

LINCOLN COUNTY  
HISTORIC PROPERTIES COMMISSION

FILE COPY

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

March 26, 1991

Edgar Love Jr.  
Rt. 1 Box 726  
Iron Station, NC 28080

Dear Mr. Love:

Your property, Magnolia Grove, 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 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.

## 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.



## North Carolina Department of Cultural Resources

James G. Martin, Governor  
Patric Dorsey, Secretary

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

April 25, 1991

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

Re: Proposed designation of Woodside, Magnolia Grove, Shadow Lawn, Pleasant Retreat Academy, and the Lincoln County Courthouse as historic properties

Dear Steve:

Thank you for your letter of April 17 and the documentation for designation of the five above-cited properties as local historic properties. We have reviewed the information pursuant to GS 160A-400.6 and would like to offer the following comments.

The historical and architectural significance of all five properties has been well documented and recognized through their listing in the National Register of Historic Places. Therefore, all of them are also excellent candidates for local designation and we support the commission's recommendation that they be so designated. I would, however, like to offer specific suggestions for each property in terms of appropriate elements to include in the designation.

As you know, historic properties commissions may designate the interiors of privately owned properties for which the owner has given written consent for designation and review, and of public properties (with no special conditions for written consent required). I am assuming that you intend to include the interiors of these buildings in a designation along with the exteriors and the lands associated with the structures, as noted in the nominations. If this assumption is correct, I remind you that you must have the owners' written consent for interior review and the designation ordinance must specify what interior elements are included and what the nature of the commission's jurisdiction over those designated interiors will be. In addition, in order for the designation of interiors to be binding on future owners, the current owner's consent must be filed with the Register of Deeds office along with the designation.

Mr. Steve Killian  
April 25, 1991  
page two

ordinance, once it is adopted. The enabling legislation spells all this out quite specifically and I encourage you to review the filing requirements to which you will be subject.

In considering the designation of interiors, I suggest the following be included (in addition to any other elements you feel warrant designation which I may not mention):

Magnolia Grove: This property does retain much of its original interior fabric, including Federal style mantels in the 3 original rooms, wainscoting, 6-panel doors, the unusual front and rear doors (with raised panels on the exterior and diagonal sheathing on the interior side), and the stairs with their marbleized risers. In addition, another important feature is the three-room Quaker plan. I would recommend that the designation specify at least these elements for inclusion in the designation and things over which the Commission would have review authority. The designation ordinance, then, would specify that the exterior of the house, the interiors cited above, and the 3 acres upon which the house sits be designated.

Shadow Lawn: This property has lost some of its original interiors, but retains elements which are worthy for consideration for designation. I would specifically include the original center hall plan, the stair, the dining room mantel, and remaining original fabric on the second floor, which I understand from Marvin Brown's book is largely intact. The ordinance should specify these features, the exterior of the house, and the 1/4 acre lot.

Woodside: Again, this is a property which retains a significant degree of its original interiors. The Quaker plan is intact, except that the stair has been moved, and various Federal trim, including wainscoting, mantels, and ceiling medallions) also survives. The four-bay front elevation, with matched central doors, is unique and interesting, and is protected through designation of the exterior. These features, the 1/2 acre lot, and the exterior of the house should be designated.

Pleasant Retreat Academy: Of the five properties proposed for designation this one retains the least amount of original interiors. As far as I can tell, only two Federal mantels remaining inside may warrant designation, but you are in a better position than I to determine if there is other original fabric as well. Of course, the exterior does exhibit interesting features, including the corbeled cornice, and the front door arrangement with fanlights, pilasters, and cornice. Include the mantels, the exterior, and the 2 acres in the designation.

Mr. Steve Killian  
April 26, 1991  
page three

Lincoln County Courthouse: What seems primarily important about the interior of this building is the cross hall plan with octagonal public area on the first floor, and the various marble baseboards, floors, 10-panel doors, classical light fixtures, and pilasters. I understand the courtroom has been completely altered and now retains no original features. It is appropriate to recommend these interior features, the exterior, and the 1.9 acre square upon which this building stands and which is a significant landscape feature of its overall character.

This discussion of interiors may seem excessively detailed, and I want to assure you that not every building you may wish to designate will warrant this level of consideration of interiors. Of course, you may already have decided not to deal with interiors at all, given the sometimes difficult nature of "monitoring" changes inside buildings and owners' reluctance to have someone reviewing what they do inside their home. I do think these properties, particularly the three Federal houses, are worth the effort it may take to protect their interiors. However, you should decide what the best course for your commission will be:

I thoroughly enjoyed reviewing these proposals, for this was a wonderful collection of properties you have proposed for your initial designations. I sincerely hope the county commissioners will look favorably upon these proposals. Please call me if you have any questions about our comments.

