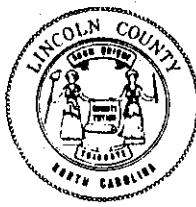


FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

PLANNING DEPARTMENT
(704) 732-9000

May 2, 1991

Beth Thomas, Preservation Planner
Survey and Planning, Division of Archives and History
109 East Jones Street
Raleigh, NC 27601-2807

Dear Ms. Thomas:

Accept this letter on behalf of the Lincoln County Historic Properties Commission as a request for a review of the "designation reports" for properties that will be designated as historic by the Lincoln County Board of Commissioners. Upon receipt of your comments, the Board of Commissioners will schedule a public hearing. Your assistance is appreciated.

The four properties are the second group to respond to the Historic Properties Commission's appeal to the County's National Register Properties for permission to designate. All four are privately owned. The respective owners were asked to mention if changes had been made to the properties since its National designation. No one reported any changes.

For your review, I have included copies of the report and current ownership information. If I may provide additional information, please do not hesitate to ask.

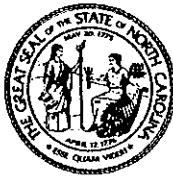
Very truly yours,

Stephen C. Killian
Stephen C. Killian
County Planner

Enclosures: Andrew Seagle Farm Report
Caldwell Love House Report
Loretz House Report
Vesuvius Furnace Report

SK/m

FILE COPY



North Carolina Department of Cultural Resources

James G. Martin, Governor
Patric Dorsey, Secretary

Division of Archives and History
William S. Price, Jr., Director

May 8, 1991

Mr. Steve Killian, County Planner
302 North Academy Street
Lincolnton, NC 28092

Re: Proposed designation of the Loretz House, the Caldwell-Cobb-Love House, Vesuvius Furnace, and the Andrew Seagle Farm

Dear Steve:

Thank you for your letter of May 2 and the nominations for designation of the above-cited properties as local historic properties. I have reviewed the information pursuant to GS 160A-400.6 and offer the following comments.

All four properties, by virtue of their architectural and historical significance in Lincoln County, are worthy of designation. The Loretz House and Vesuvius Furnace are 2 of only 3 18th century properties to survive in the county, each with significant and unique characteristics which deserve recognition and protection. Vesuvius Furnace also possesses the potential to yield significant archaeological information. The Caldwell-Cobb-Love House is a well preserved example of an early house with later alterations which are significant in their own right. The Seagle Farm is a fine and intact example of a mid-19th century Lincoln County farm with an extensive collection of outbuildings arranged in a rectilinear pattern behind the house, a pattern which is a rare 19th century survival.

We concur with the designation of the interiors and exteriors of the house, associated acreage as noted in the nominations, and outbuildings. I refer you to my previous letter for comments pertaining to how the commission should handle interiors.

Thank you for the opportunity to comment on these proposals.

Sincerely,

Beth P. Thomas

Beth P. Thomas
Preservation Planner
State Historic Preservation Office

LINCOLN COUNTY
HISTORIC PROPERTIES COMMISSION

FILE COPY

302 North Academy Street
Lincolnton, North Carolina 28092
(704) 732-9000

March 26, 1991

Hugh and Joan Snipes
Rt. 6 Box 515
Lincolnton, NC 28092

Dear Mr. and Mrs. Snipes:

Your property, Caldwell-Love House, is one of only thirteen in Lincoln County listed on the National Register of Historic Places. The demonstrated interest you have shown in historic preservation and the importance of your property in the history of Lincoln County prompts this letter.

The Lincoln County Historic Properties Commission is now ready to begin a program of recognizing sites which are important historically, culturally and architecturally, by recommending them to the Lincoln County Board of Commissioners for local designation as historic landmarks.

We ask that you permit us to apply for this local designation on your behalf. This recognition will generate interest by people who own properties eligible for local designation, and encourage them to begin the process of filing an application. We hope to publicize each property so designated, fostering an appreciation of our rich heritage.

Please review the application you filed for the National Register and note any changes that have occurred. We wish to use the same information found in your property's National Register Application. A copy is enclosed for your convenience. Also enclosed is information on the tax deferral option and review procedures of the Commission. If you have any questions, please contact Steve Killian, Lincoln County Planner, at 732-9000 or call me at 735-7106.

Very truly yours,

Peggy C. Simmons

Peggy C. Simmons
Chairman

Enclosures

/m

HISTORIC DESIGNATIONS

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places can apply to individual properties or entire districts or neighborhoods.

Its meaning:

1. Honor. The site or district is officially recognized as having architectural, historical or cultural value and being worthy of preservation. This designation comes about only after intensive study and review in Raleigh and Washington, DC.
2. Protection. The site or district has a degree of protection from state and federally funded or licensed projects (highways, urban renewal, etc.) that might destroy or compromise the property. This does not affect private owners using private money with the possible exception mentioned in number three below.
3. Financial Incentives.
 - A. Possible income tax incentives. This applies only to income producing (rental or commercial) property, not private residential property. The amount of tax savings, if any, will depend on the nature and cost of rehabilitation, the owner's tax bracket and other factors. There are income tax disincentives to discourage demolition. (These tax incentives and disincentives may also apply to a local historic district designation even if the area is not listed in the National Register provided the local ordinance establishing the district is certified by the Secretary of the Interior.
 - B. Possible (not guaranteed) Grant Assistance. Limited federal money is available for preservation grants, but these are highly competitive. National Register listing does not guarantee a grant.

HISTORIC DESIGNATIONS

THE LOCAL DESIGNATION OF HISTORIC PROPERTIES PROGRAM AS AUTHORIZED BY THE HISTORIC PROPERTIES ORDINANCE ADOPTED JANUARY 17, 1983

This applies only to individual historic properties studied by the Lincoln County Historic Properties Commission and designated as "historic" by an ordinance passed by the Lincoln County Board of Commissioners.

Its meaning:

1. Honor. It is also an honor meaning the community believes the property is important enough to try to preserve.
2. Financial Incentive. The owner is entitled to apply for a 50% property tax deferral. This is to encourage reinvestment in maintenance of the property. The owner loses the deferral and may be required to pay up to three years of back taxes plus interest if he does anything to cause the property to lose its historic value to the community.
3. Preservation before Demolition. A property designated as a "local historic property" may not be materially altered, restored, moved or demolished unless the owner has been issued a Certificate of Appropriateness by the Historic Properties Commission. A Certificate to Demolish the building may not be denied but its effective date may be delayed for a period of up to 180 days from the date of approval. This delay gives the Commission time to negotiate with the owner and seek a practical alternative to its destruction. If no solution is found within 180 days, the owner may proceed with demolition although he may become liable for back taxes.



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

FOIE COPY

July 29, 1991

Raymond and Kaye Langlois
203 East Congress Street
Lincolnton, NC 28092

Dear Mr. and Mrs. Langlois:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

Peggy Simmons

Peggy Simmons
Chairman

SK/m



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Larry Summer
215 East Congress Street
Lincolnton, NC 28092

Dear Mr. Summer:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

Peggy Simmons
Chairman

SK/m



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Ted Barnett
332 South Poplar Street
Lincolnton, NC 28092

Dear Mr. Barnett:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

Peggy Simmons
Chairman

SK/m



HISTORIC PROPERTIES COMMISSION
(704) 732-9000

FILE COPY
COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

July 29, 1991

James F. Melton
416 Heavner Road
Lincolnton, NC 28092

Dear Mr. Melton:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

A handwritten signature in black ink that reads "Peggy Simmons". The signature is fluid and cursive, with "Peggy" on the top line and "Simmons" on the bottom line.

