

## 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 provide advice in the preparation of this application.

### **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: Reinhardt Building

Current Name: Reinhardt Building

### **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: 101 W. Courtsquare, Lincolnton, NC 28092

Planning Jurisdiction: Lincolnton PIN Number: 3623-74-8160 REID: \_\_\_\_\_

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

Name: 101 Courtsquare LLC

Address: 218 Sundown Lane, Lincolnton, NC 28092

Phone: (704) 913-4772 Email: brookesherrill@sbh-cpa.com

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### **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:** \_\_\_\_\_

<b>OFFICE USE ONLY: Received by:</b> _____	<b>Date:</b> _____
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**6. General Date/Site Information**

A. Date of Construction and major additions/alterations: 1909

B. Number, type, and date of construction of outbuildings: 0

C. Approximate lot size or acreage: .07 acres

D. Architect, builder, carpenter, and /or mason: Contractor/brick mason: Henry A. Kistler

E. Original Use: Commerce/Trade Subcategory: Business

F. Present Use: Commerce/Trade Subcategory: Business

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): 1985, Marvin Brown

*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 Building, Lincolnton Commercial Historic District, National Register of Historic Places, listed 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).

## 8A. Required Photographs



*Reinhardt Building, ca. 1914*



*Reinhardt Building, ca. 1912*



*Reinhardt Building, ca. 1912*



R. S. REINHARDT BLOCK, "ON THE SQUARE," LINCOLNTON, N. C.



*Reinhardt Building, ca. 1915*



*Reinhardt Block, ca. 1921*



Reinhardt - Linsenger Building - West Court Square - Uncertain

*Reinhardt Block, ca. 1919*



*Reinhardt Building, Corner at Courtsquare and West Main Street, 2015*



*Reinhardt Building, South Elevation, along West Main Street, 2015*



*Reinhardt Building, South Elevation, along West Main Street, 2015*



*Reinhardt "Block", East Elevation, 2015*



*Reinhardt "Block," West Elevation, alleyway, 2015*



*Reinhardt Building, Northwest Corner, alleyway, 2015*



*Reinhardt "Block," West elevation, alleyway, 2015*



*Reinhardt Building, West Elevation, 2015*



*Reinhardt Building, South Elevation, along West Main Street, 2015*



*Octagonal glass-block sidewalk grate, West Main Street, 2015.*



*Steps leading to two glass-and-wood-paneled doors that open to the basement from the sidewalk on West Main Street, 2015*



*Glass-and-wood-paneled doors that open to the basement from the sidewalk on West Main Street, 2015.*



