

# LINCOLN COUNTY HISTORIC PROPERTIES COMMISSION

## APPLICATION FOR HISTORIC LANDMARK DESIGNATION

### **Preparing Your Application:**

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. Lincoln County Historic Properties Commission (HPC) staff is available to advise in the preparation of applications.

### **Filing Your Application:**

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the HPC to determine whether the property qualifies for designation.

Mail the application to Lincoln County HPC, 302 N. Academy St., Lincolnton, NC 28092. Submitted materials become the property of the HPC and will not be returned. Incomplete applications will be returned to the applicant for revision. HPC staff will contact applicants after receiving an application to discuss the next steps of the designation process (see Landmark Designation Q & A for more information). Please feel free to contact HPC with any questions at 704-748-9090, or e-mail at [lcmh@bellsouth.net](mailto:lcmh@bellsouth.net). HPC can be found on the web at [www.lincolncountyhistory.com](http://www.lincolncountyhistory.com).

### **Thank you very much for your interest in protecting HPC's historic resources!**

*\*The guidelines developed for this application are based on the evaluation process used by the National Register of Historic Places. National Register evaluation principles regarding criteria, category classifications, and integrity have been adapted for local applications.*

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#### **1. Name of Property**

Historic Name: Frank Beal House

Current Name: Frank Beal House

#### **2. Location**

Please include the full street address of the property, including its local planning jurisdiction. HPC Identification (PIN) and Real Estate Identification (REID) Numbers can be found at the Lincoln County GIS property information website at [www.lincolncounty.org](http://www.lincolncounty.org). Click on "County Government", then "Online Services" then click on "Lincoln County GIS System".

Street Address: 204 South Academy Street

Planning Jurisdiction: Lincolnton PIN Number: 3623-83-5975

#### **3. Owner Information (If more than one, list primary contact)**

Name: Deirdre Nachamie

Address: 204 South Academy Street, Lincolnton, NC 28092

Phone: (980) 241-9197 Email: [nachamiewhitley@charter.net](mailto:nachamiewhitley@charter.net)

#### **4. Applicant/Contact Person (If other than owner)**

Name: Jason L. Harpe

Address: 403 East Main Street, Lincolnton, North Carolina, 28092

Phone: (704) 477-0987 Email: [jason.harpe@charter.net](mailto:jason.harpe@charter.net)

#### **5. Signatures**

*I have read the general information on landmark designation provided by the Lincoln County Historic Properties Commission and affirm that I support landmark designation of the property defined herein.*

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**OFFICE USE ONLY: Received by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**6. General Date/Site Information**

A. Date of Construction and major additions/alterations: ca. 1910

B. Number, type, and date of construction of outbuildings: N/A

C. Approximate lot size or acreage: .18

D. Architect, builder, carpenter, and /or mason: N/A

E. Original Use: residence

F. Present Use: residence

G. Significance for Landmark Designation: architecture

**7. Classification**

A. **Category (fill in type from below):** Building

- **Building** – created principally to shelter any form of human activity (i.e. house, barn/stable, hotel, church, school, theater, etc.)
- **Structure** – constructed usually for purposes other than creating human shelter (i.e. tunnel, bridge, highway, silo, etc.)
- **Object** – constructions that are primarily artistic in nature. Although movable by nature or design, an object is typically associated with a specific setting or environment (i.e. monument, fountain, etc.)
- **Site** – the location of a historic event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archeological value, regardless of the value of any existing structure (i.e. battlefields, cemeteries, designed landscape, etc.)

B. **Ownership (check one):** ☐ Private ☐ Public

**C. Number of Contributing and non-contributing resources on the property:**

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

	<u>Contributing</u>	<u>Non-contributing</u>
Buildings	<u>1</u>	_____
Structures	_____	_____
Objects	_____	_____
Sites	_____	_____

D. **Previous field documentation (when and by whom):** Lincolnton Commercial Historic District, Laura Phillips, listed on 12/16/2005

*Please contact Jason Harpe at the Historic Properties Commission to determine if the property is included in the Lincoln County survey (704-748-9090)*

E. **National Register Status and date (listed, eligible, study list):** contributing, LCHD, 12/16/2005

*Please contact Jason Harpe at the Historic Properties Commission at (704-748-9090)*

**8. Supporting Documentation (Please type or print and attach to application on separate sheets. Please check box when item complete.)**

#### **A. Required Photographs**

All photographs are required to be **digital, in JPEG (.jpg) format, and submitted on a recordable CD or DVD.** Please note the following requirements:

- **Minimum Standard:** 6.5" x 4.5" at a resolution of 300ppi (a pixel dimension of 1950 x 1350)
- **File Size:** There is no maximum or minimum for the file size of an image; however, smaller file sizes may be necessary when emailing images.
- **Proof Sheet:** Proof sheets are still required to show what is on a CD or DVD without having to load to disk. Proofs may be printed in either color or black and white as long as the images are crisp and legible. There should be a minimum of four and a maximum of six proofs per 8.5" x 11" sheet, with no image smaller than 3.25" on its longest side. Proofs should be labeled as they appear on the disk.
- **Naming Images:** Please label image files for the Local Designation Application as follows:  
LN\_PropertyName\_Description.jpg (ex. LN\_ABCHouse\_front\_façade.jpg)

For buildings and structures, include all elevations and at least one (1) photo of all other contributing and non-contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.

#### **B. Floor Plan (for buildings and structures)**

Please include a detailed floor plan showing the original layout, dimensions of all rooms, and any additions (with dates) to the building or structure. Drawings do not have to be professionally produced nor do they need to be to exact scale, but should accurately depict the layout and dimensions of the property.