Peggy Simmons
Chairman

SK/m



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Ernest and Helen Turner
215 East Congress Street
Lincolnton, NC 28092

Dear Mr. and Mrs. Turner:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

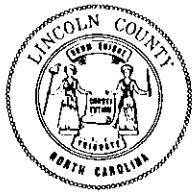
If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

A handwritten signature in black ink that reads "Peggy Simmons". The signature is fluid and cursive, with "Peggy" on the top line and "Simmons" on the bottom line.

Peggy Simmons
Chairman

SK/m



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Beatrice McCutchen
423 South Academy Street
Lincolnton, NC 28092

Dear Ms. McCutchen:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

Peggy Simmons
Chairman

SK/m

FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Jeffery and Tammy Stamey
418 South Poplar Street
Lincolnton, NC 28092

Dear Mr. and Mrs. Stamey:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

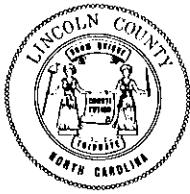
Very truly yours,

Peggy Simmons

Peggy Simmons
Chairman

SK/m

FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Raymond and Monica Michael
414 South Poplar Street
Lincolnton, NC 28092

Dear Mr. and Mrs. Michael:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

Peggy Simmons

Peggy Simmons
Chairman

SK/m

FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Paul and Kate Eurey
224 East Congress Street
Lincolnton, NC 28092

Dear Mr. and Mrs. Eurey:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

A handwritten signature in cursive script that reads "Peggy Simmons".

Peggy Simmons
Chairman

SK/m



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Gladys Glasco
228 East Congress Street
Lincolnton, NC 28092

Dear Ms. Glasco:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

A handwritten signature in cursive ink that reads "Peggy Simmons".

Peggy Simmons
Chairman

SK/m

FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Board of Education
Maiden Highway
Lincolnton, NC 28092

Dear Mr. Eaddy:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process, the Historic Properties Commission will be reviewing the Designation of Historic Property Report for the Caldwell-Cobb-Love House during its August 15, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend, your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to August 15, 1991.

Once the report is approved by the Historic Properties Commission, the Caldwell-Cobb-Love House shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner at 732-9000 extension 410.

Very truly yours,

A handwritten signature in cursive ink that reads "Peggy Simmons".

Peggy Simmons
Chairman

SK/m



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

July 29, 1991

Susan Horvat
218 East Congress Street
Lincolnton, NC 28092

Dear Ms. Horvat:

Thank you for your permission to recommend the Caldwell-Cobb-Love House for local designation. In addition to designating the exterior features listed on the National Register Application, the historic interior can be designated as well. I have learned through the State Historic Preservation Office that property owners are always asked to specifically give written permission for designation of the historic interior. Because the State Historic Preservation Office gives excellent advice, I want to use their suggestion. This interior description is of course also found on the National Register Application.

If you are interested in having the historic designation include both the exterior and interior items, please sign the enclosed letter and return it to the Lincoln County Planning Department.

If you have any questions, please contact Steve Killian at 732-9000 extension 410.

Very truly yours,

A handwritten signature in cursive script that reads "Peggy Simmons".

Peggy Simmons
Chairman

SK/m

Enclosure

PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

I (We), _____, as owner(s) of the property, hereby give permission to the Lincoln County Historic Properties Commission to exercise design review over the interior portions of the house as cited in the National Register Application and Report for the historic landmark known as the Caldwell-Cobb-Love House.

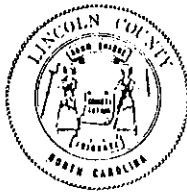
Signature: _____
(owner)

Name (Print): _____

Signature: _____
(owner)

Name (Print): _____

Date: _____



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

FILE COPY

MEMORANDUM

TO: Al Sharp, County Manager
FROM: Steve Killian, County Planner
DATE: October 12, 1992
SUBJECT: Historic Designations

In accordance with the Historic Properties Ordinance, the Lincoln County Historic Properties Commission recommends the designation of Shadow Lawn, Caldwell-Cobb-Love House, Pleasant Retreat Academy and the Lincoln County Court House as local historic properties. The local historic designation must be done in ordinance form. It is recommended that the Lincoln County Board of Commissioners and the Lincoln County Historic Properties Commission hold a joint public hearing on November 2, 1992. Following the public hearing the Board may consider the ordinances.

The Historic Properties Commission initiated the local designation process for the National Register Historic Properties. It has reviewed the respective historic property designation reports which are identical to the National Register Application Reports. The North Carolina State Historic Preservation Office in accordance with the Lincoln County Historic Properties Ordinance was given an opportunity to comment on the respective designation reports. They have recommended accepting the reports without modifications. The Historic Properties Commission notified the respective historic property owners as well as adjoining property owners concerning possible designation and invited owners to attend and make comments at it's June 20, 1991 and August 15, 1991 meetings. The historic property owners and adjoining property owners were supportive.

If the properties are designated as local historic properties then the following would apply:

1. Property owners are eligible to apply annually for partial property tax deferrals. The amount of tax deferral will be set by the Lincoln County Tax Department in accordance with applicable North Carolina Tax Laws.

2. A copy of the Ordinance of Designation is recorded in the Register of Deeds Office and given to the Building Inspections Department and Tax Supervisor.
3. Demolition of designated historic properties may be delayed (by Historic Properties Commission action) for a period of up to 180 days.
4. Changes to the historic landmark's historically or architecturally significant features may occur after a Certificate of Appropriateness is issued by the Historic Properties Commission. The property owners may at any time alter such significant features but would be subject to repayment of property taxes deferred in the last three years.
5. Historic property owners may continue to qualify for the partial property tax deferral as long as the property is maintained in good condition. Thereby protecting the features mentioned by the historical significance report.

On behalf of the Historic Properties Commission, staff recommends scheduling a joint public hearing for November 2, 1992. Drafts of an historic property designation ordinance, letters from property owners approving designation of the building's interior, and National Register Applications/Designation Reports for Shadow Lawn (Attachment A), Caldwell-Cobb-Love House (Attachment B), Pleasant Retreat (Attachment C) and Lincoln County Court House (Attachment D) are included for your review.

