed brick piers spanned by wood railing, stuccoed brick foundation, end and interior chimneys, German siding with wood shingles in gables, eave brackets, exposed rafter ends, diamond gable vents, rear shed addition. C. E. and Dot Alcock sold this house to Zeb and Dorcas McKinney in 1934. Mrs. McKinney conveyed the property to Nancy McKinney Harrill in 2001. The current owner, Christopher Harrison, purchased the house from Jackie B. Connor in 2002.

55. House
136 South Magnolia Street, 1930, Contributing Building

One-story, frame, gable-on-hip roof, 2/2 sash, single-leaf entry, shed-roofed porch supported by tapered posts on brick piers spanned by wood railing, brick piers infilled with brick to form a continuous foundation, interior chimney with corbelled stack, auxiliary entry sheltered by gabled hood on south elevation, aluminum siding, large rear addition. Clyde G. and Ruth L. Hardin sold this property to Martha

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B. Flack in 1975. Mrs. Flack conveyed the house to Mark H. and Kim Flack in 1996, and they sold it to the current owner, Jamie D. McDonald, in 2001.

55a. Garage
136 South Magnolia Street, ca. 1930, Contributing Building

One-story, frame, front-gable roof, double-leaf door, weatherboards.

56. W. K. Collins House
150 South Magnolia Street, ca. 1925, Contributing Building

One-story, frame, bungalow, side-gable roof, 4/1 sash, single-leaf entry, engaged front porch with tapered posts on brick piers, brick foundation, German siding with wood shingles in gables, eave brackets, exposed rafter ends, large gabled dormer on east elevation. J. A. Wilkie sold this lot to W. K. Collins in 1922. The property was conveyed to the current owners, Reuben B. and Minnie H. McBrayer, by other members of the McBrayer family in 1961.

57. House
160 South Magnolia Street, 1940, Contributing Building

One-story, frame, Period Cottage, gable-on-hip roof with projecting front-gable entry bay, 6/6 sash, single-leaf entry, brick foundation, facade chimney, gable vents, rear addition. Lazarus and Jean H. Cohen sold the property to Forrest I. and Kathleen Barber in 1975. The current owners, James W. and Sylvia Gardner, purchased the house from the Barbers in 1986.

58. Robert R. and Gladys Blanton House
170 South Magnolia Street, ca. 1940, Contributing Building

One-and-one-half-story, brick, Minimal Traditional, side-gable roof with two projecting front-gable bays, 6/6 sash, single-leaf entry, flat-roofed porch supported by square posts, two gabled dormers, interior chimney, gable vents. Herman and Butell Harrill sold this property to Robert R. and Gladys Blanton in 1943. Mrs. Blanton conveyed the property to the current owners, W. Eugene and Faye H. Huskey, in 2001.

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EAST MAIN STREET

North Side

59. T. Max Watson House (NR 2001)
297 East Main Street, 1939, Contributing Building

Two-story, five-bay, brick, Georgian Revival, side-gable roof with projecting central gabled entrance bay, 6/6 and 8/8 sash, single-leaf entry with leaded-glass sidelights and fanlight, flat-roofed portico supported by Ionic columns, end chimneys, gable vents, one-story gabled garage on east elevation, enclosed rear porch. Leah Range Roberts, a Charlotte architect, designed the house and Clarence M. Leemon, a Charlotte landscape architect, planned the grounds. Herman-Sipes Construction built the residence. T. Max Watson was the general manager of Spindale Hosiery Mills.

- 59a. Shed
297 East Main Street, 1950, Contributing Building

One-story, frame, front-gable roof, board-and-batten siding.

60. House
309 East Main Street, ca. 1945, Contributing Building

One-story, brick, Minimal Traditional, side-gable roof, 6/6 and 6/9 sash, single-leaf entry, gabled entry porch supported by square posts spanned by wood railing, interior chimney, gable vents, new standing-seam metal roof, large rear addition. M. D. Harrill purchased this property in 1951. The current owners, Thomas V. and Rose Ann M. White, have lived in the house since 1985.

61. House
317 East Main Street, 1924, Contributing Building

One-story, frame, bungalow, front-gable roof, casement windows, single-leaf entry, engaged front porch with paired square posts on brick piers, brick foundation, interior chimneys, wood shingle siding, eave brackets, gable vents, large rear addition. B. H. and Bertah R. Long sold this property to Ernest R. and Louise W. Magness in 1952. The Magness estate conveyed the house to Dennis Lee Tarlton and Tina Elaine Sanders in 1984. Subsequent owners include Billy A. Doshier, Ronald W. and Sharon C. Porter,

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Harlan K. and Sandra K. McGinnis and W. Harold and Evelyn Weast. The Weasts sold the property to the current owners, John F. and Frances F. Phillips, in 2001.

- 61a. Garage
317 East Main Street, 1924, Contributing Building

One-story, frame, front-gable roof, double-leaf garage door, single-leaf entry, wood shingle siding.

62. First United Methodist Church
341 East Main Street, 1954, Contributing Building

Two-story, brick, Colonial Revival, T-plan church. The gable end of the sanctuary faces East Main Street, and a gabled wing dominated by a belltower with a pyramidal spire extends west from the sanctuary. The central double-leaf entry is surmounted by a transom and broken pediment surround. A one-story front-gabled chapel with a portico supported by fluted columns and a double-leaf entry with a fanlight extends south from the west side of the façade. Metal casement windows illuminate the building. Additions include a flat-roofed education wing at the rear and a large gabled carport with fluted columns on the east side of church. This building replaced a brick Gothic Revival church located west of the T. Max Watson House on East Main Street. It is the third church constructed by this Methodist congregation in Forest City.

Vacant Lot

Vacant Lot

63. Vivian Teal and Evangeline P. Davis House
395 East Main Street, 1948, Contributing Building

One-and-one-half-story, frame, Minimal Traditional, side-gable roof with projecting one-story gabled wing, 6/1 sash, single-leaf entry, shed-roofed front porch supported by square posts, end chimney, gable vents, auxiliary screened entry porch on west elevation, full basement. Vivian Teal and Evangeline P. Davis sold this property to Robert C. and Madge J. Hicks in 1957. The Hickses conveyed it to the current owners, Charles W. and Rhonda Shelton, in 1972.