#### **C. Maps**

Include two (2) maps: one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Please show street names and numbers and all structures on the property.

#### **D. Historical significance (Applies to all classifications)**

Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the commercial, social or political history of Lincoln County or of the local community. Include all major property owners of the property, if known. Include a bibliography of sources consulted.

#### **E. Architectural description, significance and integrity (for buildings, structures and objects)**

For **buildings and structures**, describe significant exterior architectural features, additions, remodeling, alterations and any significant outbuildings. For **objects**, describe the physical appearance of the object(s) to be designated in context of the history of the local community or of Lincoln County. For example, a building or structure might be a community's only surviving example of Greek Revival architecture or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor. Include a description of how the building, structure or object currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof? Please include a bibliography of sources consulted.

#### **F. Property boundary, significance and integrity (Applies to all classifications)**

Describe the land area to be designated, address any prominent landscape features. Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s), structure(s) or object(s)** located within the property boundary or, in the case of **sites**, the historical event or events that make the land area significant. For **buildings and structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **objects**, the designated land area may continue to provide the object's historic context (i.e., a statue's historic park setting). For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

Section 8a. Photographs



Front Façade (East Elevation)



North Elevation





West Elevation



Southeast Corner



Central Doorway (East Elevation)



Front Porch, Central Entry (East Elevation)



Front Porch Columns and Railing (East Elevation)





Fireplace and Hearth (East Elevation)



Wainscoting, first floor hall



Picture Molding and Surrounds, first floor



Central Stairway



Central Stairway





Fireplace and Hearth (East elevation)



Wainscoting and window surround (East Elevation)



Picture Molding and Ceiling (East Elevation)



Modern doors with original surrounds (North Elevation)



Wainscoting and Windows (North Elevation)



Fireplace and hearth (Southwest Elevation)





Staircase Newel Post (Central Stairway)



Staircase (Second Floor)



Ceiling (Second Floor)



Second Floor Meeting Room (East Elevation)



Second Floor Meeting Room, Ceiling (East Elevation)



Flooring, first floor (North Elevation)



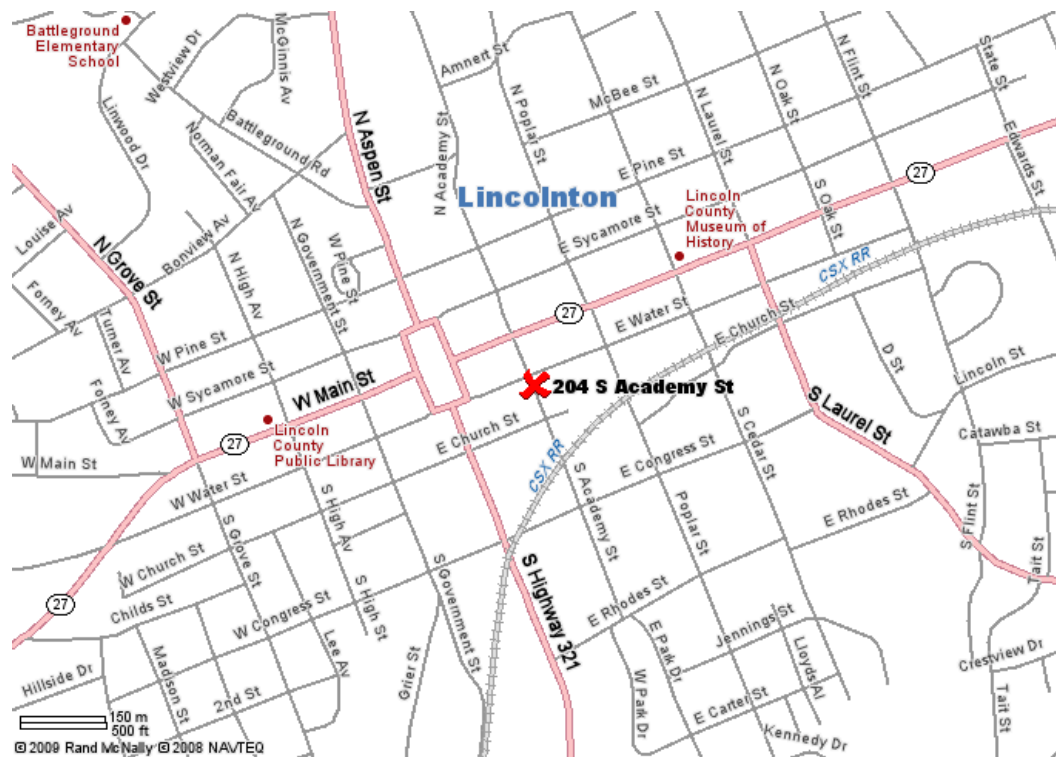
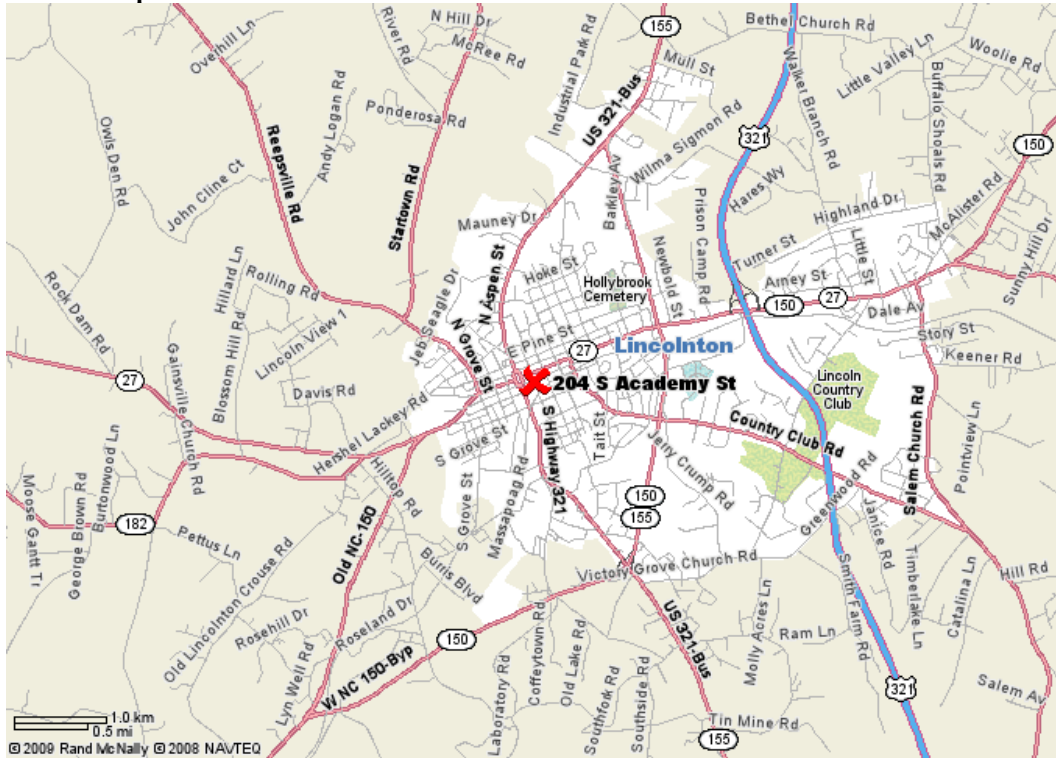