SK/lb

Attachments

ATTACHMENT B

AN ORDINANCE DESIGNATING AS AN HISTORIC PROPERTY THE PROPERTY KNOWN "CALDWELL-COBB-LOVE" TO INCLUDE THE FOLLOWING: THE INTERIOR AND THE EXTERIOR OF THE HOUSE AND APPROXIMATELY ONE ACRE OF LAND UPON WHICH IT IS LOCATED, PROPERTY IDENTIFICATION NUMBER 3623 00 93 1282. THE PROPERTY OWNED BY ANDREY AND SUSAN HORVAT IS LOCATED ON EAST CONGRESS STREET, LINCOLNTON, LINCOLN COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Lincoln County Historic Properties Commission has caused to be made and reviewed the report on the historic, architectural, educational and cultural significance of "Caldwell-Cobb-Love" and recommended to the Lincoln County Board of Commissioners designation of "Caldwell-Cobb-Love" as an historic property; and

WHEREAS, the North Carolina State Historic Preservation Office has reviewed the historic, architectural, educational and cultural significance of "Caldwell-Cobb-Love"; and

WHEREAS, the historical and architectural significance of "Caldwell-Cobb-Love" has been well documented and recognized through its listing in the National Register of Historic Places, and

WHEREAS, the Members of the Board of Commissioners of Lincoln County, North Carolina have e taken into full consideration all statements and information presented at a joint public hearing held with the Lincoln County Historic Properties Commission on the 2nd day of November, 1992, on the question of designating a property known as "Caldwell-Cobb-Love" as an historic property; and

WHEREAS, "Caldwell-Cobb-Love" was built by Paul Kiestler about 1826 on property he bought from Abner McAfee in 1825; and

WHEREAS, "Caldwell-Cobb-Love" is outstanding architecturally because it represents three very distinct periods of construction; a transitional Federal/Greek house built by Dr. Elam Caldwell, ca. 1841; then an extensive reworking in Victorian Cottage style by Dr. Beverly Cobb, ca. 1877; and a remodeling by Edgar Love, an industrialist, at the turn of the century; and

WHEREAS, the present house, a one-and-a half story, L-shaped main block on the original basement with a two-story rear wing and a front and rear inset porch, reflects Cobb's and Love's expansion remodeling. The house retains the center-hall, two-room-deep plan of the 1841 house; and

WHEREAS, Numerous features of the original house and the remodeling remain. The pine floors, light-pannel doors and fluted door surrounds survive from 1841. The hall stairway is from 1877 Renaissance Revival mantel, ca. 1870's also remains; and

WHEREAS, many many other noteable interior features include a Romanesque Revival mantel, Greek Revival baseboard, Greek Revival mantel, East-lake style mantel, original windows, seven panel doors and surviving Victorian woodwork; and

WHEREAS, Caldwell-Cobb-Love evolved from three periods of construction roughly thirty years apart and coinciding with three locally prominent and affluent owners. It survivies as an outstanding example of Lincoln County's nineteenth century architecture; and

WHEREAS, Susan Snipes Horvat and Andrej Horvat, the current owners have faithfully maintained "Caldwell-Cobb-Love" and have thereby made a substantial contribution to the cultural richness of Lincoln County; and

WHEREAS, The National Park Service of the United States Department of the Interior has "Caldwell-Cobb-Love" listed in the National Register of Historic Places; and

WHEREAS, the Lincoln County Historic Properties Commission has demonstrated that the property known as "Caldwell-Cobb-Love" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the property known as "Caldwell-Cobb-Love" is owned by Susan Snipes and Andrej Horvat.

NOW, THEREFORE BE IT ORDAINED by the Members of the Board of Commissioners of Lincoln County, North Carolina:

1. The property known as "Caldwell-Cobb-Love; including the exterior of the house, the quarter acre parcel of land upon which it is located, listed under Property Identification Number 3623 00 93 1282 is hereby designated as historic property pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purpose of description only, the location of said building and property is noted as being situate on a tract of property more specifically described as follows:

DEED DESCRIPTION WILL BE INSERTED HERE

2. That said designated historic property may be materially altered, removed, or demolished only following the issuance of a Certificate of Appropriateness by the Lincoln County Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said historic property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said historic property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the historic property owner from making any use of this historic property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as an historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said historic property.

5. That the owners and occupants of the historic property known as "Caldwell-Cobb-Love" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Clerk to the Board of Commissioners, Register of Deeds, Building Inspections Department, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted this 2nd day of November, 1992

THE REBEL YELL

NEWSLETTER OF CAMP 1616

GEN. ROBERT F. HOKE/ COL WM J. HOKE

NEXT MEETING: FEBRUARY 12, 1996, WESTERN STEER

VOL.4

NO. 2

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See Instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Caldwell-Cobb-Love House

and/or common

2. Location

street & number 218 East Congress Street

not for publication

city, town Lincolnton vicinity of

state North Carolina code 037 county Lincoln code 109

3. Classification

Category	Ownership	Status	Present Use	
district	public	occupied	agriculture	museum
building(s)	private	unoccupied	commercial	park
structure	both	work in progress	educational	private residence
site	Public Acquisition		entertainment	religious
object	in process	yes: restricted	government	scientific
	being considered	yes: unrestricted	industrial	transportation
	N/A	no	military	other:

4. Owner of Property

name Mr. Thomas J. Wilson, Sr.

street & number Post Office Box 737

city, town Lincolnton vicinity of state N. C. 28092

5. Location of Legal Description

courthouse, registry of deeds, etc. Lincoln County Court House

street & number

city, town Lincolnton, North Carolina 28092 state

6. Representation in Existing Surveys

title Lincoln County Survey Files

has this property been determined eligible? yes no

date Ongoing

federal state county local

depository for survey records Survey and Planning Branch

city, town Raleigh, North Carolina

state

For NPS use only

received

date entered

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

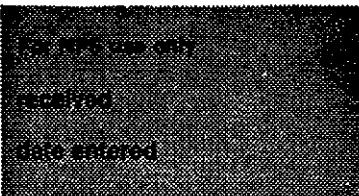
Describe the present and original (if known) physical appearance

The Caldwell-Cobb-Love House is outstanding architecturally because it represents three very distinct periods of construction; a transitional Federal/Greek Revival house built by Dr. Elam Caldwell, ca. 1841; then an extensive reworking in the Victorian Cottage style by Dr. Beverly Cobb, ca. 1877; and a remodeling and expansion by Edgar Love, an industrialist, at the turn of the century. Beverly Cobb's remodeling of the house in the Victorian Cottage style with its three cross gable ells, wall dormers, inset porch, balconies and large two-over-two sash windows dominates its present exterior appearance; however, architectural details from the original construction, ca. 1841, are important features of the front facade, especially the molded pediments with anthemian cresting above the original window openings and the entrance. Architectural details from the 1841 construction on the east and west elevations include eight six-over-six sash windows with paneled blinds in the original basement which is laid in Flemish bond. A chimney base, laid in Flemish bond on the west side, also dates from the first building. The interior architectural elements surviving the 1841 construction include the pine floors, eight panel doors and their surrounds and mantelpieces. The present house, a one-and-a-half story, L-shaped main block on the original basement with a two-story rear wing and a front and rear inset porch, reflects Cobb's and Love's expansion and remodeling. The house retains the center-hall (now offset), two-room-deep plan of the 1841 house. Originally the house consisted of a two-story main block on a high basement with a rear shed. It had three known, but possibly four, outside chimneys, two each on the east and west sides.² Cobb removed all but the base of the west chimney which now supports a balcony and built two inside chimneys. He extended the northeast room north by several feet creating the front ell, built an inset porch on the west end of the front elevation, lowered the second story walls, and reworked the roof which has three cross-gable ells and wall dormers. Edgar Love built the three-story rear wing, the rear inset porch, and a porch on the east side, which connected with the front and rear porches, at the turn of the century.³ John Shuford, who bought the house in 1930, removed much of the Victorian sawnwork and the east porch. He built a shed over the south rear porch, extending the second story rear hallway. The house was unoccupied from the 1970's when Shuford vacated it until 1983 when Thomas Wilson restored it.