Vacant Lot

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64. House
419 East Main Street, ca. 1910, Noncontributing Building

One-story, frame, L-plan, replacement 1/1 sash, single-leaf entry, shed-roofed addition on facade, auxiliary entrance on east elevation sheltered by shed-roofed hood, brick foundation, vinyl German siding, gable vents. Although this house is one of the oldest in the district, it no longer retains character-defining features such as original siding, windows, porch or chimneys. A. R. and Velle Beam were early owners of this property, which was conveyed to J. M Hendrix in 1933. Hendrix sold the house to Rachel H. Hunt in 1980.

65. E. F. and Alice Jobe House
427 East Main Street, 1940, Contributing Building

Two-story, frame, Craftsman, hip roof, 4/1 sash, single-leaf entry, shed-roofed front porch with gabled entry bay supported by tapered posts on brick piers, brick foundation, interior chimney, German siding, exposed rafter ends. W. S. Moss sold this property to E. F. and Alice Jobe in 1936. The Jobes conveyed the house to Norman H. and Margaret B. Jenkins in 1984. The current owner, Carolyn F. Biltcliffe, purchased the property in 1994.

66. Apartments
433 East Main Street, 1930, Contributing Building

Two-story, brick, hip roof, 3/1 sash, single-leaf entry, double-tier hip-roofed front porches supported by square brick posts spanned by wood railings, end chimneys. W. S. Moss sold this property to E. F. and Alice Jobe in 1936. Subsequent owners include Marie H. McBrayer, James E. and Shirley R. Rash, Fred G. and Janet C. Mills, and John H. and Harriet C. Whaley. The current owner, Mid South Properties LLC, purchased the property in 2003.

- 66a. Garage
433 East Main Street, 1930, Contributing Building

One-story, brick, five open garage bays, standing-seam metal hip roof.

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67. Moore House
443 East Main Street, ca. 1925, Contributing Building

One-story, frame, bungalow, cross-gable roof, 4/1 sash, single-leaf entry, engaged front porch with square posts, brick foundation, German siding with wood shingles in gables, eave brackets, gable vents. Early owners include R. W. and Lucille D. Minish, Hugh F. and Mildred Little, E. H. and Rebecca Hunt, and J. K. and Osteen W. McMahon. Mayme R. Moore purchased the property in 1949, and conveyed it to the current owner, Dorothy Moore.

68. House
453 East Main Street, ca. 1925, Contributing Building

One-story, frame, bungalow, gable-on-hip roof, 2/2 sash, single-leaf entry, gable-on-hip front porch with square posts spanned by wood railing, brick foundation, interior chimney, German siding with wood shingles in gables, eave brackets, gable vents, sunroom with long expanse of windows on southeast corner. Winston T. Jobe bequeathed this property to Mark Elliot. Kristie E. Proctor sold it to Jessie R. Self Perry in 1996.

- 68a. Garage
453 East Main Street, ca. 1925, Contributing Building

One-story, brick, two open garage bays, standing seam hip roof, exposed rafter ends.

- 68b. Carport
453 East Main Street, ca. 1990, Noncontributing Structure

Metal carport with low front-gable roof supported by round posts.

69. House
461 East Main Street, 1920, Contributing Building

One-story, frame, bungalow, front-gable roof with gabled bays on the side elevations, 3/1 and 4/1 sash, single-leaf entry, engaged front porch supported by square posts with stepped bases on brick piers, brick foundation, interior chimney, wood shingle siding, eave brackets, gable vents, rear addition, wood handicapped ramp.

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- 69a. Carport
461 East Main Street, ca. 1950, Contributing Structure

One-story, frame, front-gable roof supported by round posts, enclosed shed room with German siding and single-leaf entry, exposed rafter ends.

South Side

70. Dr. W. C. Bostic Jr. House
326 East Main Street, 1926, Contributing Building

Two-story, frame, Colonial Revival, side-gable roof, 6/6 sash, single-leaf entry with sidelights, gabled entry porch supported by square posts, gabled porch with square posts on east elevation, brick foundation, end chimney, vinyl German siding, gable vents. Margaret Purser sold this property to Dr. W. C. Bostic Jr. in 1935. The current owners, Dannie Allen and Kay Sharon Price, purchased the house from Elizabeth S. Bostic in 1979.

- 70a. Garage
326 East Main Street, 2002, Noncontributing Building

One-story, frame, front-gable roof, two garage bays with roll-up doors, single-leaf entry, brick foundation, German vinyl siding.

71. General Dentistry Office
334 East Main Street, 1968, Noncontributing Building

One-story, brick, front-gable roof, plate glass windows and single-leaf entries on facade sheltered by cantilevered roof. Y. H. and Julia J. Eaker sold this building to Charles and Dee Griffith in 1991. The Griffiths conveyed a one-half interest in the property to Scott Banner and Dierdre Jane Griffith in 1996.

72. J. H. Thomas House
344 East Main Street, 1922, Contributing Building

Two-story, stone veneer, Mediterranean Revival, green tile hip roof with bracketed cornice, 6/6 sash, double-leaf French doors with fanlights on façade, single-leaf entry with leaded-glass sidelights and transom, gabled entry porch supported by grouped Tuscan columns, end chimneys, one-story hip-roofed

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sunporch on west elevation, porte cochere with stone posts on east elevation. J. H. Thomas was a banker. Subsequent owners include Oscar J. Mooneyham and Edith Jolly. Stanley M. and Darlene Hooper sold the house to the current owner, Aylene Woody Gamble, in 1984.

72a. Garage/Apartment
344 East Main Street, 1922, Contributing Building

One-story, stone veneer, hip roof, 6/1 sash, single-leaf entry, interior chimney.

73. House
358 East Main Street, 1919, Contributing Building

Two-story, yellow brick, Craftsman-influence, hip roof with wide eaves and bracketed cornice, Queen Anne/1 sash, single-leaf entry with sidelights, hip-roofed entry porch supported by square brick posts, end chimney, enclosed one-story hip-roofed porch on west elevation, enclosed porte cochere on east elevation. Owners include J. Willie and Susan Madlyn Moss, Jean Moss Moore and William Thurman and Lucille Hodges Graham. Family Resources of Rutherford County currently owns the property.