World War I soldiers marching from East Main Street in downtown Lincoln on their way to Union Station near the intersection of South Academy Street and the C. &N.W. and Seaboard Airline Railways. Photograph courtesy of the Lincoln County Historical Association, Ramseur Family Collection.

## Section 8B: Floor Plan

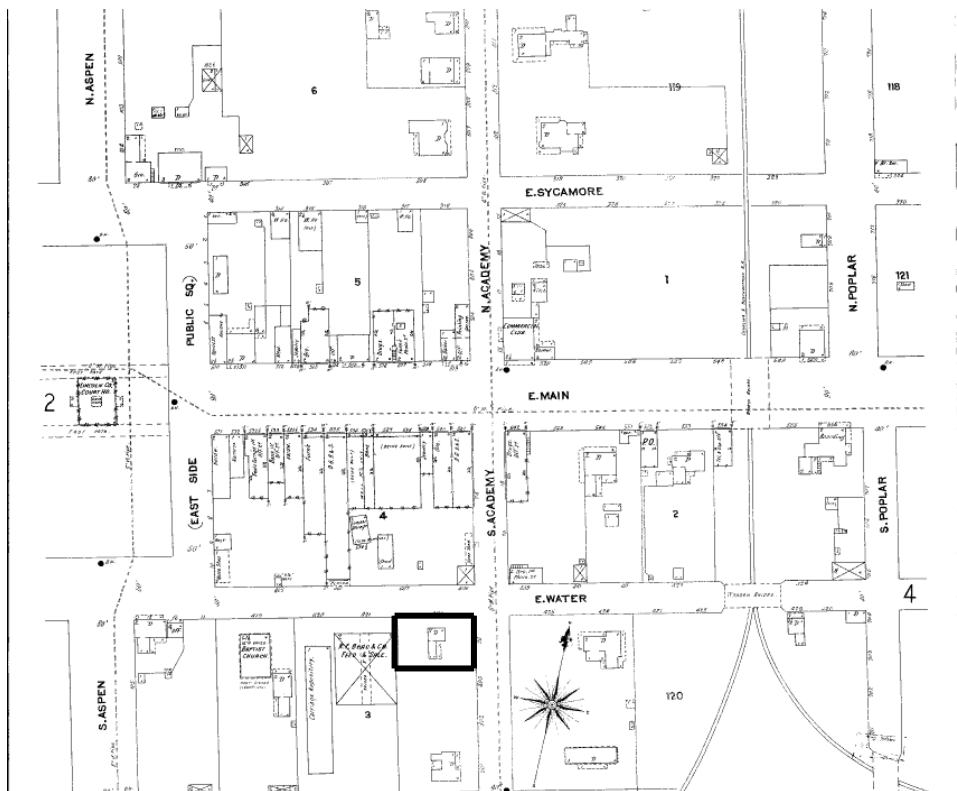
No floor plan required for this nomination.