The house, facing north on Congress Street, is located on an acre⁴, approximately 100' x 239', of land purchased by Caldwell from the Motz estate in 1841. By 1848, Caldwell owned all the land in the city block bounded by Congress Street, Academy Street, Rhodes Street, and Popular Street. The same house and lots, known as the "Caldwell Estate," were purchased by Cobb in 1877 and then by Edgar Love in 1900.⁵ Edgar Love's heirs sold the house and a reduced portion of the house tract to John Shuford in 1930, the same property being nominated. The lot has a large magnolia which is probably contemporary with the house, a thirty-year-old dogwood in the front, and a large ash in the back.

The present house has a one-and-a-half-story main block on the original basement, a two-story projecting gable ell on the rear southwest side, a north front porch and a south rear porch. Each of its elevations has architectural details from the three periods of construction. It is covered with weatherboard, the original type of siding, and a slate roof, both of which probably date from Cobb's time. The north front facade most characterizes the Victorian Cottage style with its cross-gable projecting ell and balcony on the east side, an inset porch extending from the ell to the northwest corner, large picturesque windows, and a gable roof wall dormer in the second story over the porch. A

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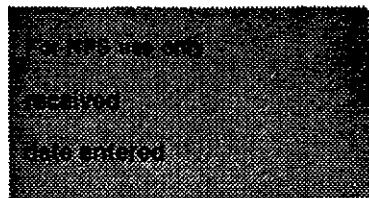
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three-part Greek Revival front entrance has a single pane glassed door which is turn of the century, a transom with a beveled glass center pane, and two smaller square panes of glass and sidelights, and rectangular panes of glass on each side. The entrance has deep molded surrounds, a molded pediment cresting with an anthemian and a scalloped edge along the frieze. There are two large two-over-two sash windows with slightly arched heads and blinds on the first floor, one behind a balcony in the northeast gable and another west of the centered front entrance. The window west of the entrance, like the entrance, has a molded pediment cresting with a central anthemian. The balcony has robustly turned balusters and decorative support brackets. It is covered by a projecting hood with a triangular cap. Above the window are a pair of smaller one-over-one casement windows with a simple molded pediment. Centered in the second story wall above the porch and under a gable roof is a single one-over-one sash window with a slightly arched head. The front porch which extends north just beyond the gabled ell has chamfered posts and turned balusters. The wood steps rise at the east end in front of the entrance. In front of the basement there are three panels of lattice work between brick piers under the northeast gabled projection and sheaths of lattice work under the porch.

On the east side, the windows are symmetrically arranged. There are two large two-over-two sash windows with slightly arched heads and original blinds on the first story. Two smaller two-over-two sash wall dormer windows with arched heads and original blinds are set at the top of the elevation. Three six-over-six sash windows with paneled blinds, ca. 1841, remain in the basement wall. There is also lattice work under the front ell and the south rear porch.

The south rear elevation has a two-story-on-basement main block with a dominant east gable end, and a gabled roof wing attached to the west end of the main block. A porch supported by brick piers extends from the southeast corner to the tall ell. An open space under the porch opens into the basement. Over the porch in the second story is a shed room. In the gabled end of the main block there is a large two-over-two sash window with a slightly arched head, a simple molded pediment in the first story, and a pair of casement windows with a molded pediment in the second story. The second story shed over the porch has paired two-over-two sash windows. The gabled wing has a two-over-two sash window in the first and second stories and three modern six-over-nine sash windows side by side in the basement. On the porch, an eight panel door, ca. 1841, opens into the main block and has a simple molded pediment and a ca. 1900 screen door from the east side of the ell onto the porch. The porch, supported by three brick piers, has chamfered posts, simple square balusters and steps that descend southward at the east end. Underneath the porch there is a hinged two-part door, ca. 1841, into the basement.

On the west side, the main block has a dominant north gabled end. The attached rear wing is slightly recessed. The fenestration in the gabled end is the same as that in its pendant gable on the north front ell. The balcony is supported by the base of the 1841 chimney. There are two other windows in the main block, a first-story window, like the first-story window on the east side, and a second-story replacement one-over-one sash window with blinds. There is no wall dormer on this side. In the basement of the

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main block, a modern door just south of the balcony--in an original opening--has four glass panes above three panels. A six-over-six sash window, ca. 1841, is just south of the door. In the attached rear ell, there is a one-over-one sash window with blinds in the first and second stories.

The interior of the house retains the original center hall, offset two-room-deep plan with the addition of one room each on the first, second, and basement level in the rear ell. Some of the 1841 pine floors, eight-panel doors and fluted door surrounds survive throughout the house, especially in the center halls and in the rooms in the original main block. The walls, once plastered, have been sheetrocked, except for those in the second-story closets. The first floor hall has Greek Revival baseboards and the original pine floors. The hall stairway, probably dating from the 1877 remodeling, appears to be in the original position. It rises south to north. It has turned balusters, a shaped handrail, and a robustly turned newel. The front entrance has fluted surrounds which appear to be original. The four doors into the four rooms off the center hall have fluted surrounds on plinths with corner blocks. The original doors into the two back rooms have eight panels. The four-panel doors into the front rooms are late Victorian. The wide four-panel door onto the rear porch has fluted surrounds on plinths with corner blocks. A replacement lock with "M.W. & co." is on the Renaissance Revival plate.

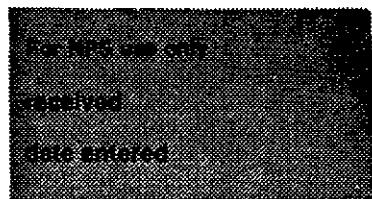
The northeast room, now the living room, was extended north of the main block, ca. 1877. All the dark stained woodwork dates from Cobb's remodeling. The window and door surrounds have plain boards with a fillet inner edge. The tall baseboards have a half round cap. Large windows, two-over-two sash, one each on the north and east walls, rest on a projecting apron which is higher than and in front of the baseboard. Both windows have a sliding screen with a white porcelain knob. The seven-panel door into the southeast room has a stained finish and a white porcelain knob. There is a Renaissance Revival mantel, ca. 1870's, on the south wall. The coal grate is probably ca. 1900.

In the southwest corner bedroom, the Greek Revival baseboard, with its 45 degree angle top molding, survive. Plain board surrounds on the large two-over-two sash window dates from the 1870's. The Federal/Greek Revival eight-panel door to the hall has channeled surrounds and cornerblocks. The door is pegged and the hardware is turn of the century. Closets on either side of the chimney breast are fitted with turn-of-the-century five-panel doors. The replacement flooring near the east wall at the south edge of the window is evidence that there was originally a fireplace, ca. 1841, here.