Sincerely,

*Beth Thomas*

Beth P. Thomas  
Preservation Planner  
State Historic Preservation Office

bpt/s

FILE COPY

HISTORIC PROPERTIES COMMISSION

302 North Academy Street  
Lincolnton, NC 28092

May 29, 1991

To Whom It May Concern:

You are cordially invited to the next regularly scheduled meeting of the Lincoln County Historic Properties Commission which 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 had planned to review the Designation of Historic Property Report for Magnolia Grove during its May 16, 1991 meeting. As a result of a quorum not being available, the report will be reviewed at the June 20, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton.

If you can not attend your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to June 20, 1991. The designation of neighboring property only indirectly affects you. The valuation and uses of your property are not changed.

Once the report is approved by the Historic Properties Commission Magnolia Grove shall be recommended to the Lincoln County Board of Commissioners for designation as a 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 me.

Very truly yours,



Peggy Simmons, Chairman  
Lincoln County Historic Properties Commission

SK/m

# LINCOLN COUNTY, N.C.

OFFICE OF THE TAX ADMINISTRATOR

Plot from County Geographic Information System

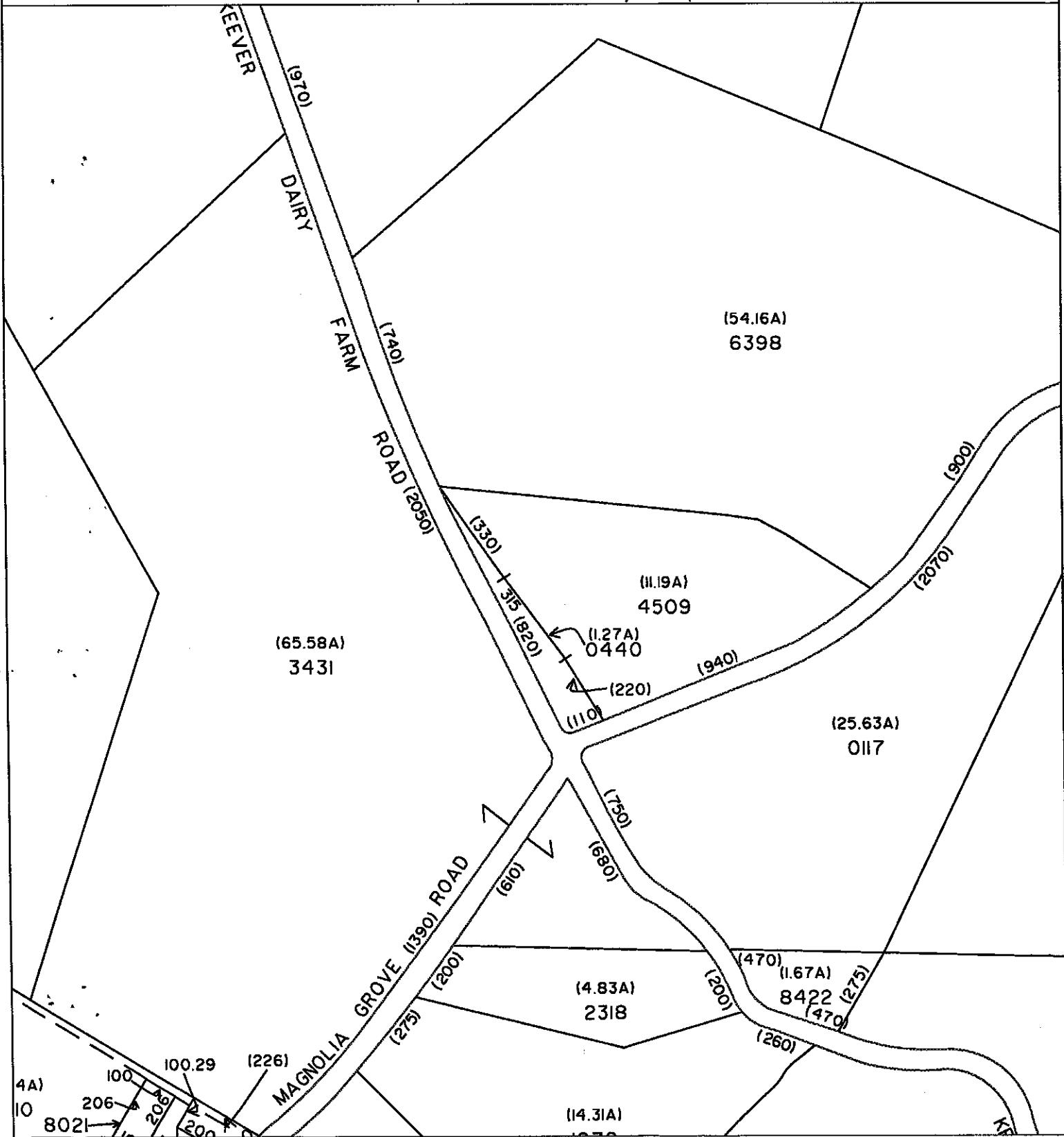
LINCOLN COUNTY AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR  
THE INFORMATION CONTAINED ON THIS MAP. THIS MAP IS NOT TO BE USED FOR LAND CONVEYANCE.

BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983 DATUM.

DATE LAST REVISED: 1989-1990

NORTH  
SCALE: 1" = 400'

DATE: 04 Sep 91 09:16:32 Wednesday Prepared for: EDGAR LOVE



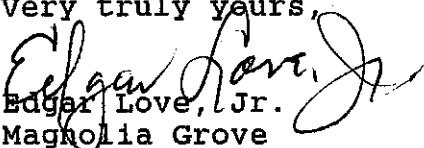
Peggy Simmons, Chairperson  
Lincoln County  
Historic Properties Commission  
302 N. Academy Street  
Lincolnton, NC 28092

Dear Mrs. Simmons:

Accept this letter as permission to include interior information as part of the local designation report. The interior to be designated is described on the National Register Application report.

The historic designation ordinance would then specify the exterior and interior cited by the National Register Application and the three acres upon which the house sets.

Very truly yours,

  
Edgar Love, Jr.  
Magnolia Grove  
Route 1, Box 726  
Iron Station, NC 28080



FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA  
302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

PLANNING DEPARTMENT  
(704) 732-9000

MEMORANDUM

To: Al Sharp, County Manager  
From: Steve Killian, County Planner *SK*  
Date: July 22, 1991  
Subject: Historic Designations

In accordance with the Historic Properties Ordinance, the Lincoln County Historic Properties Commission recommends the designation of Magnolia Grove and Woodside as historic landmarks. The historic landmark 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 August 26, 1991. Following the public hearing the Board may consider the ordinances.

The Historic Properties Commission initiated the process to designate the properties which are both on the National Register of Historic Properties. It has reviewed the respective historic landmark designation reports which are identical to their National Register Application Reports. The North Carolina State Historic Preservation Office in accordance with the Lincoln County Historic Properties Ordinance was given the opportunity to comment on the 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 its June 20, 1991 meeting. The historic property owners and adjoining property owners were supportive.

If the properties are designated as landmarks 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 landmarks 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 in accordance with the designation report.

On behalf of the Historic Properties Commission, staff recommends scheduling a joint public hearing for August 26, 1991. Drafts of an historic landmark designation ordinance, letters from property owners approving designation of the building interior, and National Register Applications/Designation Reports for Magnolia Grove (Attachment A) and Woodside (Attachment B) are included for your review.

SK/m

Attachments

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS "MAGNOLIA GROVE" TO INCLUDE THE FOLLOWING: THE INTERIOR AND THE EXTERIOR OF THE HOUSE AND THE THREE ACRES OF LAND UPON WHICH IT IS LOCATED, PROPERTY IDENTIFICATION NUMBER \_\_\_\_\_. THE PROPERTY OWNED BY EDGAR LOVE, JR, IS LOCATED ON MAGNOLIA GROVE ROAD (STATE ROAD NUMBER 1309), IRON STATION, 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 "Magnolia Grove" and recommended to the Lincoln County Board of Commissioners designation of "Magnolia Grove" as an historic landmark; and

WHEREAS, the North Carolina State Historic Preservation Office has reviewed the historic, architectural, educational and cultural significance of "Magnolia Grove"; and

WHEREAS, the historical and architectural significance of "Magnolia Grove" 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 taken into full consideration all statements and information presented at a joint public hearing held with the Lincoln County Historic Properties Commission on the 26th day of August, 1991, on the question of designating a property known as "Magnolia Grove" as a historic landmark; and

WHEREAS, "Magnolia Grove" was built by David Smith about 1824 on property he bought from Michael Dillenger in November, 1818 which formerly held the county courthouse and jail in 1784; and

WHEREAS, David Smith and his wife, Elizabeth Arendt Smith, operated "Magnolia Grove" as an Inn for a number of years; and