## Section 8C: Maps



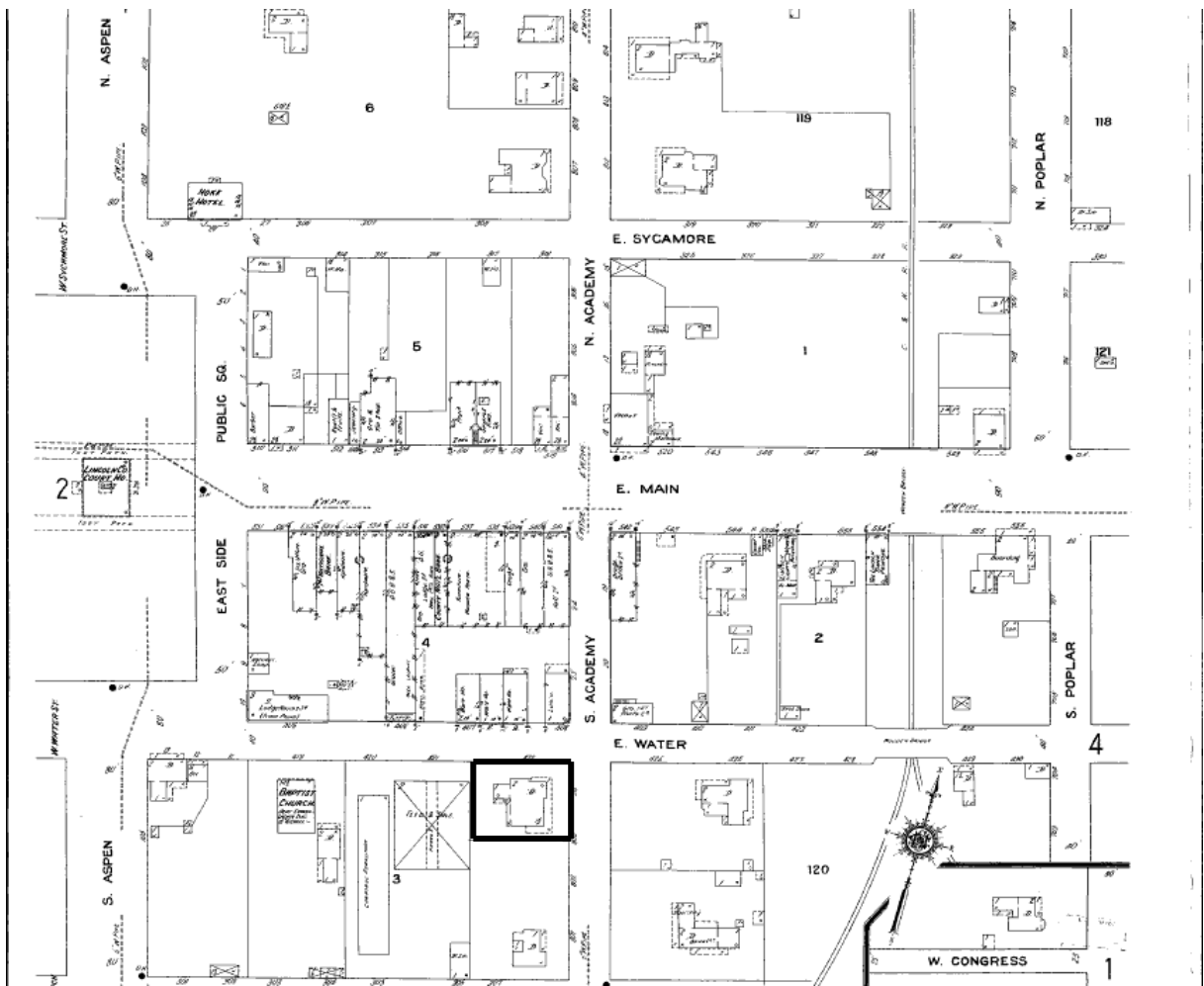


*Landmark Boundary Map*



*1906 Sanborn Insurance Map*

———— Frank Beal House property boundaries



1911 Sanborn Insurance Map

Frank Beal House property boundaries

## 8D: Historical Significance

Lot #16 in the Southeast Square of Lincolnton, on which the Frank Beal House is currently situated, is historically associated with the Schenck family of Lincoln County. Michael Schenck built a frame I-house that faced East Water Street with a rear-ell on this lot after he purchased the property from Martin Shuford for \$100 on February 5, 1813.<sup>1</sup> On August 6, 1817, Lawson Henderson, Daniel Hoke, and Jacob Ramsour, Commissioners for the Town of Lincolnton conveyed to Michael Schenck for \$16 an additional seventeen feet to Lot #16 in the South East Square of Lincolnton – additional frontage on the “Back Street.” The North Carolina Legislature appointed these commissioners to assign new limits to the streets in Lincolnton, which made it necessary to assign new limits to lots in Lincolnton.<sup>2</sup>

Michael Schenck executed his will on April 5, 1847, probated at April Court 1849, and outlined that “To my daughter Lavinia McPherson I will and bequeath the house and lot I now occupy it being lot No. 16 in the South East Square of Lincolnton, which I value at seven hundred and fifty dollars.”<sup>3</sup> Michael Schenck resided at Lot number 16 in the Southeast Square at the time of his death in 1849, and the 1850 and 1860 censuses indicate that Lavinia Schenck McPherson is residing at this building.<sup>4</sup> Lavinia Schenck married Angus McPherson on October 23, 1832.<sup>5</sup> Angus McPherson was a Methodist minister who was deceased before 1850. To Angus and Lavinia McPherson were born two daughters: Laura and Frances McPherson. Laura married Samuel Lander, Jr., son of Methodist minister Samuel Lander, on December 20, 1853, and Frances married R.R. Templeton on January 21, 1854.<sup>6</sup>

Lavinia McPherson, the mother-in-law of Samuel Lander, Jr., sold the property at Lot #16 to Lander for one dollar on October 28, 1890.<sup>7</sup> Samuel and Laura Lander sold the property to his niece Mrs. Agnes Lawing, the daughter of William Lander and the wife of Dr. John M. Lawing, on June 19, 1894.<sup>8</sup> Lawing was a native of Mecklenburg County, North Carolina who moved to Lincolnton in 1866 and established a drug store in downtown Lincolnton.<sup>9</sup> R.F. Beal and C.H. Rhodes purchased the lot on which R. F. Beal built his house from Mrs. Agnes Lawing on January 8, 1907 for \$2,500.<sup>10</sup> Charles H. Rhodes was the son of textile magnate John M. Rhodes, and served as Sheriff of

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<sup>1</sup> Lincoln County Deed Book 25, Page 548. Lincoln County Courthouse, Lincoln County Register of Deeds, Lincolnton, North Carolina. Ann M. Dellinger provided the bulk of the material on the Schenck and Lander families and their association with Lot #16 in the South East Square of downtown Lincolnton.