*Stairway, First Floor, West Elevation, 2015.*



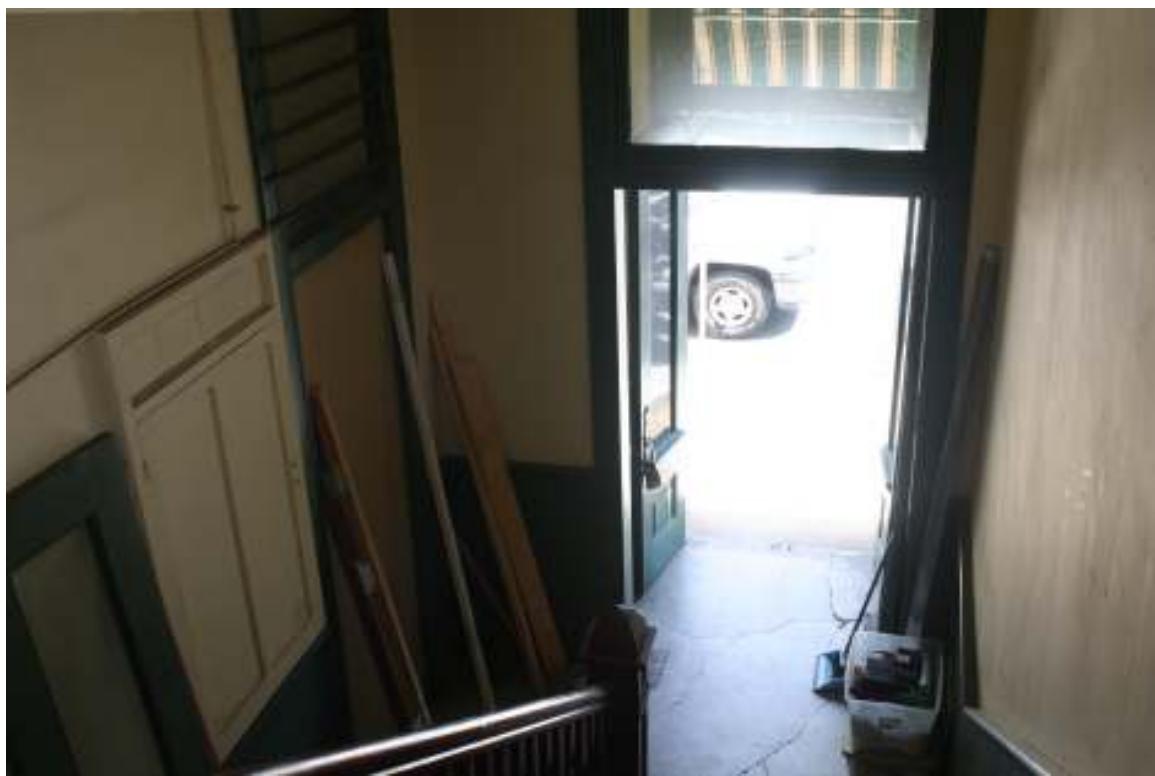
*Stairway and First Floor landing, West Elevation, 2015.*



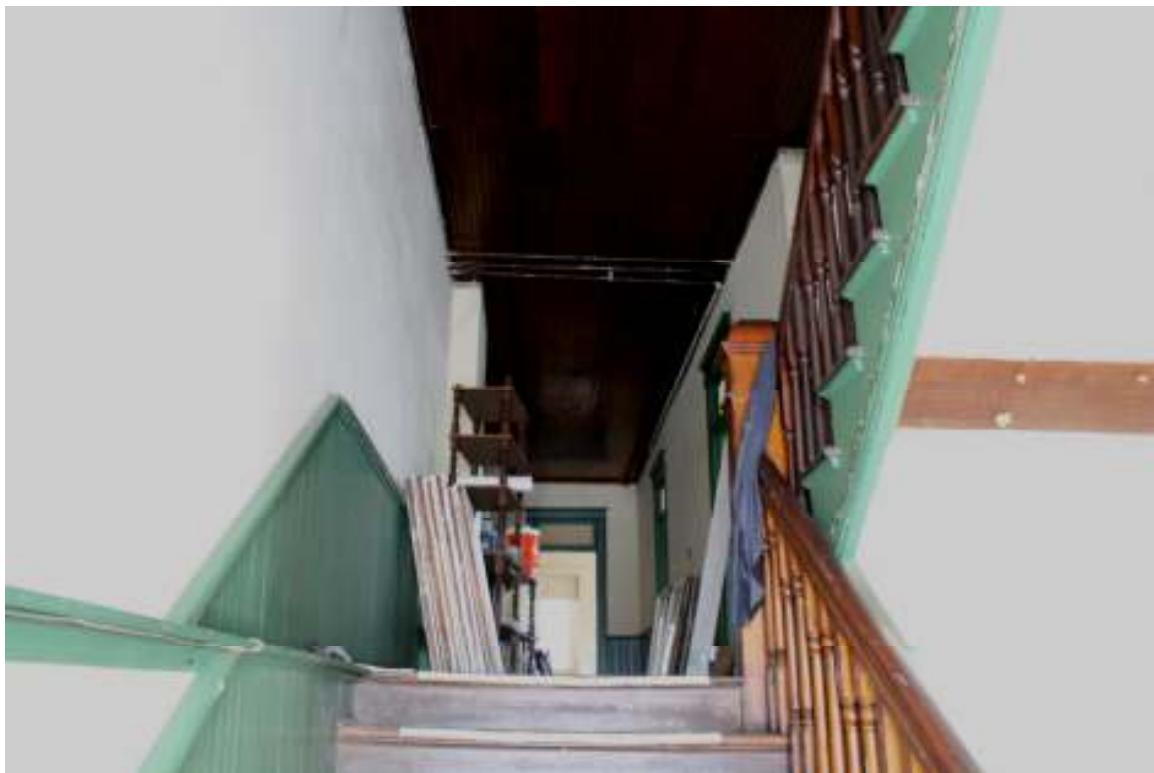
*Stairway, First Floor, West Elevation, 2015.*