74. House
370 East Main Street, 1930, Contributing Building

One-story, frame, front-gable roof, replacement 1/1 sash, single-leaf entry, shed-roofed front porch with square posts on brick piers spanned by sawnwork balustrade, brick foundation, interior chimney, vinyl siding, gable vents. Owners include Robert J. Elam, J. Oscar Dowdle and Stephen and Carol Neely. Randy Joe Grant sold the property to the current owners, Rita Womack and James Michael Lee, in 1996.

74a. Garage
370 East Main Street, 1960, Noncontributing Building

One-story, frame, side-gable roof, double- and single-leaf entries.

74b. Shed
370 East Main Street, 1960, Noncontributing Building

One-story, frame, front-gable roof, single-leaf entry.

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75. House
380 East Main Street, 1930, Contributing Building

One-story, frame, bungalow, front-gable roof, replacement 1/1 sash, single-leaf entry, engaged front porch with tapered posts on brick piers spanned by wood railing, brick foundation, interior chimney, German siding with wood shingles in gables, eave brackets, exposed rafter ends, gable vents, rear addition. Owners include James M. Bowen, J. D. Looley and Sherri Hooper Butler. Timothy Camp Butler sold the house to Jeffrey Scott and Patricia Sappenfield in 1988.

76. House
386 East Main Street, 1930, Contributing Building

One-and-one-half-story, frame, bungalow, cross-gable roof, 4/1 sash, double-leaf entry with sidelights and transom, hip-roofed front porch with tapered posts on brick piers spanned by wood railing, brick foundation, interior chimney, German siding, eave brackets. Former owners include the Sandy Run Baptist Association. Farrell Rodger Cole sold the house to Jeffrey Scott and Patricia Sappenfield in 1987.

- 76a. Garage
386 East Main Street, 1930, Contributing Building

One-story, frame, front-gable roof, two garage bays with double-leaf doors, German siding.

- 76b. Shed
386 East Main Street, 1930, Contributing Building

One-story, frame, front-gable roof, single-leaf entry, German siding.

77. House
394 East Main Street, 1930, Contributing Building

One-story, frame, bungalow, side-gable roof, 4/1 sash, single-leaf entry, gabled front porch with tapered posts on brick piers spanned by metal railing, brick foundation, end chimney, weatherboards with wood shingles in gables, shed-roofed screened porch addition on east elevation.

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78. House
402 East Main Street, ca. 1900, Noncontributing Building

Two-story, frame, I-house, side-gable roof with cornice returns, replacement 6/6 sash, single-leaf entry with sidelights, wraparound porch with two-story central section supported by turned posts, brick foundation, vinyl siding, gable vents, wood deck and railing at second-floor window on main block of west elevation, two-story rear addition with wood steps and deck at second floor on west elevation, one-story shed addition on east elevation. Although this house is one of the oldest in the district, it has a very large addition and no longer retains character-defining features such as original siding, windows, porch or chimneys.

79. Forrestal Main Apartments
408 East Main Street, ca. 1980, Noncontributing Building

Two-story, four units, frame, low side-gable roof, 1/1 sash, single-leaf entries, brick veneer and vinyl siding.

- 79a. Forrestal Main Apartments
408 East Main Street, ca. 1980, Noncontributing Building

Two-story, four units, frame, low side-gable roof, 1/1 sash, single-leaf entries, brick veneer and vinyl siding.

80. A. H. Smith House
424 East Main Street, 1930, Contributing Building

One-story, frame, cross-gable roof, replacement 1/1 sash, single-leaf entry, gabled front porch with small square posts on brick piers spanned by wood railing, brick foundation, vinyl German siding, rear addition. Marjorie S. Baynard sold the house to Charlene J. and John D. Hammock in 1989. Thomas W. and Cynthia Panowicz conveyed the property to the current owners, William Robert and Kelly L. Iwerks, in 2003.

81. Duplex
430 East Main Street, 1920, Contributing Building

One-story, frame, bungalow, front-gable roof, 4/1 sash, single-leaf entries sheltered by metal awning, brick foundation, end chimney, German siding with wood shingles in gables, eave brackets, gable vents, gabled wings on east and west elevations. E. O. and Martha Thomas sold this property to Maude Moore in 1922.

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Maude and W. E. Moore sold the duplex to Johnnie Mae Vassey in 1934. Members of the Hemphill family conveyed the property to the current owner, South Point LLC, in 1998.

82. House
442 East Main Street, 1917, Contributing Building

One-story, frame, bungalow, front-gable roof, 4/1 sash, single-leaf entry, engaged front porch supported by metal posts spanned by metal railing, interior chimney, brick veneer with wood shingles in gables, gable vents. Anthony Redmond, Trustee, conveyed this property to the Metropolitan Realty Company in 1937. B. Blaine and Brama H. Logan sold the house to Naomi Elizabeth Wells and Mabel Wells Smith in 1982. The current owners, Dwayne A. and Starlyn Hunt, purchased the property in 1990.

82a. Garage/Apartment
442 East Main Street, 1929, Contributing Building

Two-story, frame, front-gable roof, two garage bays with single-leaf entries, shed-roofed porch on second story of south elevation, brick veneer with wood shingles in gables, gable vents, attached one-story, flat-roofed carport.

83. House
454 East Main Street, 1937, Contributing Building

One-story, frame, Minimal Traditional, side-gable roof with front-gable bay, 8/1 sash, single-leaf entry, gabled entry porch with paired square posts on brick piers and wood lattice on sides, new shed-roofed porch section extends east from original porch in front of brick façade chimney, brick foundation, brick end chimney on west elevation, aluminum siding, gable vents. Thelma Clay Griffin sold the house to Edgar L. and Eula N. Price in 1960. The current owner, Edward C. Thompson, purchased the property from the Prices in 1990.

83a. Garage
454 East Main Street, ca. 1940, Contributing Building

One-story, frame, front-gable roof, open garage bay, aluminum siding.