WHEREAS, "Magnolia Grove" is indicative of a second-generation prosperity which occurred in Lincoln County, bolstered by iron manufacturing and dissemination of the associated profits; and

WHEREAS, "Magnolia Grove" is notable for its brick corbeled cornice, raised basement, and Quaker plan, features frequently found in Lincoln County during the first half of the nineteenth century; and

WHEREAS, "Magnolia Grove" ranks as one of its types most monumental representatives in scale, in grandeur of setting, and in the severe functional dignity of its architectural treatment; and

WHEREAS, "Magnolia Grove" retains much of its original interior, including Federal style mantels in the three original rooms, wainscoting, six-panel doors, the unusual front and rear doors (with raised panels on the exterior and diagonal sheathing on the interior side), and the stairs with their marbleized risers; and

WHEREAS, "Magnolia Grove's" exterior includes five-bay front and rear facades and its gable ends, one adorned with a single chimney, the other with two, are laid in Flemish bond, smoothly finished and most noteworthy for the cornice of alternating concave and convex courses of molded brick; and

WHEREAS, Edgar Love, Jr., the current owner has faithfully maintained "Magnolia Grove" and has 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 "Magnolia Grove" listed in the National Register of Historic Places; and

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

WHEREAS, the Lincoln County Historic Properties Commission has demonstrated that the property known as "Magnolia Grove" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as "Magnolia Grove" is owned by Edgar Love, Jr.,

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

1. The property known as "Magnolia Grove" (including the exterior of the house, the three acre parcel of land upon which it is located, listed under Property Identification Number \_\_\_\_\_) is hereby designated as historic landmark 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:

Put Deed Description in This Space

2. That said designated landmark 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 landmark 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 landmark 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 landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

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

5. That the owners and occupants of the landmark known as "Magnolia Grove" 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 landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted this 26th day of August, 1991

Peggy Simmons, Chairperson  
Lincoln County  
Historic Properties Commission  
302 N. Academy Street  
Lincolnton, NC 28092

Dear Mrs. Simmons:

Accept this letter as permission to include interior information as part of the local designation report. The interior to be designated is described on the National Register Application report.

The historic designation ordinance would then specify the exterior and interior cited by the National Register Application and the three acres upon which the house sets.

Very truly yours,

*Edgar Love, Jr.*  
Edgar Love, Jr.  
Magnolia Grove  
Route 1, Box 726  
Iron Station, NC 28080

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries – complete applicable sections)

|                  |                |  |
|------------------|----------------|--|
| STATE:           | North Carolina |  |
| COUNTY:          | Lincoln        |  |
| FOR UPS USE ONLY |                |  |
| ENTRY NUMBER     | DATE           |  |

|                  |                |
|------------------|----------------|
| 1. NAME          |                |
| COMMON:          | Magnolia Grove |
| AND OR HISTORIC: |                |
| 2. LOCATION      |                |

|  |      |         |      |
|--|------|---------|------|
| 2. LOCATION  |      |         |      |
| STREET AND NUMBER:   |      |         |      |
| At junction of SR 1309 and SR 1313                                       |      |         |      |
| CITY OR TOWN:  |      |         |      |
| Iron Station vicinity (Ninth Congressional District, The Hon. Charles R. |      |         |      |
| STATE  | CODE | COUNTY  | CODE |
| North Carolina   | 37   | Lincoln | 109  |

| 3. CLASSIFICATION                                     |  |   |   |  |  |  |
|---|--|---|---|--|--|--|
| CATEGORY<br>(Check One)                               |  | OWNERSHIP                                   |   | STATUS   | ACCESSIBLE<br>TO THE PUBLIC                  |  |
| <input type="checkbox"/> District                     | <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public             | Public Acquisition:                       |  | <input checked="" type="checkbox"/> Occupied | Yes:                                   |
| <input type="checkbox"/> Site                         | <input type="checkbox"/> Structure           | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> In Process       | <input type="checkbox"/> Unoccupied                    | <input type="checkbox"/> Restricted          |  |
| <input type="checkbox"/> Object                       |  | <input type="checkbox"/> Both               | <input type="checkbox"/> Being Considered | <input type="checkbox"/> Preservation work in progress | <input type="checkbox"/> Unrestricted        |  |
| <b>PRESENT USE (Check One or More as Appropriate)</b> |  |   |   |  |  | <input checked="" type="checkbox"/> No |

