

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Shaver Rental Houses District
other names/site number _____

2. Location

street & number 303, 309 and 315 W. Council and 120 N. Jackson N/A not for publication
city, town Salisbury N/A vicinity
state North Carolina code NC county Rowan code 159 zip code 28144

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>4</u>	<u>1</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>4</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

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

Signature of certifying official

William S. Price, Jr.
State Historic Preservation Officer

Date

11-17-87

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

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wings. 309 and 315 have metal shingle roofs while 303 West Council is covered with asphalt shingles. 303 and 315 West Council Street have classical Doric porch columns, but 309 West Council has simple turned posts. 309 also has a cutaway bay window with bracketing. 303 and 315 have porch railings with square spindles. The railing is missing from 315.

Windows are typically nine over one double hung wooden sashes. Window frames are plain, the only trim being shallow, molded heads. Small, decorative, twelve light sashes illuminate the stairwell in the northeast corner of each house while nine light windows center the west bays of each. The front gable bay of each also features a decorative six over one sash at the first floor level.

Two interior brick chimneys serve eight fireplaces in each house and a small brick flue rises from each kitchen.

Inside, the Council Street houses are a showcase of machine cut, stock millwork, typical of construction materials made available by the industrial and transportation revolutions. All of the interiors are virtually identical and original. They are remarkably intact and unaltered down to unpainted millwork and original plumbing fixtures. All three feature beaded pine wainscoting in the public areas which include entrance parlors, hallways, dining rooms, stairwells, kitchen and bathrooms. The interior doors all have six horizontal panels and oval knobs and plates. The walls are plaster over lathe and the floors 4" tongue and groove pine.

Mantels in the houses are variations of classical themes. Those in the downstairs rooms are typically more ornate, having mirrors above and colorful tile surrounding the firebox. The second floor mantels are generally very simple. Cast iron surrounds and coal grates survive in most of the fireboxes.

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City directory and ownership records confirm that all three houses were built by the Shavers for rental purposes and owned by them as such until 1976. 309 West Council Street was built specifically as a boarding house. The specific rental use of the property at 303 has not been determined but it, too, was a boarding house by 1919. 315 was built as the parsonage for St. John's Lutheran Church. All three houses have interior plans which accommodate dense occupancy.

For example, the dining rooms are the largest rooms in each house, and service areas with cased openings for food pass-through separate the dining rooms and kitchens. In addition to the primary stair there is a "back" stair in each house which is hardly secondary in proportion, decoration or utility. One large bathroom on the first floor serves each house which has five rooms on each floor not counting pantries and baths. The second floor of each house also has a small service room, accessible from the central hallway, which was perhaps a trunk room or large closet.

120 North Jackson Street. This house is typical of simple, but well-finished one story Queen Anne style cottages and is remarkable, like the other houses in the district, for its original condition and intactness. It features a cross gabled roof with a dominant front-facing gable. The full width porch has turned posts and baluster as well as spindlework frieze. Narrow dropped siding adds texture which is also typical of the Queen Anne style. The one obvious variant in exterior detail on 120 North Jackson, is the window and door treatment. The generally simple door and window surrounds characteristic of Queen Anne houses are, in this case, elaborated pediments.

The house has an asymmetrical plan with two rooms on the south side and three rooms on the north side of a wide central hallway. Small sheds extend from each of the rear gable wings. A bay window on the north side of the house although stylistically consistent and appropriate appears to be an early 20th Century addition.

Windows are two over two double hung wooden sashes. Floor length windows open onto the front porch.

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Inside, 120 North Jackson is handsomely detailed with molded door and window frames and reeded wainscotting throughout. The mantels are simple but boldly detailed with a variety of molding patterns and bullseye ornaments. Solid four panel doors have delicate brass hardware.

The center hall, is divided midway by an opening fitted with glazed French doors and a handsome spindlework lunette. It opens to the front and rear of the house. The original door with tall arched lights remains at the rear entrance but the front door was replaced in an earlier remodeling.

Brick piers and chimneys had to be dismantled for the move and the house had to be resituated on slightly higher piers because of the sloping lot. Other than that, no interior detail or historic fabric, including the plaster over lath walls, were lost in the move. By the move, the four late 19th and early 20th Century houses, one faced with imminent demolition and all threatened by development pressures, were preserved in tight context with one another as the neighborhood had originally been built.

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Inventory List - Shaver Rental Houses

Contributing

- A. 303 West Council Street, c.1907, 2 story, frame, Queen Anne, residential.
- B. 309 West Council Street, c.1907, 2 story, frame, Queen Anne, residential.
- C. 315 West Council Street, c.1907, 2 story, frame, Queen Anne, residential.
- D. 120 North Jackson Street, c.1899, 1 story, frame, Queen Anne, residential.

Noncontributing

N/A

Owner of all houses

Historic Salisbury Foundation
Post Office Box 4221
Salisbury, North Carolina 28144
(704) 636-0103

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

ca 1899-1910

Significant Dates

c. 1899

c. 1907

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

8.