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84. House
460 East Main Street, ca. 1930, Contributing Building

One-story, frame, side-gable roof, 4/4 and 6/6 single, paired and tripled sash, single-leaf entry, shed-roofed front porch supported by square posts, brick foundation, interior chimney, German siding, gable vents.

85. House
468 East Main Street, ca. 1910, Contributing Building

One-story, frame, L-plan, 6/6 and picture windows, single-leaf entry, shed-roofed front porch with replacement square posts and concrete floor, brick foundation, interior chimney, weatherboards, gable vents, shed-roofed rear addition, rear deck. This house is one of the oldest in the district and most of the alterations, such as the replacement porch posts and windows, appear to have been made before 1955.

86. House
486 East Main Street, 1920, Contributing Building

One-story, brick, Period Cottage, side-gable roof with front-gable entry bay, replacement 6/6 sash, single-leaf entry, enclosed arcaded corner porch supported by square brick posts, facade chimney, gable vents. Early owners include Nonie Stahl, J. W. and Madlyn S. Moss and O. W. and Essie M. Hollifield. Grace H. Ward and Martha H. Nolan inherited the house from Essie M. Hollifield, and sold it to the current owners, Faraj M. and Faten S. Elamoor in 1999.

- 86a. Garage
486 East Main Street, ca. 1930, Noncontributing Building

One-story, brick, standing-seam metal front-gable roof, exposed rafter ends, enclosed garage bays.

- 86b. Carport
486 East Main Street, 1960, Noncontributing Structure

Metal carport with flat roof supported by round posts.

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87. House
496 East Main Street, 1922, Noncontributing Building

One-story, frame, bungalow, front-gable roof, replacement 1/1 sash, single-leaf entry, engaged front porch supported by square posts spanned by replacement wood railing, brick foundation, vinyl German siding, gable vents, large addition on west elevation. The extensive alterations to this house, coupled with fact that it no longer retains character-defining features such as original siding, windows, porch elements or chimneys, makes it noncontributing.

88. House
506 East Main Street, ca. 1925, Contributing Building

One-story, frame, bungalow, front-gable roof, 2/2 sash, single-leaf entry, gabled porch and porte cochere supported by tapered posts spanned by brick kneewall, German siding, gable vents, eave brackets, exposed rafter ends, gabled wing on east elevation.

89. House
510 East Main Street, 1920, Contributing Building

One-story, frame, bungalow, side-gable roof, 4/1 sash, single-leaf entry, gabled front porch supported by square posts, German siding with wood shingles in gables, gable vents, eave brackets, exposed rafter ends.

- 89a. Garage
510 East Main Street, 1920, Contributing Building

One-story, frame, front-gable roof, open garage bay.

90. House
520 East Main Street, 1915, Contributing Building

One-story, frame, bungalow, side-gable roof, 6/6 sash, single-leaf entry with sidelights, gabled front porch supported by square posts, gabled dormer, brick veneer with wood shingles in gables, gable vents, eave brackets, porte cochere on east elevation. Owners include Bill R. and Lillian Magness, Earnest R. Magness, Clyde C. Sorrels and the Harrill family. Howard B. and Carole King Harrill sold the house to Kevin M. Mistretta and Shannon G. Mistretta (brother and sister) in 1996.

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90a. Garage
520 East Main Street, 1960, Noncontributing Building

One-story, metal, front-gable roof, roll-up garage door, single-leaf entry.

91. House
538 East Main Street, 1940, Contributing Building

One-and-one-half-story, frame, Colonial Revival, side-gable roof, 8/8 sash, single-leaf entry, engaged front porch supported by square posts, gabled dormer, brick foundation, interior chimney, aluminum siding, gable vents, shed addition on east elevation.

91a. Shed
538 East Main Street, 1940, Contributing Building

One-story, frame, standing-seam metal front-gable roof, weatherboards, exposed rafter ends.

91b. Garage
538 East Main Street, 1940, Contributing Building

One-story, frame, front-gable roof, weatherboards, open shed on west elevation.

92. McKinney Radiator Shop
548 East Main Street, 1991, Noncontributing Building

One-story metal warehouse with front-gable roof, plate glass windows, two large garage bays with roll-up doors and a single-leaf entry on the façade.

93. House
560 East Main Street, ca. 1925, Contributing Building

One-story, frame, bungalow, front-gable roof, 4/1 sash, single-leaf entry, hip-roofed front porch with paired square posts on brick piers spanned by wood lattice railing, brick foundation, German siding, eave brackets, exposed rafter ends, gable vents.

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93a. Shed
560 East Main Street, ca. 1925, Contributing Building

One-story, frame, front-gable roof, single-leaf entry, German siding.

93b. Barn
560 East Main Street, ca. 1925, Contributing Building

One-story, frame, front-gable roof, horizontal board siding, shed on north elevation, metal roof.

MCBRAYER COURT

The four rental houses on McBrayer Court are located behind 460 and 468 East Main Street.

East Side

94. House
115 McBrayer Court, ca. 1940, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry sheltered by gabled hood with scalloped brackets, brick foundation, interior chimney, German siding, auxiliary side entrance with shed-roofed hood.

95. House
119 McBrayer Court, ca. 1940, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry sheltered by gabled hood with scalloped brackets, brick foundation, interior chimney, German siding, auxiliary side entrance with shed-roofed hood.

West Side

96. House
114 McBrayer Court, ca. 1940, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry sheltered by gabled hood with scalloped brackets, brick foundation, interior chimney, German siding, auxiliary side entrance with shed-roofed hood.

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97. House
118 McBrayer Court, ca. 1940, Contributing Building

One-story, frame, side-gable roof, 6/6 sash, single-leaf entry sheltered by gabled hood with scalloped brackets, brick foundation, interior chimney, German siding, auxiliary side entrance with shed-roofed hood.