|   |                                     |   |  |                                   |                                |
|---|-------------------------------------|---|--|-----------------------------------|--------------------------------|
| <b>PRESENT USE (Check One or More as Appropriate)</b> |                                     |   |  |                                   |                                |
| <input type="checkbox"/> Agricultural                 | <input type="checkbox"/> Government | <input type="checkbox"/> Park                         | <input type="checkbox"/> Transportation        | <input type="checkbox"/> Comments | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Other (Specify) _____ |                                   |                                |
| <input type="checkbox"/> Educational                  | <input type="checkbox"/> Military   | <input type="checkbox"/> Religious                    |  |                                   |                                |
| <input type="checkbox"/> Entertainment                | <input type="checkbox"/> Museum     | <input type="checkbox"/> Scientific                   |  |                                   |                                |

|                      |                         |
|----------------------|-------------------------|
| 4. OWNER OF PROPERTY |                         |
| OWNER'S NAME:        | Mr. and Mrs. Edgar Love |
| STREET AND NUMBER:   | Elm Grove               |
| CITY OR TOWN:        | Lincolnton              |
| STATE:               | North Carolina          |
| CODE                 | 37                      |

|                                     |                       |
|-------------------------------------|-----------------------|
| 5. LOCATION OF LEGAL DESCRIPTION    |                       |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: |                       |
| <u>Lincoln County Courthouse</u>    |                       |
| STREET AND NUMBER:                  |                       |
| <u>Courthouse Square</u>            |                       |
| CITY OR TOWN:                       | STATE                 |
| <u>Lincolnton</u>                   | <u>North Carolina</u> |
|                                     | CODE                  |
|                                     | <u>37</u>             |

|                                       |  |                                  |                                |                                 |                                |
|---------------------------------------|--|----------------------------------|--------------------------------|---------------------------------|--------------------------------|
| 6. REPRESENTATION IN EXISTING SURVEYS |  |                                  |                                |                                 |                                |
| TITLE OF SURVEY:                      |  |                                  |                                |                                 |                                |
| DATE OF SURVEY:                       |  | <input type="checkbox"/> Federal | <input type="checkbox"/> State | <input type="checkbox"/> County | <input type="checkbox"/> Local |
| DEPOSITORY FOR SURVEY RECORDS:        |  |                                  |                                |                                 |                                |
| STREET AND NUMBER:                    |  |                                  |                                |                                 |                                |
| CITY OR TOWN:                         |  |                                  | STATE:                         | CODE                            |                                |
|                                       |  |                                  |                                |                                 |                                |

## 7. DESCRIPTION

| CONDITION                        | (Check One)                        |  |   |                                       |                                |                                    |
|----------------------------------|------------------------------------|--|---|---------------------------------------|--------------------------------|------------------------------------|
|                                  | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair                 | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| (Check One)                      |                                    |  | (Check One)                                   |                                       |                                |                                    |
| <input type="checkbox"/> Altered |                                    |  | <input checked="" type="checkbox"/> Unaltered |                                       |                                | <input type="checkbox"/> Moved     |

## DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Magnolia Grove is a two-and-one-half story brick structure with a gable roof. It is five bays in width, two bays in length, and is raised on a high brick basement with a handsome ashlar foundation. The brick walls and the three chimneys--a single exterior chimney on the east end and two similar ones on the west--are laid in Flemish bond. Each of the single-shoulder chimneys has concave weatherings and terminates in a heavy molded cap. The corbel cornice beneath the standing-seam tin roof is constructed of alternating concave and convex courses of molded brick.

The central entrance of the main (south) facade, like that of the rear, contains a six-panel door framed by a plain architrave and topped by a four-light transom. The remaining bays are marked by windows with nine-over-nine sash at the first level and nine-over-six at the second. Each has a wooden sill and a flat arch (painted dark red to contrast with the lighter wall surface). Some of the original raised-paneled shutters and louvered shutters remain. The sides of the house are windowless with the exception of small four-over-four sash gable windows flanking the east chimney and placed between the west chimneys. The two pedimented dormers with six-over-six sash on the front side of the roof are later additions. The iron grilles which once protected the six-pane basement windows have been removed. In the north bay of the east side, approached by sunken steps, is the basement entrance, whose flat arch has been altered.

One-story hip-roof porches, supported by roughly hewn granite piers, cover the front and rear facades. The front porch rests on plain square posts with a plain balustrade, and the rear porch has chamfered posts and a simple railing. While the porches do not appear to be original, the pegged construction of portions of the floors and the chamfered posts of the rear porch indicate that they were early additions. The wide granite steps that serve the porches may be original.