<sup>2</sup> Lincoln County Deed Book 36, Page 113.

<sup>3</sup> Lincoln County Wills, North Carolina Department of Archives and History, Raleigh, North Carolina. Michael Schenck is buried in the Old Methodist Church Cemetery on South Aspen Street in Lincolnton. He was born in February 1771 and died on March 6, 1849.

<sup>4</sup> Michael Schenck built the first cotton mill south of the Potomac River one half mile east of Lincolnton in 1816. The mill was known as the Schenck-Warlick Mill because Absalom Warlick built some of the machinery that was associated with the mill building.

<sup>5</sup> Curtis Bynum, *Marriage Bonds of Tryon and Lincoln Counties, North Carolina* (Newton, N.C.: Catawba County Historical Association and Lincoln County Historical Association, Lincolnton, N.C., 1962), 87

<sup>6</sup> Ibid., 77, 124.

<sup>7</sup> Lincoln County Deed Book 63, Page 460.

<sup>8</sup> Lincoln County Deed Book 73, Page 46.

<sup>9</sup> William L. Sherrill, *Annals of Lincoln County, North Carolina* (Baltimore: Regional Publishing Company, 1937), 262-263.

<sup>10</sup> Lincoln County Deed Book 93, Page 570.

Lincoln County from 1894 to 1898.<sup>11</sup> When the deed was executed, Lawing included that on the property was located “two dwelling houses.”<sup>12</sup> These houses were located at the northern and southern boundaries of Lot #16. The building at the southern boundary is still standing, and the building at the northern boundary was the Michael Schenck House. The remaining portion of the block, between the R.F. Beal House and this building at the southern boundary, has buildings built during the 1940s.

Frank Beal built his house in ca. 1910 at the intersection of East Water Street and South Academy in downtown Lincolnton just east of the building where he operated his feed and sale business “R.F. Beal and Co. Feed & Sale.” This lot is identified on the “Map of Lincolnton, N.C.” drawn by Alfred Nixon on January 1, 1901 as Lot #16 in the South East Square of the Town of Lincolnton. Nixon executed the map for D.W. Robinson.<sup>13</sup> C.H. Rhodes and his wife Effie Heafner Rhodes sold one half of Lot #16 to R.F. Beal on August 23, 1909 for \$750.<sup>14</sup> Richard Franklin Beal was born to Benjamin V. and Ellen Beal in Lincoln County, North Carolina on May 5, 1866.<sup>15</sup> In the 1880 Lincoln County Census, his father’s occupation was listed as “revenue,” and his mother was a house wife.<sup>16</sup> R.F. was the oldest of six children born to Benjamin and Ellen Beal. His siblings included Baxter, James, Luella, Mollie, and Nannie. He is believed to have met his wife Blanche Killian of Denver, Lincoln County, North Carolina, during Rock Springs Camp Meeting in August 1896.<sup>17</sup> By 1900 he was working at C.H. Rhodes’s hardware store in downtown Lincolnton. He served as County Treasurer for Lincoln County from 1902-1908, and in 1906 was operating “R.F. Beal & Co. Feed & Sale” on East Water Street, one lot west of where he would build his home in ca. 1910.<sup>18</sup>

By 1920, he and his former partner C.H. Rhodes entered a business partnership with C.H. Robinson and J.H. Rudisill and opened a general store. Beal worked as a salesman for the general store.<sup>19</sup> During the 1920s, Beal and C.H. Rhodes operated a Standard Oil business, and by the 1930s Beal and Rhodes expanded their operations. By 1930, Beal worked as a real estate trader, and he and Rhodes had a gas and oil business that sold Atlantic Oil Company products. These products included Atlantic White Flash gasoline, Atlantic Motor Oil, as well as a line of kerosene and anti-freeze. The company had two tank trucks with four employees, and their plant was located between Lincolnton and Midland on NC Highway 27. Their plant had a storage capacity of 17,600 gallons and served Lincoln County and various sections of Gaston and Catawba counties.<sup>20</sup>

<sup>11</sup> Sherrill, *Annals of Lincoln County*, 365.

<sup>12</sup> Lincoln County Deed Book 93, Page 570.

<sup>13</sup> “Map of Lincolnton, N.C., Drawn for D.W. Robinson, January 1, 1900 by A. Nixon,” Nixon Family Collection, Lincoln County Historical Association (LCHA), Lincolnton, North Carolina. This collection contains the original, and a copy of the map is available in the LCHA Reference Collection.

<sup>14</sup> Lincoln County Deed Book 98, Page 465.