The interior woodwork in the northwest corner dining room dates from the 1870's. The Greek Revival baseboard is the same as that in the southeast corner room. The doors into the present kitchen and the hall have fluted surrounds with corner blocks. The eight-panel door to the kitchen has a white porcelain center knob and a Renaissance Revival box with a "M.G. & co." lock. The eight-panel door into the hall has replacement hardware and a white porcelain center knob. A late 19th-century closet west of the chimney has a four-panel door. The window treatment on the north and west walls is the same as that in the northeast living room. The mantel is Romanesque Revival

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with a tablet behind the mantel shelf. The location of the Federal chimney is visible in the replacement flooring in front of the west window. The electric chandelier is turn of the century.

In the southwest corner of the house, the original room and the one in the ell have been renovated as a kitchen/breakfast room. In this southwest room, the upper portion of the south wall has been cut away to form a partition. A modern bathroom has been built in the southeast corner of the room between the door to the hall and the passage to the kitchen in the south wall. The plain 5-inch board window surrounds, the Greek Revival baseboard, and the 1841 pine floors survive here. The window on the west wall is two-over-two sash. The eight-panel door to the hall has replacement hardware. Its channeled surrounds rise to corner blocks. The mantel on the north wall is Greek Revival with channeled pilasters on plinths rising to corner blocks. It has a horizontal frieze and a projecting shelf with a pedimented back band. Replacement flooring near the west wall and just north of the west window indicates an original Federal chimney. The room in the southwest rear ell, once a bathroom, has been renovated as the kitchen. The two two-over-two sash windows, one each on the south and west walls, have plain board surrounds. A seven-panel turn-of-the-century door onto the porch also has plain board surrounds.

There are four bedrooms off the second floor center hall which was expanded southward in the 1930's. The northeast, northwest, and southeast rooms and the north end of the hall have 5-inch pine board flooring, ca. 1841. The southwest bedroom and the south end of the hall have later narrow pine flooring. Original doors into the northeast and the northwest bedrooms have eight panels and the original carpenters locks and knobs. The lock on the northeast room door has a Renaissance Revival box with a patent stamp, "November 18, 1873." The surrounds in the northeast and northwest rooms are vernacular Greek Revival, 6 to 7-inch board. The baseboard is plain with a projecting round edge shelf.

The larger northwest bedroom has a one-over-one sash window on the east wall and a pair of casement windows on the north wall. The window sills and apron rest on the baseboard. The east wall window is fitted with an interior sliding screen. The mantel on the south wall has plinths, capitals, and a shallow triangular back splash.

The woodwork in the southeast bedroom dates from the Victorian expansion. It has plain board surrounds. There is a casement window on the south wall, a sash window on the east wall, and a seven-panel door into the hall. On the west side of the chimney, an eight-panel door, shorter than the other eight-panel doors, opens into a closet. The lock on the door has a patent stamp, "July 31, 1863." The closet has plaster walls except on the north wall, which is tongue and groove and the east wall which has shelves.

On the south wall of the northwest bedroom, the original Greek Revival mantel has channeled pilasters, plinths, and corner blocks and a triangular back band. There are two windows, a large two-over-two sash on the north wall and a pair of casement windows on the west wall. The eight-panel door to the hall has the original brass plate lock box. The closet west of the fireplace has a turn-of-the-century seven-panel door with a white porcelain knob.

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The southwest bedroom was reworked at the turn of the century with plain board surrounds. It has a one-over-one sash window on the west wall and two seven-panel doors, one with porcelain knobs opening into the hall and one opening into the bathroom in the ell. The mantel in this room is a simple Eastlake style with a shelf above.

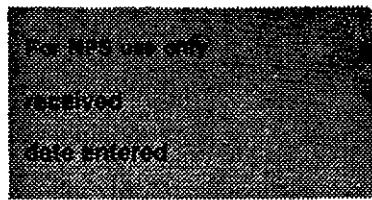
The bathroom in the twentieth-century ell has a pair of two-over-two sash windows on the west wall and a one-over-one sash window on the south wall. It is sheathed with tongue-and-groove ceiling. A tub, commode, and sink are intact. A door on the east wall, which once opened onto a landing over the porch, now opens into the expanded south end of the hall.

The basement, including the 1841 block and the southwest rear twentieth-century addition, has concrete floors and plastered walls. The space in the northwest corner was originally used as a kitchen and the northeast corner was a dining room. The basement has no interior partitions. All six-over-six windows in the old block date to the 1840's except for the southern most window, a one-over-one sash which replaces the 1841 chimney. All four windows on the north wall and the northern most windows on the east and west walls have channeled surrounds to the sill. On the east wall, two replacement windows have plain board surrounds. There are three brick fireplaces. One has been fitted with a china cabinet. The ceiling is whitewashed except for the northeast corner where the lath marks are still visible. There are two doors to the outside. The replacement one on the west wall, south of the chimney, has six panes of glass over three panes, an old lock box and plain but original Greek Revival surrounds with corner blocks. The one on the south wall under the porch is a board-and-batten double door which appears to be in its original position. It has tapering battens, long strap hinges, and plain surrounds with corner blocks.

Unique architecturally, the Caldwell-Cobb-Love House evolved from three periods of construction roughly thirty years apart and coinciding with three locally prominent and affluent owners. Nearly one hundred and forty-six years old, it survives as one of Lincolnton's most outstanding examples of nineteenth century architecture.

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FOOTNOTES

¹ Lincoln County Will Book 2, p. 52; Lincoln County Deed Book 39, p. 322; William L. Sherrill, Annals of Lincoln County, North Carolina (Charlotte: The Observer Printing House, 1937), 124, hereinafter cited as Sherrill, Annals of Lincoln County. It is also possible that Motz built the house shortly before his death around 1840. His will indicates that he and his wife Catherine were living in Lincolnton at the time of his death but is not clear as to the exact location of their residence.

² The base of the west side chimney exists. It now supports the balcony on that side. In the northwest, southwest, and southeast rooms on the first floor, there is replacement flooring indicating where the original chimney hearths were located.

³ A photo of the front of the house, ca. 1930, shows the extended porch and sawnwork.

⁴ Lincoln County Register of Deeds, Book 39, page 322.

⁵ Property tax list, Lincolnton, N.C., 1848, for Dr. Elam Caldwell, North Carolina Archives and History.

⁶ Lincoln County Register of Deeds, Book 49, page 471 and Book 81, page 294.

⁷ Lincoln County Register of Deeds, Book 166, page 349.

⁸ John Shuford, the fourth owner of the house, said that the kitchen and dining room had been located in the basement until he bought the house in 1930.

8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
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		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

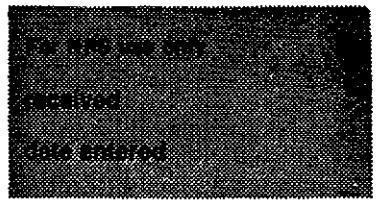
Specific dates	Builder/Architect	Unknown

Statement of Significance (in one paragraph)

The Caldwell-Cobb-Love House, a transitional Federal-Greek Revival style dwelling remodeled and overbuilt in an eclectic Victorian fashion, is one of Lincolnton's most important 19th century houses. The strong local prominence of three of its owners—noteable in the fields of medicine, law, politics and industry—makes the house one of the county's most important historical properties. The two story plus basement house is thought to have been built in the early 1840s by Dr. Elam Caldwell, a grandson of William Sharpe, a member of the Continental Congress, and Elizabeth (Motz) Caldwell, the granddaughter of the influential German Reformed minister Andrew Loretz. In 1877 the house and its grounds was acquired by Beverly Cobb, a local political leader and state legislator, who remodeled the house in a Victorian cottage style. Following Cobb's death in 1900, the house was acquired by Edgar Love, a prominent political leader, legislator and industrialist who lived here until his death in 1920. For about forty years in this century the house was occupied by John Oscar Shuford, Jr. and his family. After a decade of neglect, the house was acquired and restored by a local attorney, Thomas Wilson, Sr.