*Doorknob, "RSR" for Robert S. Reinhardt, Stairway, 2015*



*Stairway, First Floor, West Elevation, 2015. Camera facing south.*



*Second Floor Hallway, West Elevation, 2015. Camera facing east.*



*Original bead board under acoustical tiles, under stairs to third floor, 2015.*



*Second Floor Hallway, West Elevation, 2015. Camera facing east.*



*Second Floor Office and Closet, Southwest Corner, 2015.*



*Second Floor Bathroom, Southwest Corner, 2015.*



*Second Floor, East Elevation. Camera facing east, 2015.*



*Second Floor, East Elevation. Camera facing west, 2015.*



*Second Floor, East Elevation. Camera facing south, 2015.*



*Second Floor, East Elevation, Small Office.  
Camera facing east, 2015.*



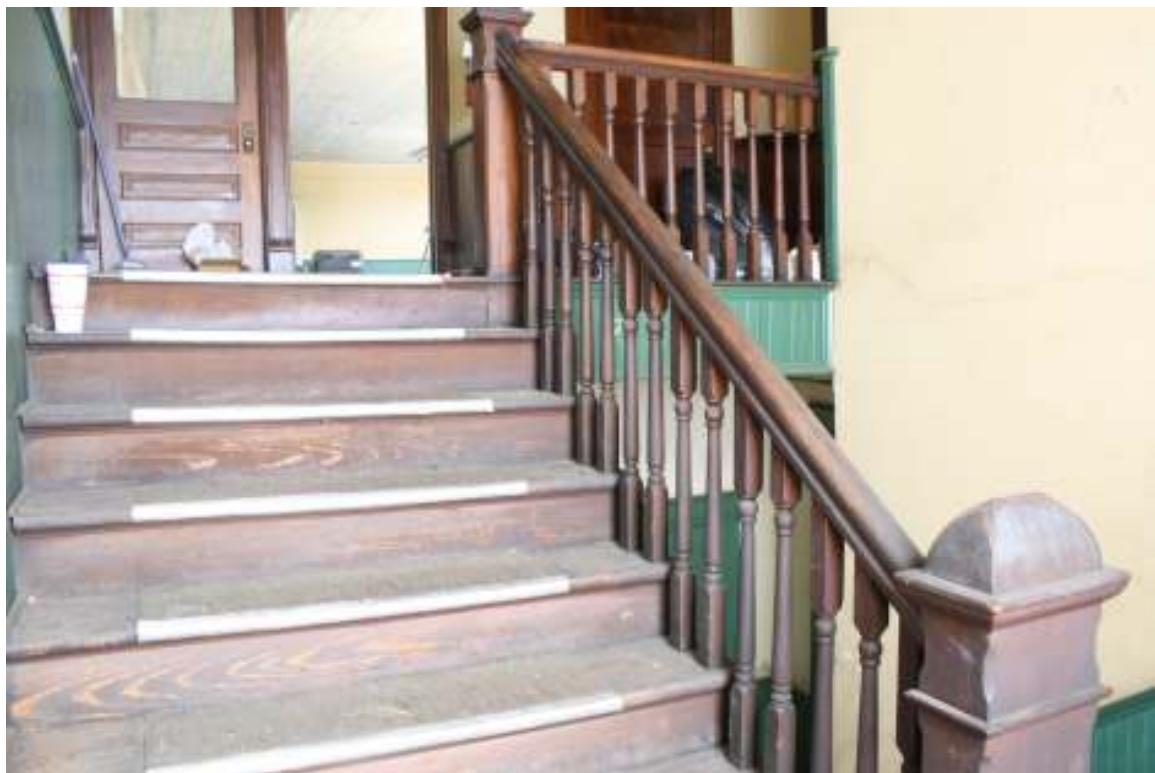
*Second Floor, South Elevation, Small office. Camera facing north, 2015.*