<sup>15</sup> Death Certificate for Richard Franklin Beal, 8 January 1941. North Carolina State Board of Health, Bureau of Vital Statistics. *North Carolina Death Certificates*. Microfilm S.123. Rolls 19-242, 280, 313-682, 1040-1297. North Carolina State Archives, Raleigh, North Carolina; “R.F. Beal, Prominent Business Man, Died Wed.” *Lincoln County News*, January 9, 1941.

<sup>16</sup> Paul H. Dellinger and Susie Gladden, compilers. *The 1880 Federal Census of Lincoln County, North Carolina* (Lincolnton, N.C.: Paul Dellinger, n.d.), 92.

<sup>17</sup> “R.F. Beal, Prominent Business Man, Died Wed.”

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Laura B. Phillips, “Lincolnton Commercial Historic District,” National Register of Historic Places nomination, National Park Service, United States Department of Interior, December 16, 2005, 11.



On August 25, 1938, the Homeowners' Loan Corporation of Washington, D.C. replaced C.S. Noble with T.C. Abernethy as the Trustee of a note secured by the deed of trust covering R.F. Beal's property at Lot #16.<sup>21</sup> R.F. Beal defaulted on the deed of trust for the property at Lot #16 and T.C. Abernethy, Substitute Trustee, sold the property at public auction on September 27, 1938. The Homeowners' Loan Corporation purchased the property at the auction for \$4,964.00.<sup>22</sup> R.F. Beal died on January 8, 1941 and is buried at Hollybrook Cemetery in Lincolnton. He was a member of the First Presbyterian Church of Lincolnton, Woodmen of the World, and Lincoln Lodge No. 137, A.F. & A.M.<sup>23</sup>

Luther Clyde Beam and Michael Quickel purchased the property from the Home Owners' Loan Corporation for \$3,250 on August 15, 1940.<sup>24</sup> L. Clyde Beam was born in Lincoln County on December 16, 1892 to David J. and Margaret L. Beam. He attended Ridge Academy in Vale, Lincoln County, North Carolina and was matriculated from Lenoir-Rhyne College in Hickory, Catawba County, North Carolina. After college he worked as a builder for Seth Lumber Company and was a partner in Lincoln Hardware Company, both located in Lincolnton. He was a director of First Federal Savings and Loan Association for fifty years, was a veteran of World War I, and is a past commander of the Milo-Wright American Legion Post in Lincolnton. During World War II, Beam was a member of the Lincoln County Selective Service Board, and he served Lincolnton on its Board of Alderman. He died on April 23, 1989 and is buried in Hollybrook Cemetery in Lincolnton.<sup>25</sup> Michael Carroll Quickel was born in Lincoln County on October 20, 1885 to Levi Quickel and Sarah Robinson Quickel. He was involved in the hardware business and local banking. He died on December 28, 1962 and is buried at Hollybrook Cemetery in Lincolnton.<sup>26</sup>

Theodore Floyd (T.F.) and Mae Rhodes Corriher purchased the property and R.F. Beal House from Luther Clyde Beam, his wife Lula C. Beam, and Michael C. Quickel and his wife Georgia Quickel on May 18, 1943 for five thousand dollars.<sup>27</sup> T.F. Corriher was born on August 21, 1888 in Rowan County, North Carolina, the son of George and Katherine Corriher. He was the former owner and operator of Rhodes-Corriher Implement Company on E. Water Street, the same block on which the R.F. Beal House is located, in downtown Lincolnton. Corriher was very active civically in Lincolnton with membership in the Lincolnton Rotary Club and Emmanuel Lutheran Church. He was on the board of the First National Bank of Lincolnton and Gamble Hospital. He died on February 11, 1966, and is buried Hollybrook Cemetery in Lincolnton.<sup>28</sup>

T.F. Corriher, Jr. acquired the property from his father and sold it to Simply Elegant on January 7, 1997.<sup>29</sup> On November 23, 2005, Simply Elegant sold the property to

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<sup>21</sup> Lincoln County Deed Book 201, Page 259.

<sup>22</sup> Lincoln County Deed Book 201, Page 291.

<sup>23</sup> Death Certificate of Richard Franklin Beal; "R.F. Beal, Prominent Business Man, Died Wed."

<sup>24</sup> Lincoln County Deed Book 209, Page 421.

<sup>25</sup> "L. Clyde Beam," *Lincoln County News*, 23 April 1989.

<sup>26</sup> "M.C. Quickel," *Lincoln Times-News*, 31 December 1962.

<sup>27</sup> Lincoln County Deed Book 234, Page 87.

<sup>28</sup> "Floyd Corriher Died Today After Illness Of Short Time," *Lincoln County News*, 11 February 1966.

<sup>29</sup> Lincoln County Deed Book 972, Page 715.

Milhollands Properties Inc.<sup>30</sup> It was under Milhollands Properties' ownership that the handicap ramp was added to the building's north elevation. Milhollands Properties sold the property to Michael R. Milholland and Wanda S. Milholland on November 29, 2006.<sup>31</sup> Deirdre Nachamie purchased the property from Michael and Wanda Milholland on November 3, 2008.<sup>32</sup>

### **8E: Architectural Description, significance and integrity**

The Frank Beal House is one of four non-commercial buildings in the Lincolnton Commercial Historic District, and is one of two residences in this district. This building and the Karl Lawing House, built ca. 1905 on East Water Street, are both contributing buildings to the LCHD. Although the Lawing House is a contributing building in the district, it has been altered with artificial siding and vinyl replacement windows. The Frank Beal House retains its original weatherboard siding, windows, and other architecturally defining details. The only changes made to the exterior are a handicap ramp at the north elevation, and the addition of recessed panels between each of the front porch's columns. These panels were added after 1919. A photograph from the collection of the Lincoln County Historical Association shows World War I soldiers marching down South Academy Street, in front of the Frank Beal House, on their way to one of Lincolnton's railroad depots and the recessed panels are not present on the porch at this time.