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8. Summary Statement of Significance

The East Main Street Historic District in Forest City, Rutherford County, is eligible for listing in the National Register of Historic Places under Criterion C for Architecture. The period of significance begins in circa 1900 and extends to 1955, encompassing the majority of the resources in the neighborhood. The property of J. V. Ware, E. O. and J. H. Thomas, C. M. Teal, J. B. Harrill, J. A. Wilkie, Horace Doggett and Dr. T. C. McBrayer east of Alexander Street was subdivided in the 1910s and 1920s, and the district retains the original street configuration and approximate lot sizes shown on those plats. The locally-significant district, which includes roughly forty-two acres one block east of downtown Forest City, contains a mix of nationally popular styles and vernacular forms common in neighborhoods that developed in the first half of the twentieth century. Dwellings executed in the Craftsman, Colonial Revival, Period Cottage and Minimal Traditional styles are the predominant property types.

Ninety-seven primary and forty-four secondary resources constitute the East Main Street Historic District, eighty-four percent of which are contributing. One contributing building, the T. Max Watson House, was previously listed in the National Register in 2001. The noncontributing resources include historic residences with alterations such as large additions and synthetic siding, modest Ranch houses built after the period of significance and recently constructed sheds, garage and carports.

Historical Background

Rutherford County was formed from Tryon County in 1779 and named for Griffith Rutherford, an Indian fighter, member of the Provincial Congress and Revolutionary War general. Rutherfordton, incorporated in 1793, is the county seat. The county's population, isolated by poor roads, consisted primarily of subsistence farmers until the introduction of the textile industry in the late nineteenth century. The powerful Broad and Second Broad Rivers in the southeastern section of the county provided the incentive for local investors to build waterpowered textile mills, and the arrival of the railroad in the county created an outlet for cash crops and accelerated industrial development.²

The town of Forest City was incorporated in 1877 as Burnt Chimney. The small crossroads community was so named after a circa 1855 fire that destroyed the home of James McArthur, leaving only a blackened chimney. The Burnt Chimney Post Office had served the community at the intersection of the Shelby-Rutherfordton Road (now Main Street) and a major north-south road (now Cherry Mountain Road and

² Kimberly I. Merkel, *The Historic Architecture of Rutherford County* (Forest City: Rutherford County Arts Council, 1983), 3, 4.

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Depot Street) since 1869. John Bostic built the first dwelling on Main Street between 1825 and 1830, and other early residents included Dr. G. E. Young, Dr. T. E. Lovelace, Reverend J. E. Yarborough, A. H. McDaniel, John Blanton, John B. Harrill, Alfred Harrill, Thomas Wilkins, Amos McBrayer, Matt McBrayer and Wallace Jackson. A few frame commercial buildings were constructed at the center of town, followed by the Burnt Chimney Academy in 1874. The population grew to 110 in 1880, the first year the federal census documented statistics for the town independently of the county. By 1882 there was a movement to rename Burnt Chimney in honor of Forest Davis, a local lumber merchant, and the post office became Forest City, although it was not until 1887 that the community was officially renamed. The first Forest City newspaper was established in 1885, but its offices were destroyed in an 1886 fire along with most of the businesses in town.³ The commercial district was reconstructed in brick, and many of those late 1880s buildings are contributing resources in the Main Street Historic District (NR 2002).

Although plans for railroad lines through Rutherford County were in place before the Civil War, it was not until 1887 that the Wilmington, Charlotte and Rutherford (Seaboard Airline) Railroad reached Forest City and Rutherfordton. The Southern Railway, which ran from Charleston to Cincinnati and Chicago, soon followed, arriving in Rutherfordton by way of Forest City in 1890. The Cliffside Railroad connected Cliffside Mills on the Second Broad River in the southeastern corner of the county to the Seaboard Railroad by 1907. The Clinchfield, Carolina and Ohio Railroad was completed through the county in 1909, at which time twelve passenger trains stopped in Forest City daily.⁴

Raleigh Rutherford Haynes and Simpson B. Tanner are credited with bringing the modern textile industry to Rutherford County about the same time the first railroad lines arrived.⁵ R. R. Haynes began to acquire land in the High Shoals area of the Second Broad River as potential locations for textile mills in 1885. His partners included Simpson B. Tanner, J. S. Spencer and J. M. Scott. Work on the first mill, named Henrietta after Simpson Tanner's mother-in-law, Mrs. Henrietta Spencer, commenced in 1887. When the Henrietta Mill was completed in 1893 it was the largest textile plant in North Carolina. The mill started out with 10,000 spindles and soon increased to 28,000. The second Henrietta Mill, with 48,000 spindles, was constructed in the nearby community of Caroleen in 1896.⁶

³ Clarence W. Griffin, *Essays on North Carolina History* (Forest City: The Forest City Courier, 1951), 145-149, 164.

⁴ Merkel, *The Historic Architecture of Rutherford County*, 20; William B. Bynum, ed., *The Heritage of Rutherford County, Volume I* (Forest City: Genealogical Society of Old Tryon County, Inc., 1984), 27.

⁵ Merkel, *The Historic Architecture of Rutherford County*, 20-21. Earlier attempts at establishing cotton mills in Rutherford County were short-lived, failing due to a lack of capital and equipment.

⁶ *Ibid.*, 595; W.E. Christian, "Life Story of Late Raleigh Rutherford Haynes," *The Charlotte Observer*, March 11, 1917; Ina Fortune Haynes, *Raleigh Rutherford Haynes: A History of His Life and Achievements* (Cliffside: n.p., 1954), 11.

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Haynes and his partners financed the construction of the Florence Mill in Forest City in 1897, but Haynes sold his interest in the mill soon after completion of the new building to concentrate on other endeavors. Florence Mill (NR 2004) continued to be an extremely significant force in the growth and development of Forest City, as evidenced by the fact that Forest City tripled in population after the mill and railroads came—growing from a small community of 419 residents in 1890 to a booming town of 1,592 residents in 1910. Haynes began purchasing property along the Second Broad River for a new mill, Cliffside, or Haynes Plant No. 1, in 1899. The mill, completed in 1902, was one of the last waterpowered mills in Rutherford County and the largest gingham mill in the southern states at the time of its construction.⁷