Criteria assessment

- A. The Caldwell-Cobb-Love House is associated with the lives of three of its owners who have enjoyed local and regional prominence in the fields of medicine, law, politics and industry: Dr. Elam Caldwell, a physician who was a member of one of the area's most prominent families and a grandson of William Sharpe, a member of the Continental Congress; Beverly Cobb (1848-1900), a lawyer, legislator, and mayor of Lincolnton (1889); and Edgar Love (1868-1920), an important local industrialist, civic and political leader.
- B. The Caldwell-Cobb-Love House represents two major movements in 19th century architectural history. The original two-story weatherboarded frame house raised on a high Flemish bond brick foundation was a distinguished transitional Federal-Greek Revival house.
- C. In the late 1870s or early 1880s it was remodeled and overbuilt in an elaborate Victorian cottage style. In that remodeling, most of the original interior wood-work, including door and window casings, doors and mantels, was left intact. Although portions of its 1870s period embellishments were removed in an early 20th century remodeling, the house survives today as a remarkable example of the architectural taste of two generations of 19th century Lincolnton residents.

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The Caldwell-Cobb-Love House is located in the Lincoln County seat of Lincolnton. The house was constructed prior to the Civil War by Dr. Elam Caldwell and has housed a number of important Lincoln County citizens.

The exact construction date of the house is not known. However, it is likely that Dr. Caldwell built the house shortly after his 1840 marriage to Elizabeth Motz and his 1841 purchase of several city lots from the estate of his late father-in-law, John Motz, Sr. Dr. Caldwell, a Lincolnton physician, was a member of one of the area's most prominent families. His maternal grandfather, William Sharpe, was a member of the Continental Congress, the North Carolina Council of Safety, the North Carolina Provincial Congress, and the North Carolina General Assembly. His father, Andrew Caldwell, also served in the General Assembly as did two brothers, David Franklin and Joseph Pearson Caldwell. David F. Caldwell was also a judge while Joseph P. Caldwell served two terms in the United States Congress. Dr. Caldwell's wife was a granddaughter of Andrew Loretz, an influential German Reformed minister in Lincoln County in the latter eighteenth and early nineteenth centuries. Her father, John Motz, was a Lincolnton businessman.²

Elam Caldwell and Elizabeth Motz were married in August of 1840. About one year later they purchased two lots in Lincolnton from the Motz estate for \$120. Lincoln County tax records show that these lots were valued at \$800 in both 1848 and 1851, but in 1856 they were valued at \$1,500, suggesting that Caldwell may have improved the house during this period. The Caldwell's had at least three children, but the house passed out of the family following Dr. Caldwell's death in the mid 1870s.³ Beverly Cobb purchased the house and seven city lots from the Caldwell estate in 1877 for \$2,500. Cobb greatly remodeled the house in the cottage style.⁴

Cobb (1848-1900) was the son of Joseph C. Cobb and Margaret Butts Cobb. Joseph Cobb was one of Lincolnton's leading merchants. Beverly Cobb was a lawyer and leading political figure in the town. He represented Lincoln County in the North Carolina General Assembly in 1877 and 1879 and was mayor of Lincolnton in 1889. He married Jeannie McBee Justice in the late 1870s. They had no children although she had a daughter, Elizabeth Justice, from an earlier marriage.

Following Cobb's death in 1900, the house again changed families. Edgar Love purchased the house and three lots from the Cobb estate for \$4,000.⁵ He enlarged the house, adding bathrooms, porches, and outbuildings.

Edgar Love was important to Lincoln and surrounding counties in a number of areas. He was born in adjacent Gaston County in 1868. He was educated at the University of North Carolina. Love operated a grocery business in Gastonia until 1899 when he moved to Lincolnton, where he and his uncle Daniel Rhyne organized the Daniel Manufacturing Company. The next year he organized the Saxony Mill in Lincolnton. He later became president of Love Cotton Mills in Lincolnton, two Melville Mills in Cherryville, and Avon Mills at Gastonia. He was also one of the organizers of the Southern Yarn Spinners Association.

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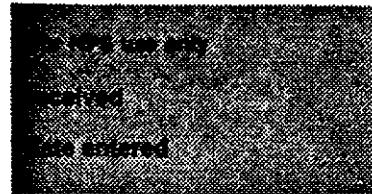
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In addition to his business successes, Love was also an important civic and political leader in the area. He was one of the organizers of the First National Bank of Lincolnton and was a member of the city council and board of education. Love served as mayor of Lincolnton from 1907 until 1908 and again from 1915 until 1918. During his first tenure as mayor, Lincolnton received its first electricity, waterworks, and sewer systems. Love served two terms in the North Carolina General Assembly (1916, 1918). At the time of his death in 1920, Love was chairman of the Lincoln County Executive Committee of the Democratic Party and was a member of the party's state executive committee. He was killed October 8, 1920 when the car he was driving was struck by a train at a Gaston County crossing. His funeral was said to have been the largest in Lincoln County history.

Love married Katharine McLean, the daughter of Lincolnton doctor Augustus McLean. She succeeded her husband as a member of the Democratic State Executive Committee following his death and was also active in Lincolnton's cultural life. Their four children were James Franklin; Katharine; Edgar, Jr.; and Mary. J. Franklin became president of Saxony Mills after the death of his father.

In 1930, the Caldwell House was sold to John Oscar Shuford, Jr.⁸ He lived in the house with his father, his mother Frances, and a brother and sister. Ironically, John Oscar Shuford, Sr. was an electrical engineer brought to Lincolnton by Edgar Love around 1906 to begin installing electric lights for the city and also for the Love home. The elder Shuford died in 1934. In 1940, the younger Shuford married Ellen White Holland, a Gaston County native. The Shufords lived in the house until around 1970, along with their three children, Charlotte; John, III; and William. John Shuford, Jr. was an antique dealer while his wife was a schoolteacher. The Shufords made only a few modifications in the house, the most notable being the removal of a large porch. The Shufords moved out of the house around 1970 and it has remained unoccupied since. In 1983, they sold the house to Thomas Wilson, Sr. who restored it as a residence for his son Thomas Wilson, Jr.

The Caldwell-Cobb-Love House is one of Lincoln County's most important historical houses due to its association with a number of prominent personages. The Caldwell, Cobb, and Love families were important in medicine, law, politics, industry, business, education, and civic betterment.

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HISTORICAL SIGNIFICANCE

Item number 8

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NOTES

¹ Lincoln County Deed Book 39, p. 322; William L. Sherrill, Annals of Lincoln County, North Carolina (Charlotte: The Observer Printing House, 1937), 124, hereinafter cited as Sherrill, Annals of Lincoln County.