The Frank Beal House is a one-and-a-half story frame house with an irregular form and multiple gables and has elements of both Queen Anne and Colonial Revival style architecture. During the first two decades of the twentieth century, Lincolnton saw an increase in population from 828 in 1900 to 3,390 by 1920. This increase precipitated the need for more houses, and there were 650 dwellings in the city limits of Lincolnton. Many of these houses were built in an eclectic mix of the Colonial Revival, Queen Anne, and bungalow styles.<sup>33</sup> The only other architecturally comparable dwellings built in the Queen Anne and Colonial Revival style near downtown Lincolnton are the Henry A. Kistler House and the John R. Moore House. The John Moore House still retains its architectural integrity, but the Henry A. Kistler house's exterior has been altered with artificial siding and replacement vinyl windows. The Henry Kistler house is located on South Laurel Street, and the John Moore House is located on South Cedar Street.

The house is also locally significant because of its association with Richard Franklin Beal (1866-1941), one of Lincolnton's most prominent businessmen during the first three decades of the twentieth century.

### **Exterior Description**

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<sup>30</sup> Lincoln County Deed Book 1764, Page 304.

<sup>31</sup> Lincoln County Deed Book 1876, Page 319.

<sup>32</sup> Lincoln County Deed Book 2075, Page 810.

<sup>33</sup> Marvin Brown and Maurice C. York, *Our Enduring Past: A Survey of 235 Years of Life and Architecture in Lincoln County, North Carolina* (Lincolnton: Lincoln County Historic Properties Commission with assistance from the Lincoln County Board of Commissioners, the City of Lincolnton, and the North Carolina Division of Archives and History, 1985), 28.

The Frank Beal House is located on South Academy Street in downtown Lincolnton, North Carolina, in Lincoln County, and has occupied this lot since the building was completed in ca. 1910. The building is sited on a flat .19 acre lot, square in shape, landscaped with a grassy front lawn and a large oak tree at the property's northeast boundary, and a gravel driveway at the northern boundary. Sidewalks border the property at its east north and east boundaries. A flat-roofed concrete block building built by James Leatherman in 1942 is situated at the southern boundary, and the Rhodes-Corriher Building is located to the west of the house. The building is situated on the west side of North Academy street with the façade facing east, in Lincolnton's Commercial Historic District.

The Frank Beal House was historically a single family dwelling whose improvements over the past twenty years have involved converting the building to an office. The building has central heating and air conditioning, two offices on the first floor at the northeast and southwest corners, and measures approximately 2,537 square feet. The building has a waiting room at the southeast corner, a conference room between the office at the northeast corner and a kitchen at the northwest corner. The second floor has an office, sitting room, storage room, and a door at the northwest corner that accesses the attic. Other access to the attic at the second floor is provided by small scuttle holes in the beadboard covered ceiling.

The Frank Beal House is a large one-and-a-half story frame building with an irregular form and multiple gables that is indicative of architectural influences from the Queen Anne style from the late nineteenth-century, with Colonial Revival style architectural detailing at both the first and second floors. The house rests on a brick foundation laid in a common bond pattern with visible access to the dirt crawlspace provided at each of its elevations by modern metal vents covered with wire mesh. Originally, the house was supported at each of its corners by brick piers, and over the years various owners have covered the open spaces between these piers with brick infill. This side-gabled house has clipped gables at its north and south elevations with multiple intersecting pedimented gables and dormers at each of its elevations. The house is sheathed with weatherboard siding, and the roof is covered with asphalt shingles. A spacious, deep hipped-roof wraparound porch covered with asphalt shingles spans the house's first floor and classical front entry. Tuscan columns support the one-story porch, and a paneled balustrade is continuous between each column except for the two columns at the front steps that lead to the central entry. The house has one functional interior chimney that services the central entry and office at the northeast corner. Although there are fireplaces that open to rooms at the southeast and southwest corners, the chimneys are not functional.

The Frank Beal House's façade is three bays wide with a hipped-roof wraparound porch. The focal points of the façade, at the first floor, is a three-side projecting bay at the northeast corner and a central glass-and-wood-paneled entrance with sidelights and transom. A door with five recessed panels surmounted by a single-light transom occupies the first bay of the projecting bay at the northeast corner, and large one-over-one double hung wood windows occupy the other two bays. Five iron rails ascend the front porch's five brick steps. The front porch is covered with three-inch pine decking added during a previous ownership and remains unpainted. The current owner plans to have this decking refinished and coated with preservative material to ensure its future preservation. The porch ceiling is covered with original beadboard that is painted to match the house's

color palette. This large, deep porch typifies twentieth century property owners' desire to build porches that were adaptable to warm climates and connect with the simpler elements of life that included family and neighborliness. These porches, and the house's interior and exterior designs, constituted the American middle-class's rejection of Victorian clutter and opulence for a connection with a purely American esthetic.

Located at the façade's second floor is a central pedimented gabled-roof projection with a ribbon of three one-over-one double hung wood windows surmounted by a modified Palladian window. Located to the north of this projection is hipped-roof cross gable with three casement windows surmounted by a modified Palladian window. A pedimented hipped-roof dormer with three casement windows surmounted by a modified Palladian window is located to the south to the central gabled-roof projection.