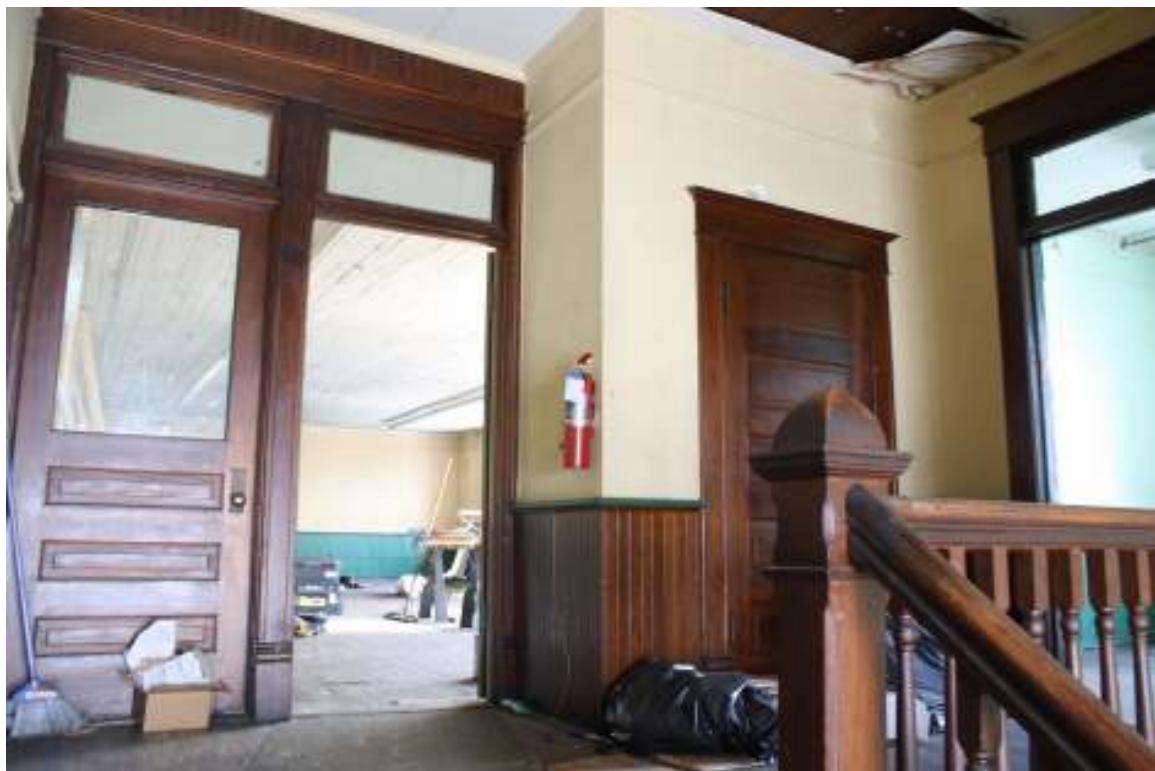
*Second Floor, South Elevation, Small office. Camera facing south, 2015.*