² William S. Powell (ed.), Dictionary of North Carolina Biography (Chapel Hill: The University of North Carolina Press, 1979), I, 302; Sherrill, Annals of Lincoln County, 74-76.

³ Sherrill, Annals of Lincoln County, 124; Eighth Census of the United States, 1860, Lincoln County, North Carolina, Population Schedule; Ninth Census of the United States, 1870, Lincoln County, North Carolina, Population Schedule; Lincoln County Property Tax Lists.

⁴ Lincoln County Deed Book 49, p. 479.

⁵ Sherrill, Annals of Lincoln County, 269, 284, 299, 502; Tenth Census of the United States, 1880, Lincoln County, North Carolina, Population Schedule; John L. Cheney, Jr. (ed.), North Carolina Government, 1585-1974: A Narrative and Statistical History (Raleigh: North Carolina Department of the Secretary of State, 1975), 457, 459, hereinafter cited as Cheney, North Carolina Government.

⁶ Lincoln County Deed Book 81, p. 294.

⁷ R. D. W. Connor, North Carolina: Rebuilding an Ancient Commonwealth (Chicago and New York: The American Historical Society, four volumes, 1928), III, 161-162; Charlotte Observer, October 9, 1920; Sherrill, Annals of Lincoln County, 248, 362, 502.

⁸ Shuford bought the house from E. B. Thomason and L. O. Lohman, who had purchased it from Mrs. Love in 1927. Thomason and Lohman were unable to pay the mortgage and John Shuford purchased it at auction for \$3,125. Lincoln County Deed Book 154, p. 599; Book 166, p. 349.

⁹ Telephone interview with Mrs. Ellen Shuford, November 14, 1983, notes in file.

9. Major Bibliographical References

Sherrill, William L. Annals of Lincoln County, North Carolina. Charlotte: The Observer Printing House, 1937.

10. Geographical Data

Acreage of nominated property 0.55 acre

Quadrangle name Lincolnton, West quadrangle

Quadrangle scale 1:24 000

UTM References

A	1 7	4 7 6 9 8 0	3 9 2 4 8 7 0
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

The property included in this nomination is the house lot shown as parcel number 3, Block 11, Lincoln County Tax Map. 201.

List all states and counties for properties overlapping state or county boundaries

state	code	county	N/A	code
state	code	county		code

11. Form Prepared By

name/title Architectural description, statement of significance and criteria assessment by Cindy Craig and Davyd Foard Hood: historical research report by Jim Sumner, staff, organization Division of Archives and History date December 10, 1985

street & number 109 E. Jones St. telephone (919) 733-6545

city or town _____ state _____

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature William S. Price, Jr.

title State Historic Preservation Officer date December 10, 1985

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

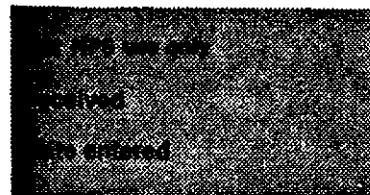
Chief of Registration

date

United States Department of the Interior
National Park Service

National Register of Historic Places

Inventory—Nomination Form



Continuation sheet

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Powell, William S. (ed.). Dictionary of North Carolina Biography. Chapel Hill: The University of North Carolina Press, 1979, Volume One.

Sherrill, William L. Annals of Lincoln County, North Carolina. Charlotte: The Observer Printing House, 1937.

Shuford, Mrs. Ellen. Telephone interview with. November 14, 1983. Notes in file.

United States Census Office. Eighth Census of the United States, 1860, Lincoln County, North Carolina, Population Schedule; Ninth Census of the United States, 1870, Lincoln County, North Carolina, Population Schedule; Tenth Census of the United States, 1880, Lincoln County, North Carolina, Population Schedule. Microfilm copies. Raleigh: Division of Archives and History.



United States Department of the Interior

NATIONAL PARK SERVICE

P.O. BOX 37127

WASHINGTON, D.C. 20013-7127

IN REPLY REFER TO:

FEB 14 1986

Gail

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning February 2, 1986 and ending February 8, 1986. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARIZONA, Pinal County, Casa Grande, Casa Grande Union High School and Gymnasium (Casa Grande MRA), 420 E. Florence Blvd. (02/03/86)

ARIZONA, Yavapai County, Camp Verde vicinity, Wingfield, Robert, W., House, Montezuma Castle Hwy. (02/03/86)

CALIFORNIA, Los Angeles County, Pasadena, Blacker, Robert R., House, 1177 Hillcrest Ave. (02/06/86)

CALIFORNIA, San Francisco County, San Francisco, YMCA Hotel, 351 Turk St. (02/06/86)

COLORADO, Fremont County, Canon City, Canon City Downtown Historic District (Boundary Increase), 602 Macon Ave. (02/06/86)

CONNECTICUT, Middlesex County, Middlefield, Lyman II, David, House, 5 Lyman Rd. (02/06/86)

CONNECTICUT, Middlesex County, Middletown, Russell Company Upper Mill, 475 E. Main St. (02/06/86)

CONNECTICUT, Windham County, Sterling (also in Plainfield), Sterling Hill Historic District, Green Lane and CT 14A (02/06/86)

DISTRICT OF COLUMBIA, Washington, Twin Oaks, 3225 Woodley Rd., NW (02/05/86)

HAWAII, Maui County, Haiku, Haiku Mill, Haiku Rd. (02/06/86)

MISSOURI, Jackson County, Independence, Lewis-Webb House, 302 West Mill (02/06/86)

MONTANA, Flathead County, Polebridge, Adair, W. L., General Mercantile Historic District, Polebridge Loop Rd., 1/4 mile E. of North Fork Rd. (02/06/86)

NORTH CAROLINA, Haywood County, Crabtree, Mount Zion United Methodist Church, SR 1503 (02/05/86)