As the twentieth century dawned, Forest City, like much of the state, was poised for growth and expansion. Most residents worked at Florence Mill, Dixie Knitting Mills, Regal Manufacturing (lumber) or in auxiliary service enterprises. The rapid surge in Forest City's population in the first two decades of the twentieth century fueled a residential and commercial building boom and a great diversification of goods and services. Amenities such as telephone service were available to Forest City residents by 1901, followed by public water and electrical systems in 1910. Dr. T. C. McBrayer constructed a tuberculosis clinic on Main Street in 1902 and the Mabree Hotel in 1904, hoping to capitalize on the moderate climate, but Forest City never became a health retreat or a resort community. The First National Bank of Forest City was organized in June of 1904 with Dr. G. E. Young as president.⁸

The Forest City Betterment Club, which later became the Forest City Woman's Club, was organized in 1914 and responsible for city beautification efforts, including the creation of a central town square and wide city streets with landscaped medians. Implementation of these initiatives resulted in the 1927 selection of Forest City as one of the ten most beautiful and best planned cities in the United States by the Department of Agriculture. The construction of a new courthouse in 1926 and a town hall and fire department in 1928 further improved the appearance of downtown Forest City. The first public library, established in 1929, was housed in the town hall.⁹

Forest City was not alone its rapid growth, nor in the fact that much of the development was occurring in newly platted neighborhoods. Many North Carolina cities and towns saw their populations double or triple

⁷ Griffin, *The History of Old Tryon and Rutherford Counties*, 596-597.

⁸ Griffin, *Essays on North Carolina History*, 151-154, 165.

⁹ *Ibid.*, 162-163.

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between 1900 and 1930. People moved to Charlotte and Greensboro to work in the textile mills, to Winston-Salem and Durham for textile and tobacco manufacturing jobs, to Wilmington for shipping and railroad work and to Raleigh to work in state government or at State College. Following these primary economic engines were banks, construction firms, restaurants and retail outlets that created even more opportunities for a regular paycheck.¹⁰

Forest City began to expand to the east in the 1910s. Developers including J. V. Ware, E. O. and J. H. Thomas, C. M. Teal, J. B. Harrill, J. A. Wilkie, Horace Doggett and Dr. T. C. McBrayer subdivided their property in close proximity to downtown from 1914 to 1927, targeting the middle and lower middle class with modest houses on relatively small, inexpensive lots. A few of Forest City's business leaders, including J. H. Thomas, a banker, commissioned more elaborate residences on large lots facing East Main Street.

Forest City, like most of the nation, saw little development during World War I, but the population grew from 2,312 in 1920 to 4,068 in 1930, once again creating the need for additional housing. Approximately one-third of the dwellings in the East Main Street Historic District were constructed between 1920 and 1930.

Although building costs remained high in the early 1920s, the *Forest City Courier* reported that "new houses are going up almost daily and even with this hustling movement there is still a crying demand for new houses." A May 14, 1925 article entitled "Forest City Growing Like a Green Bay Tree" discussed improvements on East Main Street, particularly the paving of the road, "grading and beautifying of yards" and the construction of the new home of T. R. Paggett, expected to cost between \$25,000 and \$30,000. A. D. Mills and F. I. Barber were in the process of building homes on Magnolia Avenue, and Carolina Avenue was also being developed. A February 1926 article stated that \$300,000 worth of building permits were issued in Forest City the previous year. This rapid development may have prompted the creation of a zoning commission, appointed by the city council in early 1926.¹¹

On May 27, 1926, the *Courier* reported that Doggett and Champion and N. J. James were subdividing the thirty-acre B. B. Doggett property into residential lots measuring one hundred feet wide by one hundred and fifty to two hundred feet deep. The neighborhood was to have the most up-to-date water, sewer and

¹⁰ Catherine W. Bishir, "Introduction," In *Early Twentieth-Century Suburbs in North Carolina*, edited by Catherine W. Bishir and Lawrence S. Earley, (Raleigh: North Carolina Department of Cultural Resources, 1985), 3.

¹¹ "Forest City Growing Like a Green Bay Tree," *Forest City Courier*, May 14, 1925; "Forest City: A Few Things Every Citizen Should Know About the Town He Lives In," *Forest City Courier*, February 18 and February 25, 1926.

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electrical systems in addition to paved streets and sidewalks. By July 22, 1926, the Realty Investment Auction Company of Daytona Beach, Florida and Tryon, North Carolina sold approximately \$40,000 of lots at a cost of \$1,000 to \$2,500 each. The groundbreaking for three homes with estimated values of five to six thousand dollars each was to happen in the near future.¹²

The Great Depression slowed the economic growth of Forest City, like the rest of the country. The 1932 Sanborn Company map illustrates that only a few new houses had been constructed in the East Main Street neighborhood since 1925. The economy started to recover by the late 1930s, when the Wright-Bachman Lumber Company built a plant just outside of Forest City. The Rutherford Electric Membership Corporation, headquartered in Forest City, was established in 1937 with 120 miles of lines throughout the county. In 1939, the Works Progress Administration granted Forest City \$135,000 for street, sidewalk and gutter improvements and \$13,409 for a sewage treatment plant. US 74 was widened from eighteen to thirty feet between Forest City and Rutherfordton in 1939 and 1940. Forest City continued to grow, with a population of 5,036 in 1940.¹³ The East Main Street neighborhood also expanded, with approximately twenty new houses being constructed between 1930 and 1940.

Increased production associated with World War II resulted in some resurgence for the southern textile industry, but did not provide the impetus to save many small companies.¹⁴ During World War II, seventy-five percent of the total production of the Florence Mill was directed at the war effort. The mill manufactured bag sheeting and flannels for veterans hospitals, the Red Cross and other government contracts. Company employees participated in a payroll deduction plan to contribute to the purchase of war bonds. The only time Florence Mill ever shut down in the middle of a shift was the day World War II ended.¹⁵ Other Rutherford County textile mills manufactured a variety of goods for the war effort, and Rutherford County farmers responded to the national call for increased production of agricultural commodities including soy beans and sweet potatoes. The Wright-Bachman Lumber Company only produced bomb boxes, which enclosed jelly incendiary bombs, during the war years.¹⁶

¹² "Advance Sale Residential Lots," *Forest City Courier*, May 27, 1926; "Forest City has \$40,000 Lot Sale," *Forest City Courier*, July 22, 1926.