*Second Floor, Southwest corner, Small office. Camera facing west, 2015.*



*Third Floor Landing, West Elevation. Camera facing east, 2015.*



*Third Floor Landing, West Elevation. Camera facing east, 2015.*



*Third Floor Bathroom, West Elevation. Camera facing west, 2015.*



*Third Floor, Southwest corner, Small office. Camera facing west, 2015.*



*Third Floor, East and South Elevations. Camera facing East, 2015.*



*Third Floor, South and West Elevations. Camera facing West, 2015.*

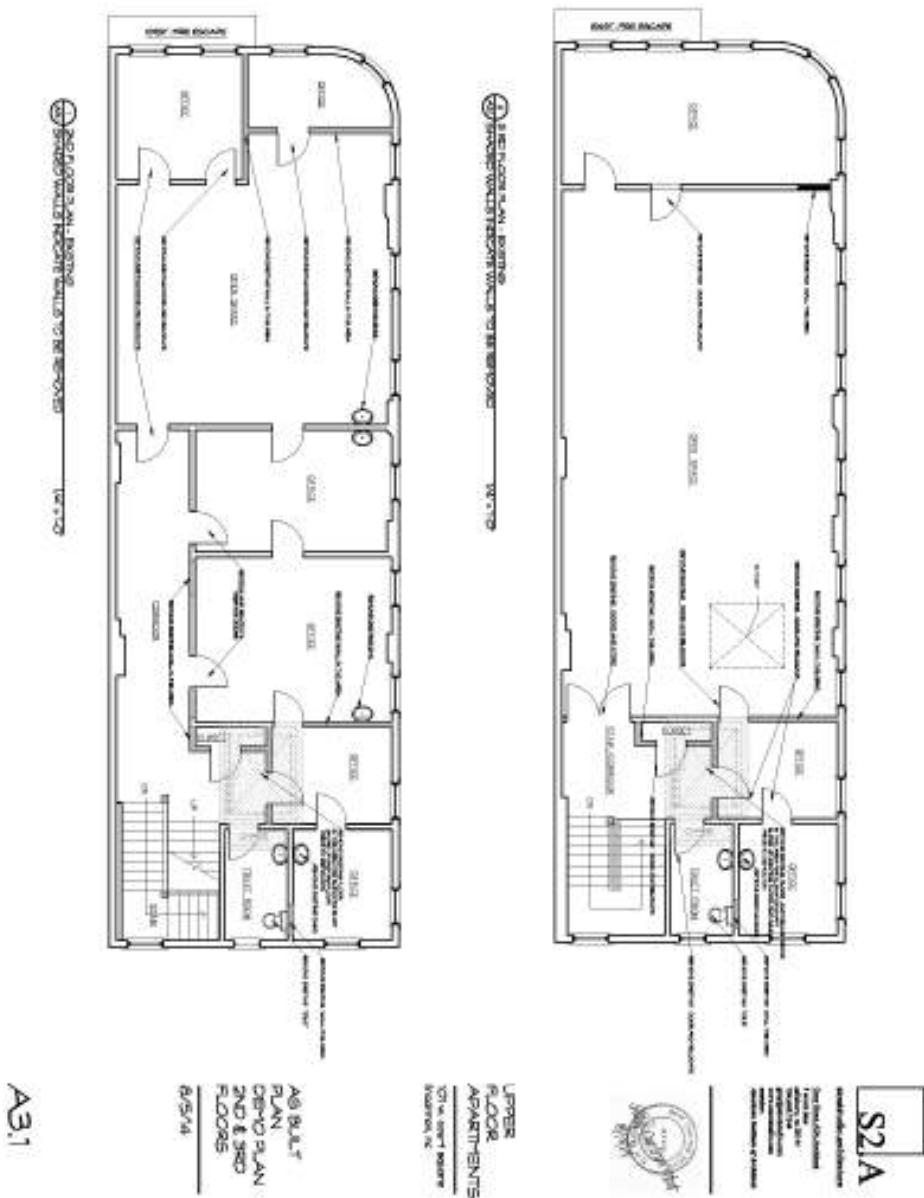


*Third Floor, Office, East Elevation. Camera facing South, 2015.*

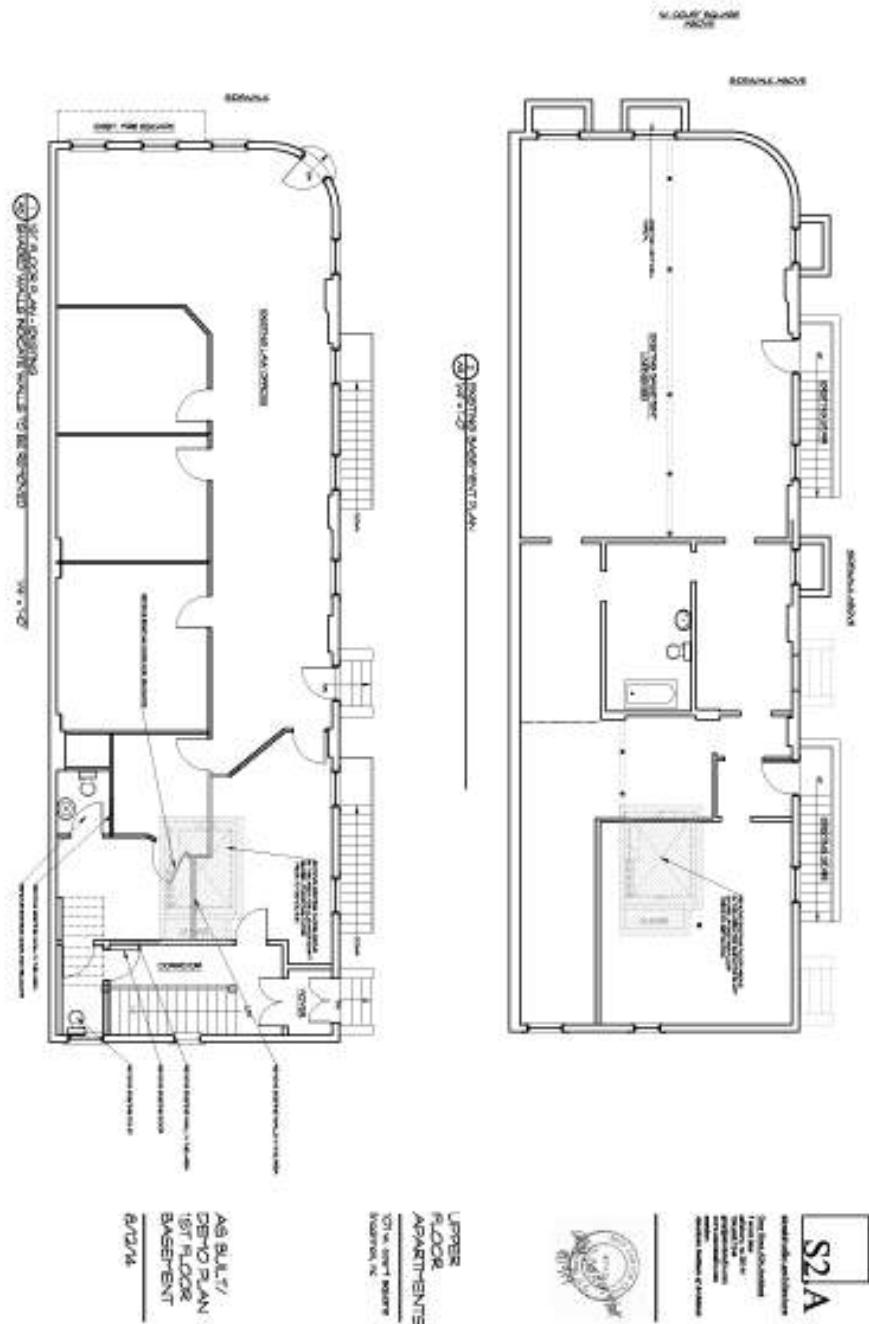


*Third Floor, Office, East Elevation. Camera facing West, 2015.*