Criterion C

The Shaver Rental Houses are significant as representative examples of the type of rental housing built in Salisbury, North Carolina between 1899 and 1910 in response to the city's tremendous growth. 303, 309 and 315 West Council Street, built by landlord Edwin Shaver, c.1907, and 120 North Jackson Street, built by landlord Dr. John Whitehead, c.1899, represent boarding house accommodations and single family rental housing of the period. These houses represent a very specific time and esthetic in Salisbury. Demands for both types of rental housing were created by post reconstruction prosperity stimulated specifically by the location of the Southern Railroad's system-wide repair and maintenance shops in Salisbury (at Spencer) in 1896. As a result, Salisbury's population doubled between 1900 and 1910.

In addition, the houses embody the distinctive architectural features characteristic of modest Queen Anne style houses of that period. 303, 309 and 315 West Council Street, are all two story examples having asymmetrical massing, steeply pitched hipped roofs with cross gables, one story wrap around porches and dominant front facing gables. Furthermore, 309 and 315 represent a subgroup of "free classic" Queen Anne

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style houses which became common after 1890. 120 North Jackson Street with its turned posts and baluster, spindlework frieze and dominant front facing gable is representative of one story Queen Anne cottages popular into the first decade of the twentieth century.

The period of significance continues from c.1899 to 1910, the end of the boarding house boom in Salisbury and also the common end of Queen Anne popularity.

Criteria Exception B:

The Cottage at 120 North Jackson was originally located at 308 West Council Street, directly across from #309. Most recently owned by the First Baptist Church and known as the "Friendship House," it was to be demolished in 1986 for expansion of the church parking lot. In order to save the house, the Historic Salisbury Foundation moved it to the rear of the Council Street houses. The relationship between the house and its historic setting had been destroyed by the Church's demolition of other houses in the block and commercial redevelopment pressure in general was threatening the remains of this late 19th Century residential area. Thus the move spared 120 North Jackson from demolition and helped stabilize 303-315 West Council Street all of which will now be saved by means of adaptive reuse.

Brick piers and chimneys had to be dismantled for the move and the house had to be resituated on slightly higher piers because of the sloping lot. Other than that, no historic fabric was lost in the move. Furthermore, the original relationship of the house to the other houses in the 300 block of West Council Street is closely reproduced by its new location. Because the "Friendship House" is significant primarily for its architecture and retains its historic identity through its design, materials and workmanship, the move has not damaged the building's integrity.

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HISTORIC SUMMARY

According to City Directories, Salisbury, North Carolina's population doubled between 1900 and 1910, growing from approximately 7,000 to 16,000 people. Not since the 1850's had the City's population grown so rapidly without expansion of its geographic boundaries and never again did it happen. Completion of the Charlotte to Salisbury rail line in 1855 was the most important factor in Salisbury's growth during the 1850's and it was the railroad that again stimulated the turn-of-the century growth. 1

By the 1880's the main north-south rail line from Greensboro to Charlotte passed through Salisbury as did the western line to Statesville and Asheville. Salisbury, historically a "jumping off" point in early western migration, then continued into the railroad age as an important commercial center for western North Carolina. 2

In January of 1896, the newly reorganized Southern Railroad Company purchased 168 acres about two miles northeast of Salisbury and proceeded to create a huge "industrial complex . . . out of a wilderness". The site, located approximately half way between Atlanta and Washington, became the company's system-wide repair and freight transfer facility. 3

"The Shops" began opening in stages in October of 1896 and continued to grow until the 1930's when diesel power revolutionized the railroad industry. 4

The Shops presence was felt immediately in the Salisbury Community. Contemporary observers noted "substantial growth on every side. New dwellings and nicely painted, just as many more in the process of erection." 5

Between 1900 and 1910, a new and grand railroad depot was built in Salisbury, the water system was completed, gas mains and electric lighting were installed, streetcars began running between Salisbury and the Shops at Spencer and S. H. Kress Company came to town. 6 Other examples of commercial development during the period included the Whitehead Sanatorium which was begun in 1897. Granite quarrying operations began in 1906 when efforts were made to build a dam across the Yadkin River and by 1908 four quarries were in operation. The half dozen or so distilleries that had operated in the late 19th Century grew on a par with the railroad traffic and thrived in the first decade of the 20th Century as winds of prohibition spread over North Carolina. 7

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Especially significant to this nomination, there were 35 boarding houses listed in the 1910 City Directory as compared to 11 listings which appeared in the 1901 Directory. 8 There is no specific statistical information available to compare single family rentals in 1900 and 1910 but an examination of the 1902, 1907 and 1913 Sanborn maps, in light of the available City Directories and ownership records, confirms significant development of rental housing west of downtown Salisbury.