The original Quaker-plan interior consists of a large east room with an open staircase ascending from the rear wall and two smaller rooms on the west. A partition to the right of the central entrance, forming a central hall, has been added. Despite this alteration, the original flat-paneled wainscot of the east room remains. The chair rail forms sills beneath the windows, and molded architraves surround the openings. In this room as well as the others, all of the interior trim, including the mantels and stair risers, is marbleized. The Federal mantel consists of double colonnettes flanking a rectangular opening and supporting a frieze with a central sunburst below a molded shelf with dentil cornice. Curvilinear brackets ornament each tread of the open-string stair, and the balustrade contains two types of balusters. The flight to the second floor has a heavy turned balustrade which is repeated on the stair wall. The balustrade around the second-floor stairwall has plain, slender balusters and handrail. The nosings of the risers are molded. The interior doors have raised panels on one side and almost flush ones on the other. The backs of the front and rear entrance doors are finished with studded herringbone battens, while the fronts have normal raised panels.

NATIONAL REGISTER OF HISTORIC PLACES

INVENTORY - NOMINATION FORM

(Continuation Sheet)

|                  |                |  |
|------------------|----------------|--|
| STATE            | North Carolina |  |
| COUNTY           | Lincoln        |  |
| FOR NPS USE ONLY |                |  |
| ENTRY NUMBER     | DATE           |  |
|                  |                |  |

(Number all entries)

7.

With the exception of having plaster dados rather than paneled ones, the west rooms contain trim similar to that in the east room. Identical simple Federal mantels with molded architraves and molded shelves with impost blocks exist in each room.

The original second-floor plan repeated that of the first, with one large east room and two west rooms. The rear portion of the east room has been partitioned off as a bath. The enclosed attic stair rises in the rear of this room against the original center partition. The three rooms contain trim like that of the first-floor west rooms. The east mantel is similar to the first-story west mantels, and the west bedchambers contain similar Federal mantels with rather more delicate details including simple molded architraves and shelves with pierced molding.

In the east chimney of the full basement is a huge fireplace. Above the opening is a segmental granite lintel surmounted by rowlocks. A small gabled brick well house in the rear, coeval with the house itself, is said to have contained the initials of the original owner in several of the bricks. It has been recently demolished.

## S. SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

Pre-Columbian       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

## SPECIFIC DATE(S) (If Applicable and Known) 1824

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

|  |                                       |  |  |
|--|---------------------------------------|--|--|
| Aboriginal                                       | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

## STATEMENT OF SIGNIFICANCE

Magnolia Grove was built by David Smith about 1824 on property he bought from Michael Dillenger in November, 1818. David, the son of Peter Smith who was an early settler in the area, married Elizabeth Arendt. Her father, Gottfried Arendt, is believed to have been the first Lutheran preacher ordained in North Carolina and one of the founders of the Lutheran church in the state. Local tradition credits David and Elizabeth Smith with operating Magnolia Grove as an inn for a number of years. David Smith appears to have died intestate, and his plantation passed to his son, John B. Smith, who had come home to live after his parents became elderly.

John B. Smith, a farmer and, according to the 1850 census, a teacher, had ten children. He willed "my home place, Magnolia" to his sons, Robert M. and Tennyson [sic] Smith in September, 1904, and died in February, 1906. In an interview recorded in 1967, Tennyson Smith recalled hearing older members of his family tell of the days when the house was being built, how red mud was "brought up from the lowlands, spread on the ground and trampled by horses until it became smooth enough for old Uncle Harvey and his fellows to mould it into bricks." The house eventually descended to Gertrude Pauline Waters, great-granddaughter of the builder. She sold it in February, 1971, to Mr. and Mrs. Edgar Love, Jr.

Magnolia Grove is a variation of a familiar building style found in the upper Catawba River basin in the first half of the nineteenth century. The large, substantial house is indicative of the second-generation prosperity which occurred in Lincoln County, bolstered by iron manufacturing and dissemination of the associated profits. The members of the Smith family, although not notable for outstanding achievement, were solid citizens of Lincoln County who, as John B. Smith was described in his obituary, were considered "useful and intelligent." They were associated with the Lutheran church, as were many of the early families of that area; their descent from Gottfried Arendt is of particular interest.

Magnolia Grove is notable for its brick corbeled cornice, raised basement, and Quaker plan, features frequently found in the Lincoln County area during the first half of the nineteenth century. While Magnolia Grove is actually a late appearance of the type, it ranks as one of its most monumental representatives in scale, in grandeur of setting, and in the severe functional dignity of its architectural treatment. The absence of first and second story windows on the sides and the narrowness of the structure in contrast to its unusual height creates an impression of unrelieved verticality which accentuates this monumentality.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Howe, Claudia. "A Whisper of What Used to Be," The Charlotte Observer, June 11, 1967.