The west elevation of the Frank Beal House has a gabled-roofed projection covered with asphalt singled roof with boxed returns. This room currently serves as an auxiliary space to the building's kitchen, and has a one-over-one double hung wooden window. Located to the south of this room is a shed-roofed addition covered with asphalt shingles. Two stone steps lead to a door with five panels that provides access to the office at the southwest corner.

The Frank Beal House's north elevation is bordered by a sidewalk separating it from East Water Street. This elevation has a handicapped-access ramp at the first floor, renovated by the current owner to meet code. The handicapped ramp has recessed paneling that matches the paneling found between the Tuscan columns of the front porch. This elevation is three bays wide with two one-over-one double hung wood windows at the first floor flanking a three-side projecting bay. Each of the bays of the three-bay projecting bay has one-over-one double hung wood windows. A one-over-one double hung wood window flanked by casement windows is located underneath the clipped double at this elevation's second floor.

The hipped-roof porch covers half of the first floor of the Frank Beal House's south elevation, and a one-over-one double hung window is located at the second bay at this elevation. At the second floor of this elevation is a clipped gable end over a casement window. Located to the east of this clipped gable roof is a pedimented cross gable with a ribbon of three casement windows and a modified Palladian arch.

The current property owner has recently painted the exterior, replaced rotten weatherboards and one of the modified Palladian windows, and has installed wood storm windows at the first and second stories.

### **Interior Description**

The interior of Frank Beal House retains much of its original wood flooring, trim, detailing, and layout. All of the window and door surrounds are original, and the owner has installed wood storm windows. The central entry provides access to offices at its south and north elevations, central staircase, and offices and conference room on the first floor. The rear entry at the house's west elevation leads to a kitchen and storage room. The current owner has replaced a few of the building's original raised paneled wood doors with modern raised paneled doors, and was required to add small risers at the

entrances to various rooms for handicap accessible. Additionally, she has finished the building's attic. The building's interior has an outstanding level of integrity, and the current owner is dedicated to retaining the house's architectural integrity.

The central entry has glass-and-wood-paneled entrance with sidelights and transom that leads to a commodious hall that opens to two rooms at its north and south elevations. One of the most distinctive features of the first floor and entire interior is a wide 180-degree turn stairway which retains its original chamfered pine newel posts with newel caps, and turned wooden balusters topped by the original pine handrail that terminate in the original pine treads. The newel posts and balusters are painted white, and the newel caps and handrail are painted burgundy. Recessed-paneled wainscoting is located on the stairway and follows the course of the staircase to the second floor. This wainscoting is also found on each of the central entry's walls. Also located in the central entry on its north wall is a corner fireplace surrounded by ceramic tile and a simple mantel with classical columns and molded brackets under the mantelshelf.

An original raised paneled door leads to a waiting room at the house's southeast corner. The room has beadboard wainscoting and ceiling, and large one-over-one double hung wood windows are its east and south walls. A non-functional fireplace is located on the room west wall that has original ceramic tiles and a mantel with Corinthian columns. A raised paneled replacement door with original fluted door surround from the waiting room's east wall opens to an office at the house's southwest corner.

The office to the east of the waiting room has its original beadboard wainscoting and ceiling, base molding, and window and door surrounds. This room's main feature is large mantel with tall fluted columns topped by brackets with floral motifs that support the mantelshelf, and a mirrored overmantel. Located on this room's south wall are two large one-over-one double hung wood windows. A raised paneled replacement door with original fluted door surround located to the north of the mantel accesses one of few first floor closets.

An office at the first floor's northeast elevations has each of the detailing found in the waiting room and office at the first floor's south elevation. At this office's east wall is a three-side projecting bay and a central glass-and-wood-paneled entrance with sidelights and transom. A door with five recessed panels surmounted by a single-light transom occupies the first bay of the projecting bay at the northeast corner, and large one-over-one double hung wood windows occupy the other two bays. A large one-over-one double hung wood window is located on the office's north wall.

A large conference room is located to the west of the first floor office at the house's northeast corner. Two large raised-paneled replacement doors with original fluted door surrounds open to the room at the east wall, and an original raised paneled door and fluted door surrounds opens to the central hallway at the south wall. At this office's east wall is a three-side projecting bay with one-over-one double hung wood windows. This room has original pine flooring, beadboard wainscoting and ceiling, and base molding.

## **8F. Property Boundary, significance, and integrity**

The Frank Beal House is situated on .19 acres at 204 South Academy Street, Lincolnton, Lincoln County, North Carolina. It is a contributing building in the Lincolnton Commercial National Register Historic District, listed on December 16, 2005. The property, square in shape, is bordered on the north by East Water Street, on the east by South Academy Street, on the west by the historic Rhodes-Corriher Building, and on the south by two one-story concrete block buildings built by James Leatherman and his father as rental property and the Leatherman Barber Shop during the 1940s. The most recent deed to the Frank Beal House is listed in the Lincoln County Deed Book 2075 at page 810. The Parcel ID number is 00526. The current appraised value of the improved property is \$173,448. The current appraised value of the 2,537 square foot building is \$116,195. The appraised value of the .19 acres is \$57,253.

### **Verbal Boundary Description**

The Local Landmark boundaries follow the parcel lines of Parcel 3623835975 as shown with a heavy black line on the attached Lincoln County GIS map at one inch = 100 feet.

### **Boundary Justification**

The boundaries encompass .19 acres on South Academy Street in Lincolnton, which is the acreage historically associated with the Frank Beal House. It provides an appropriate setting.



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