¹³ Clarence R. Griffin, *History of Rutherford County, 1937-1951* (Asheville: The Inland Press, 1952), 3, 13, 16, 29-30

¹⁴ Hall et. al, *Like a Family*, 202-208; William B. Bynum, ed., *The Heritage of Rutherford County, Volume I*, xxv.

¹⁵ Griffin, *History of Rutherford County, 1937-1951*, 29, 77, 86; Former Employees of Cone Mills Florence Plant, Interview by the author, 1 March 2004, Forest City.

¹⁶ Griffin, *History of Rutherford County, 1937-1951*, 29-30.

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Forest City experienced a period of expansion from the mid-1940s through the early 1950s, when the GI Bill helped returning World War II veterans pay for homes. National housing shortages resulting from years of slow development during the Depression and war years, coupled with the post-war population influx, fueled the construction of new houses on vacant lots in the existing East Main Street neighborhood. Twenty-five percent of the dwellings in the district were built during this period.

In the decades since, the character of the East Main Street Historic District has remained remarkably stable, maintaining a mix of homeowners and renters, young professionals and retirees. The relatively few buildings that post-date the period of significance are of compatible form and scale, and the neighborhood still retains its early-to mid-twentieth century character.

Architecture Context

The church, dwellings and outbuildings in the East Main Street Historic District represent the architectural styles and forms that were common in Forest City and throughout North Carolina from the early twentieth century through the post-World War II era. During this period, architecture reflected the social and economic changes occurring as Forest City transformed from a quiet crossroads community to the largest town in Rutherford County. As the population of Forest City grew, landowners near downtown took advantage of the opportunity to profit from the subdivision of their large parcels of land into smaller residential lots. This push outward from the center of town translated into the construction of houses on streets only one or two blocks beyond main arteries and commercial areas. During the first decades of the twentieth century, it was common for bank presidents and prosperous merchants to live only one street away from store clerks and carpenters. While professionals and workers continued to live in relative close proximity to their work places and each other, the differences in the two groups' income and social standing were made clear by the size of their houses and the lots they occupied.

The earliest residences in the East Main Street Historic District date to the turn of the twentieth century. The simple, vernacular dwellings reflect the use of common house forms with little or no ornamentation. The circa 1900 house (#78) at 402 East Main Street is a two-story frame building with a side-gable roof, cornice returns and a wrap-around porch. The one-story frame house (#64) built at 419 East Main Street circa 1910 has an L-plan. These modest houses are typical of the dwellings constructed in Forest City during the first decades of the twentieth century, but significant alterations to each building compromise their integrity and make them noncontributing to the historic district.

As the twentieth century progressed, national trends in architecture began to exert a greater influence on houses in the East Main Street neighborhood. While modest homes with little architectural embellishment

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are located throughout the district, many dwellings reflect elements of the popular Craftsman, Colonial Revival, Period Cottage, Minimal Traditional and Ranch styles.

The bungalow enjoyed national popularity in the late 1910s and 1920s and architects designed fine examples for clients from coast to coast. Scaled-down versions of the style proved immensely popular throughout North Carolina into the early 1930s. Building plans for these houses, with their wide overhanging eaves, open arrangement of rooms, and inviting porches, appeared in national magazines and catalogs. The bungalow was inexpensive and easy to construct and appealed to families' desires for a modern house.

Bungalows and Craftsman-influenced houses are widespread in the district. A cross-gable roof, engaged front porch with tapered posts on brick piers and German siding with wood shingles in the gables characterize the one-story frame bungalow (#37) built at 190 Carolina Avenue in 1920. The Brown-Griffith House, a one-and-one-half-story brick bungalow (#50) constructed at 151 South Magnolia Street in 1923, features an engaged front porch supported by square brick posts spanned by a brick kneewall with diamond-shaped openings, eave brackets, exposed rafter ends and a large gabled dormer with wood shingle siding. The 1919, two-story, yellow brick house (#73) at 358 East Main Street exhibits an eclectic mix of design features, including a hip roof with wide eaves in the Craftsman style, Queen Anne window sash and a single-leaf entry with sidelights sheltered by a hip-roofed entry porch. Even some of the plainest dwellings in the neighborhood, like the side-gable roofed frame house (#18) at 306 Arlington Street, sport triangular Craftsman eave brackets and four-over-one window sash.

The influence of the Colonial Revival style is evident in the East Main Street neighborhood from the 1920s through the post-World War II period. Some construction occurred in the East Main Street Historic District during the 1930s, despite the Great Depression. Most of the buildings from the period were modest dwellings with symmetrical facades and classical or Colonial Revival nuances, often executed in brick veneer.

Leah Range Roberts, a Charlotte architect, designed the two-story, five-bay, brick Georgian Revival house at 297 East Main Street for T. Max Watson in 1939. The building features a projecting central gabled bay with an entry framed by leaded-glass sidelights and a fanlight and a flat-roofed portico supported by Ionic columns. More modest dwellings with Colonial Revival features include the 1926 two-story, frame, Dr. W. C. Bostic Jr. House (#70) at 326 East Main Street with a flat-roofed entry porch supported by square posts and the 1939, two-story, brick John W. and Bertha M. Dalton House (#30) at 126 Carolina Avenue with a hip-roofed entry porch supported by Tuscan columns.

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First United Methodist Church (#62), constructed at 341 East Main Street in 1954, reflects the enduring influence of the Colonial Revival style. The two-story, brick, T-plan church is oriented so that the gable end of the sanctuary faces East Main Street, with a gabled wing dominated by a belltower topped by a pyramidal spire extending to the west. The central double-leaf entry is surmounted by a transom and broken pediment surround. A one-story front-gabled chapel with a portico supported by fluted columns and a double-leaf entry with a fanlight extends south from the west side of the façade.

As in many neighborhoods that developed during the first half of the twentieth century, the East Main Street Historic District includes examples of period revival styles, most notably the English cottage form, also called the Period Cottage, and the Tudor Revival style. Side-gable roofs with steeply-pitched front gables, façade chimneys, arched doors and half-timbering in the gables characterize these houses. The 1925, one-story, brick Hicks and Annie B. Hill House (#34) at 166 Carolina Avenue has a single-leaf entry sheltered by gabled hood, a facade chimney and half-timbering and stucco in the side gables. The more restrained M. J. Harrill House across the street at 121 Carolina Avenue (#38) is characterized by a recessed, arched, single-leaf entry with stone accents, a facade chimney and arched gable vents.