Lincoln County Records, Lincoln County Courthouse, Lincolnton, North Carolina, Office of the Register of Deeds. (Subgroups: Deeds, Wills, and Estate Papers).

Lincoln County Records, State Department of Archives and History, Raleigh, North Carolina. (Subgroups: Deeds, Wills, and Estate Papers).

## 10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY |                         |                         | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES |                         |                         |
|---|-------------------------|-------------------------|---|-------------------------|-------------------------|
| CORNER  | LATITUDE                | LONGITUDE               | CORNER  | LATITUDE                | LONGITUDE               |
| NW  | Degrees Minutes Seconds | Degrees Minutes Seconds | NW  | Degrees Minutes Seconds | Degrees Minutes Seconds |
| NE  | °     '     "           | °     '     "           | NE  | 35 ° 25 ' 03 "          | 81 ° 10 ' 26 "          |
| SE  | °     '     "           | °     '     "           | SE  |                         |                         |
| SW  | °     '     "           | °     '     "           | SW  |                         |                         |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3 Acres

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

|        |      |         |      |
|--------|------|---------|------|
| STATE: | CODE | COUNTY  | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |

## 11. FORM PREPARED BY

## NAME AND TITLE:

Survey and Planning Unit Staff, John B. Wells, III, Supervisor

## ORGANIZATION

State Department of Archives and History

## DATE

24 November 1971

## STREET AND NUMBER:

109 East Jones Street

## CITY OR TOWN:

Raleigh

## STATE

North Carolina

## CODE

37

## 12. STATE LIAISON OFFICER CERTIFICATION

## NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National  State  Local

Name H. G. Jones

Title Director, State Department of Archives and History

Date 24 November 1971

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

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

Keeper of The National Register

Date \_\_\_\_\_

S  
E  
I  
N  
S  
T  
R  
U  
C  
T  
I  
O  
N  
S

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

*(Continuation Sheet)*

*(Number all entries)*

9.

Nixon, Alfred. "The History of Lincoln County," The North Carolina Booklet, Vol. IX, No. 3, January, 1910.

|                  |                |  |
|------------------|----------------|--|
| STATE            | North Carolina |  |
| COUNTY           | Lincoln        |  |
| FOR NPS USE ONLY |                |  |
| ENTRY NUMBER     | DATE           |  |
|                  |                |  |

LN 6

Magnolia Grove

SR 1309

Iron Station vicinity

Magnolia Grove is one of a small group of brick residences, now all listed on the National Register of Historic Places, which survive in Lincoln County from the early nineteenth century. Standing alongside the former Tuckaseegee Road, an Indian trail that became an early major route between Charlotte and Lincolnton, it was built on the site of the former Henry Dellinger place, which held the county courthouse and jail in 1784. Though the road has become a minor, unpaved route and the courthouse has long since been relocated to Lincolnton, the house David and Elizabeth (Arends) Smith built in 1824 yet remains.