Edwin Shaver (- 1909) had already been involved in the development of East Salisbury when he built the three Council Street houses behind his own residence on West Innes Street. (now demolished) Ownership records indicate he owned other rental property along West Council Street which has also been demolished. 9

Shaver's legacy of real estate development came from his father, John I. Shaver who was one of Salisbury's six richest citizens in 1860. The senior Shaver built his fortune on a carriage business, a tobacco farm, land speculation and other businesses. He also served the community as Chief of Police, town board member and county commissioner. 10

Edwin Shaver's will, written in 1908, referred to 303-315 West Council as his "three new dwellings" and left them to his sister-in-law, Lizzie Wharton. Early occupants included Sallie Chunn's boarding house at 309 and the successive pastors of St. Johns Lutheran Church at 315. 11 The houses remained in the family until 1976.

Across West Council Street to the north, Dr. John Whitehead, founder of Whitehead-Stokes Sanatorium, developed the block of land his father, Dr. Marcellus Whitehead, had purchased in 1866. This block is the present location of the First Baptist Church. 12

About 1899, he built four houses facing south in the 300 block of West Council, one of which is the house which was relocated to 120 North Jackson Street in 1986. It was occupied through the years by J.M. Boyd, manager of the Frick Company; W.A. Thomas, a machinist and E.F. Charles, a clerk with Southern Railroad, among others.

Dr. Whitehead sold the house in 1923 to the Brown Insurance and Realty Company. After several other changes in ownership, the house was purchased by the First Baptist Church who leased it to the Friendship House, Incorporated. 13

It is probably worth noting that one of the other three Whitehead rental houses, previously numbered 318, was the long time residence of noted Salisbury contractor, A.R. Lazenby. Another, 302 West Council, was listed as Mrs. S.E. Barrier's boarding house in the 1910 City Directory. All three have been demolished.

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Several factors, including the burgeoning idea of apartments, could explain why the number of boarding houses (and hotels) listed in the subsequent 1912 business directory fell to only nine. Perhaps the three most important, however, were statewide prohibition, the development of a permanent community of housing for railroad employees and slower population growth in Salisbury.

In 1908, Salisbury's economy suffered a blow when prohibition brought the lucrative liquor business to a quick halt. Simultaneously a community of worker housing and services grew up around the Railroad Shops and incorporated as the town of Spencer. 14

As housing needs changed, so did styles. The Queen Anne style "persisted with decreasing popularity" until about 1910 as did Colonial Revival. 15 The Shaver Rental Houses, then, represent a very specific time and esthetic in Salisbury history.

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FOOTNOTES

1. Salisbury Districts National Register Form.
2. Ibid.
3. Hood. The Architecture of Rowan County. p. 343.
4. Ibid. pp. 343-344.
5. Ibid. p. 297.
6. Brawley's abstracts 1891-1911.
7. Ibid.
8. Salisbury City Directories 1901, 1910
9. Hood. p. 326. Brawley's abstracts.
10. Brawley's abstracts.
11. City Directories.
12. Historic Salisbury Foundation Files.
13. Ibid. City Directories.
14. Hood. Brawley's abstracts.
15. McAlester. p. 266.

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

Historic Salisbury Foundation

10. Geographical Data

Acreage of property .717 acre

UTM References

A

1	7
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5	4	7	8	4	0
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3	9	4	7	2	7	0
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 Zone Easting Northing

B

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 Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The boundaries of the Shaver Rental Houses District correspond to the property lines of a parcel of land owned by the Historic Salisbury Foundation, shown on the attached survey map prepared by Norman G. Ribelin, Surveyor, October 23, 1986. The district is located at the sw corner of West Council and North Jackson streets and extends 154.49 feet along North Jackson and 200.02 feet along West Council. Fence lines delineate the 200.21 foot sw boundary and the 157.44 foot nw boundary.

See continuation sheet

Boundary Justification

This is the entire property associated with the four houses which comprise this district.

See continuation sheet

11. Form Prepared By

name/title Marilyn B. Sullivan
 organization Chambless and Associates date April 22, 1987
 street & number 5720 Carmichael Road telephone (205)279-9881
 city or town Montgomery state Alabama zip code 36117

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Brawley, James S. "Abstracts from the Carolina Watchman".

Brawley, James S. Rowan County ... a Brief History, North Carolina Department of Cultural Resources, 1977.

Brawley, James S. The Rowan Story 1753-1953, Rowan Printing Company, 1953.

Historic Salisbury Foundation Files, Salisbury, North Carolina.

Hood, Davyd Foard. The Architecture of Rowan County, Rowan County Historic Properties Committee, 1983.

McAlester, Virginia and Lee. A Field Guide to American Houses, Alfred A. Knopf, New York, 1985.

Records of Conveyance, Rowan County Court House, Salisbury, North Carolina.

Salisbury City Directories for 1901, 1910, 1919, 1922-23, 1924-25.

Salisbury Historic Districts Nomination Form. Designated National Register of Historic Places, 1975.

Sanborn Maps 1902, 1907 and 1913.