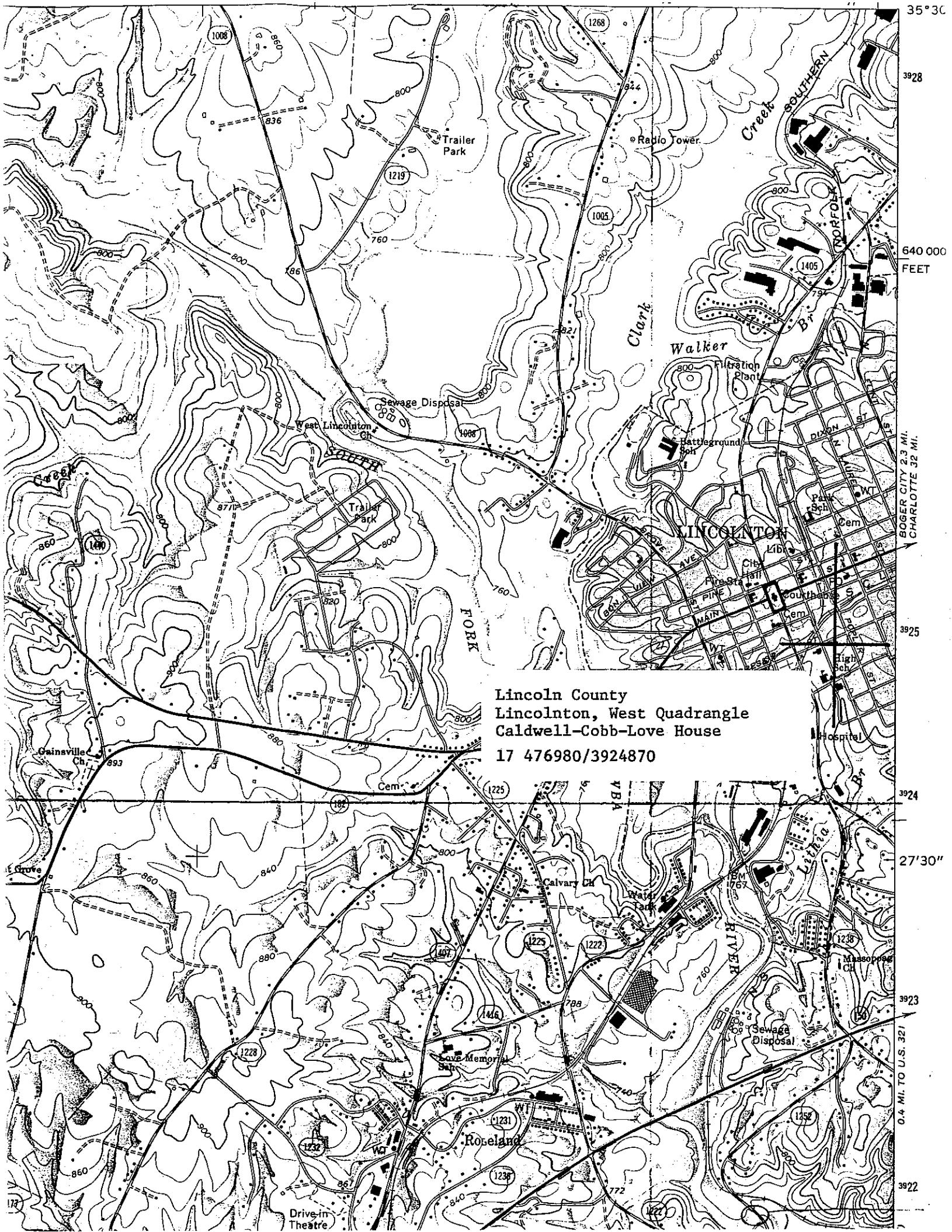
NORTH CAROLINA, Lincoln County, Lincolnton, [Redacted] - [Redacted] House, 218 E. Congress St. (02/06/86)

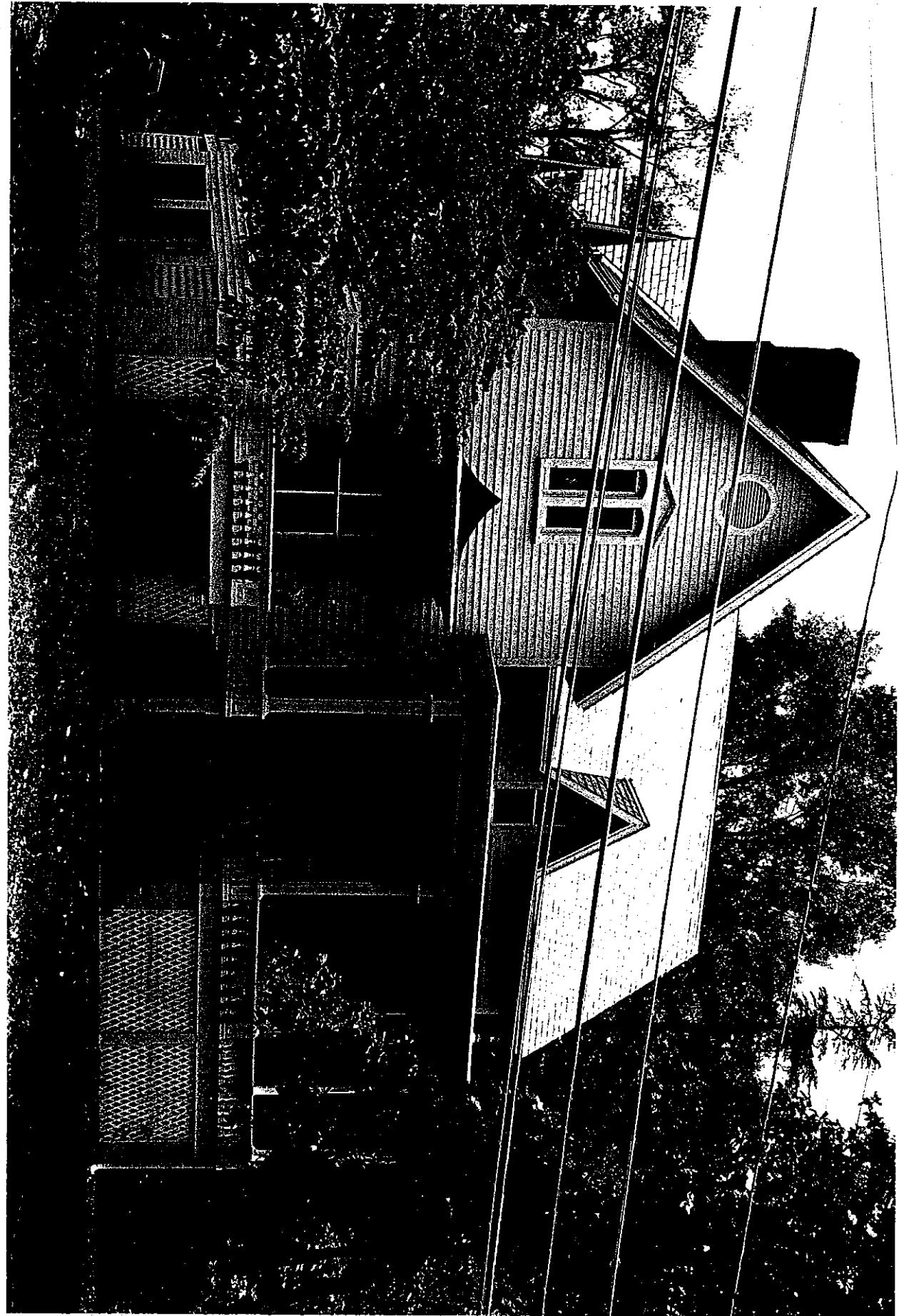
NORTH CAROLINA, Pitt County, Greenville, U.S. Post Office, 215 S. Evans St. (02/06/86)

NORTH CAROLINA, Wake County, Zebulon vicinity, Bunn, Bennett, Plantation, NC 97 (02/04/86)

NORTH DAKOTA, Dunn County, New Hradec, Saints Peter and Paul Church, (02/03/86)

UTAH, Summit County, Park City, Doyle, John, House (Mining Boom Era Houses TR), 339 Park (02/06/86)





PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

I (We), Susan and Andrej Horvat,
as owner(s) of the property, hereby give permission to the
Lincoln County Historic Properties Commission to exercise
design review over the interior portions of the house as
cited in the National Register Application and Report for
the historic landmark known as the Caldwell-Cobb-Love House.

Signature: Susan Snipes Horvat
(owner)

Name (Print): Susan Snipes Horvat

Signature: Andrej Horvat
(owner)

Name (Print): ANDREJ HORVAT

Date: 10/5/91