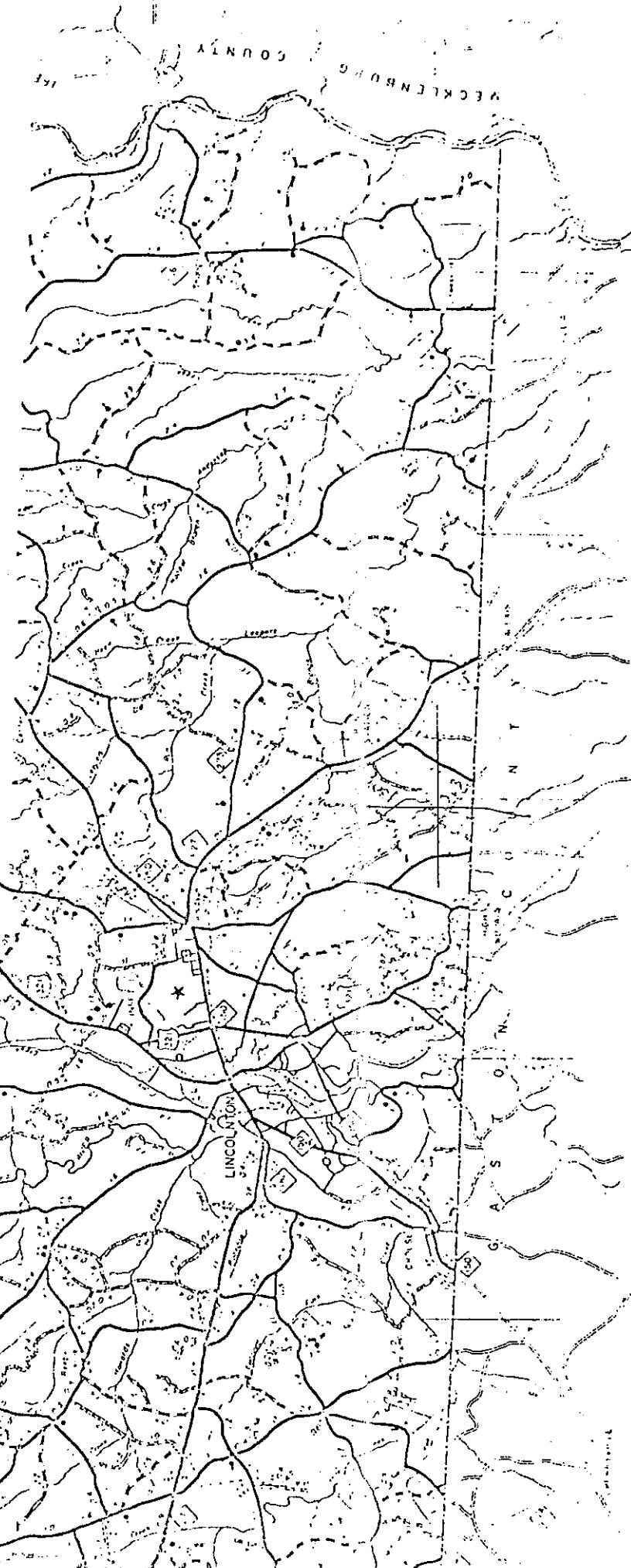
Smith (1787-1874) was the son of German pioneer Peter Smith and Elizabeth (1783-1870) was the daughter of the major late eighteenth century North Carolina clergyman, Rev. Johann G. Arends. Perhaps because of their German heritage, their house was designed on a traditional three room, Quaker plan. (A later added partition has now given it a center hallway.) These rooms are decorated with Federal style mantels, the finest of which, located in the large east room, is trimmed with applied colonnettes, reeding and elliptical sunburst motifs. The Federal style is also found at the original flat-paneled wainscoting of the east room and the six-panel interior doors, which have raised panels on one side and flat ones on the other. While the exteriors of the front and rear doors are finished with the same raised panel pattern, their backs are finished with wide, diagonally laid boards. Another unusual interior feature is the marbleized pattern applied to the risers of the open string stairs.

The exterior of Magnolia Grove now rises two-and-a-half-stories (the dormers are a later addition) above a full basement. Its five-bay front and rear facades and its gable ends, one adorned with a single chimney, the other with two, are laid <sup>in</sup> Flemish bond. Smoothly finished, the facade is most noteworthy for this brickwork, particularly the cornice of alternating concave and convex courses of molded brick. One-story ell's are recent additions to the structure by the Edgar Love, Jr., family, its present owners. They bought the house in 1971 from Gertrude Waters, the great-granddaughter of David Smith and the granddaughter of John B. Smith (1827-1906), who lived his entire life in the house.

Magnolia Grove  
Junction of 32, 1309 and 58, 1313  
Iron Station vicinity, North Carolina

State Highway Commission Map of Lincoln County  
Scale:  $\frac{1}{2}''/1$  mile  
January 1, 1961

Latitude      Longitude  
degrees    minutes    seconds    minutes    seconds  
35°            25'            03"            10'            26"



ENTRIES IN THE NATIONAL REGISTER

STATE NORTH CAROLINA

Date Entered MAR 16 1972

| <u>Name</u>                 | <u>Location</u>                         |
|-----------------------------|---|
| Montfort Stokes House       | Wilkesboro Vicinity<br>Wilkes County    |
| Masonic Temple and Theater. | New Bern<br>Craven County               |
| Loretz House                | Lincolnton<br>Lincoln County            |
| Old Brick House             | Elizabeth City<br>Pasquotank County     |
| Milford                     | Camden<br>Camden County                 |
| Hawks House                 | New Bern<br>Craven County               |
| Magnolia Grove              | Iron Station vicinity<br>Lincoln County |
| Belden-Horne House          | Fayetteville<br>Cumberland County       |
| Latta House                 | Huntersville<br>Mecklenburg County      |

Also Notified

Hon. Sam J. Ervin, Jr.  
Hon. B. Everett Jordan  
Hon. Charles R. Jonas  
Hon. Walter B. Jones  
Hon. Alton Lennon

COPY OF CONGRESSIONAL NOTIFICATION