The only example of the Mediterranean Revival style in the district, the 1922 J. H. Thomas House (#72), occupies a large lot at 344 East Main Street. Mediterranean Revival houses usually have low-pitched hipped roofs covered with ceramic tiles, deep bracketed eaves, arches above large windows and French doors and a symmetrical façade. The Thomas House is an interesting interpretation of the style executed in blue granite. The two-story building has a green tile hip roof with a bracketed cornice, double-leaf French doors with fanlights on the façade, a single-leaf entry with leaded-glass sidelights and transom, a gabled entry porch supported by grouped Tuscan columns, a one-story hip-roofed sunporch on the west elevation and a porte cochere with stone posts on east elevation.

When World War II war ended, Forest City's population rose to 4,971 in 1950 as soldiers returned home.¹⁷ As construction revived after the war, some North Carolina families sought the comfort and reassurance of building in styles of the past such as the Colonial Revival, but, more commonly, new houses took on a decidedly modern appearance. The Minimal Traditional style began appearing just before the war and proved very popular in the last half of the 1940s. In the East Main Street Historic District, Minimal Traditional houses took several forms including a side-gabled dwelling with or without a front-facing gable or a one-story L-shaped form.

¹⁷ *Seventeenth Census of the United States, 1950, Volume II: Characteristics of the Population, Part 33: North Carolina* (Washington, D. C.: U. S. Government Printing Office, 1952), 33-13.

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From the late 1930s through the 1950s Minimal Traditional houses—typically modest, one-story, brick side-gabled dwellings, often with front-facing gables—appeared in the neighborhood. The one-and-one-half-story, brick house constructed at 140 North Magnolia Street (#47) in 1937 has a side-gable roof with a projecting front-gable entry bay, arched gable vents and two gabled dormers. The 1946 Minimal Traditional (#12) at 403 Arlington Street is a one-story, frame building with projecting front-gable bay, a shed-roofed entry porch with paired square posts spanned by lattice, a screened side porch and asbestos siding.

A small number of apartments and rental houses were built in the East Main Street neighborhood during the 1930s and 1940s. The circa 1930, two-story, brick, hip-roofed apartment building (#66) at 433 East Main Street has double-tier front porches supported by square brick posts spanned by wood railings. A one-story, brick, hip-roofed, five-bay garage stands behind the apartments. The four rental houses on McBrayer Court (# 94-97) are modest, one-story, frame, side-gable roofed buildings constructed circa 1940. All of the houses retain original single-leaf entries sheltered by gabled hoods with scalloped brackets and German siding.

In the 1950s and early 1960s, the Ranch house, with its low-pitched roof and open floor plan, enjoyed popularity in Forest City. The Ranch style originated in California in the 1930s and by the middle of the century it had been adapted throughout the country to meet the needs of families who desired a low-cost dwelling with living area on one level and enough space for all its members to enjoy their privacy. Ranch houses in East Main Street Historic District have brick and synthetic siding exteriors with broad chimneys and minimal detailing.

Ranch houses were built on undeveloped lots in the neighborhood in from the late 1950s through the 1980s. The 1956, frame Ranch (#10) at 385 Arlington Street has a side-gable roof and a mixture of sheathing materials including weatherboards, brick veneer and board-and-batten siding. The frame Marley Sigmon House (#6) constructed at 327 Arlington Street in 1962 has an engaged front porch supported by turned posts and brick veneer with wood shingles in the gables.

The East Main Street Historic District contains the most cohesive collection of early- to mid-twentieth century residential housing stock in Forest City that is not associated with mill development. There are small groupings of earlier dwellings north and west of town, and another substantially intact cluster of early-twentieth-century houses stands west of the proposed district, but Forest City's periods of economic growth are clearly manifested in the types and styles of homes constructed east of downtown in the East Main Street Historic District.

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Other districts in the region, such as the Central School Historic District in Kings Mountain, contain examples of many of the same architectural styles found in the East Main Street Historic District. The houses, school, churches, commercial building and depot in the Central School Historic District were constructed from 1870 to 1950 and reflect the growth and development of the Kings Mountain that began with the arrival of the Charlotte-Atlanta Railway and was driven by the textile industry in the last decades of the nineteenth century. The residential section of town surrounds a central business district. The earliest vernacular frame dwellings are embellished with decorative Victorian elements. The influence of national architectural styles is evident in the later Second Empire, Craftsman, Colonial Revival, Neoclassical Revival, Tudor Revival and Gothic Revival buildings in the district.¹⁸

¹⁸ Megan D. Eades and Brian R. Eades, "Central School Historic District," National Register of Historic Places Nomination, 2000.

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Photos

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10. Geographical Data

UTM's continued

5. 17 422180 E 3909780 N

Verbal Boundary Description

The boundaries of the East Main Historic District are indicated by the bold line on the enclosed map. Scale 1" = 200'

Boundary Justification

The boundaries of the East Main Street Historic District are drawn to encompass the greatest concentration of contributing resources constructed along East Main, Arlington and Magnolia Streets and Carolina Avenue during the period of significance. The area immediately outside the district is characterized by later residential and commercial development.

Photograph Catalog

All photographs by Heather Fearnbach and Clay Griffith, Edwards-Pitman Environmental, Inc., 3334 Nottingham Road, Winston-Salem, NC, on January 20, 2005. Negatives located at the North Carolina SHPO, Western Office, Asheville.

1. Streetscape, South Side East Main Street, looking east
2. Bungalow, 190 Carolina Avenue (#37), looking northeast
3. John W. and Bertha M. Dalton House (#30), looking northeast
4. Hicks and Annie B. Hill House (#34), looking northeast
5. J. H. Thomas House (#72), looking southeast
6. Minimal Traditional, 140 North Magnolia Street (#47), looking southeast
7. Marley Sigmon House (#6), looking northeast
8. First United Methodist Church (#62), looking north
9. L-plan, 468 East Main Street (#85), looking southeast
10. Minimal Traditional, 403 Arlington Street (#12), looking northwest