## 8 B. Floor Plans (for buildings and structures)

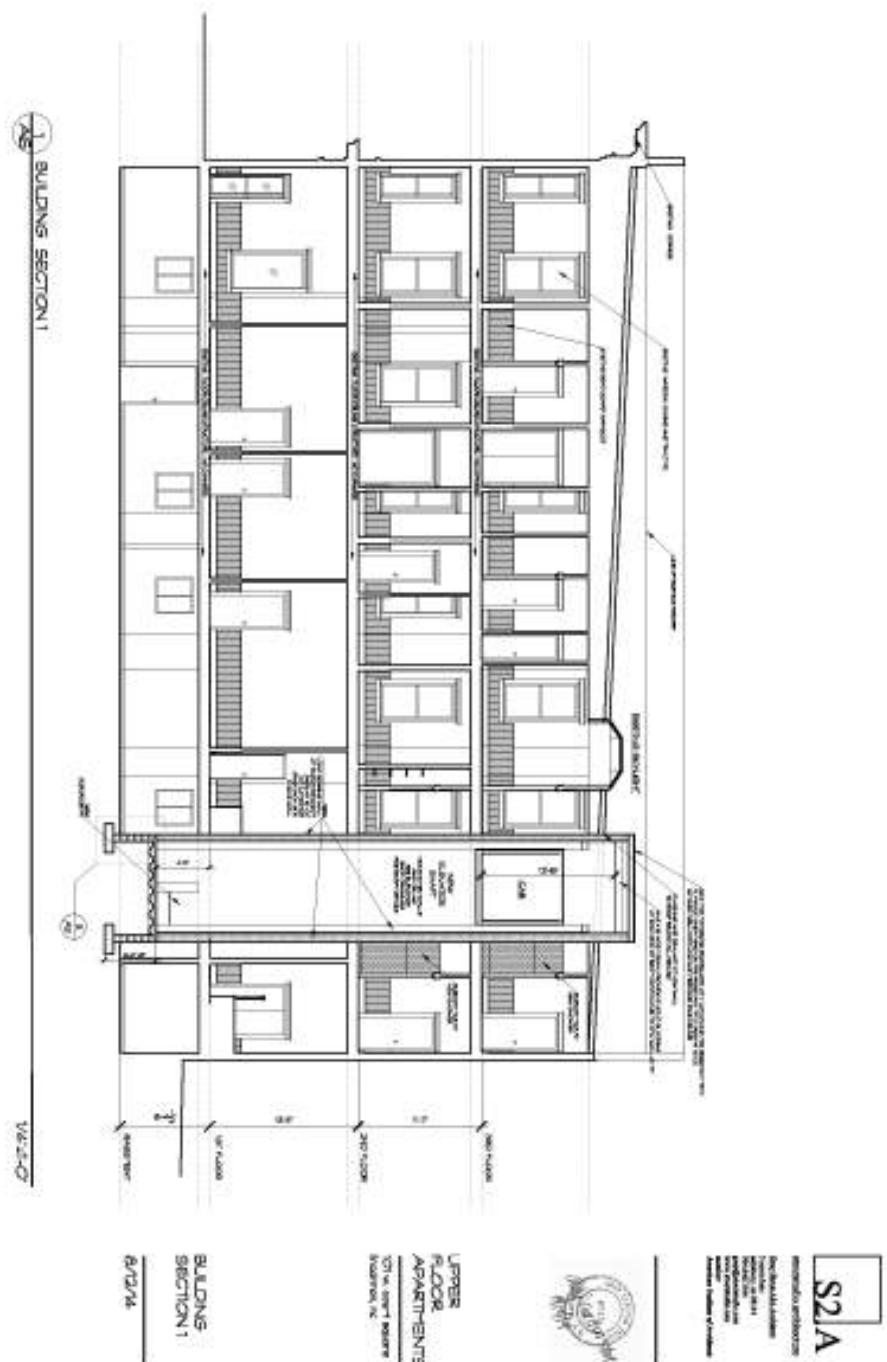


*Plans by Gray Stout of S2A Architecture.*

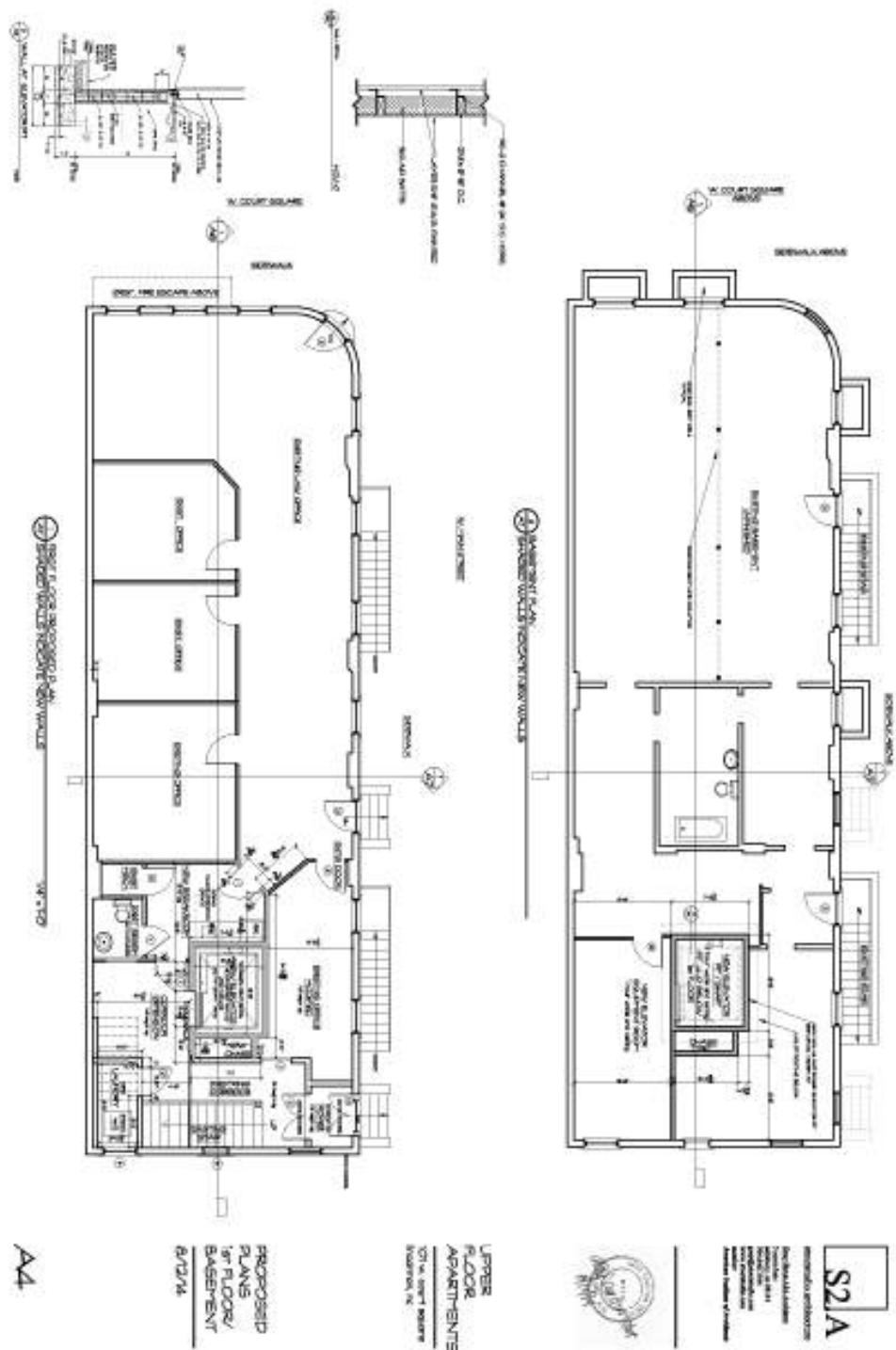


*Plans by Gray Stout of S2A Architecture.*

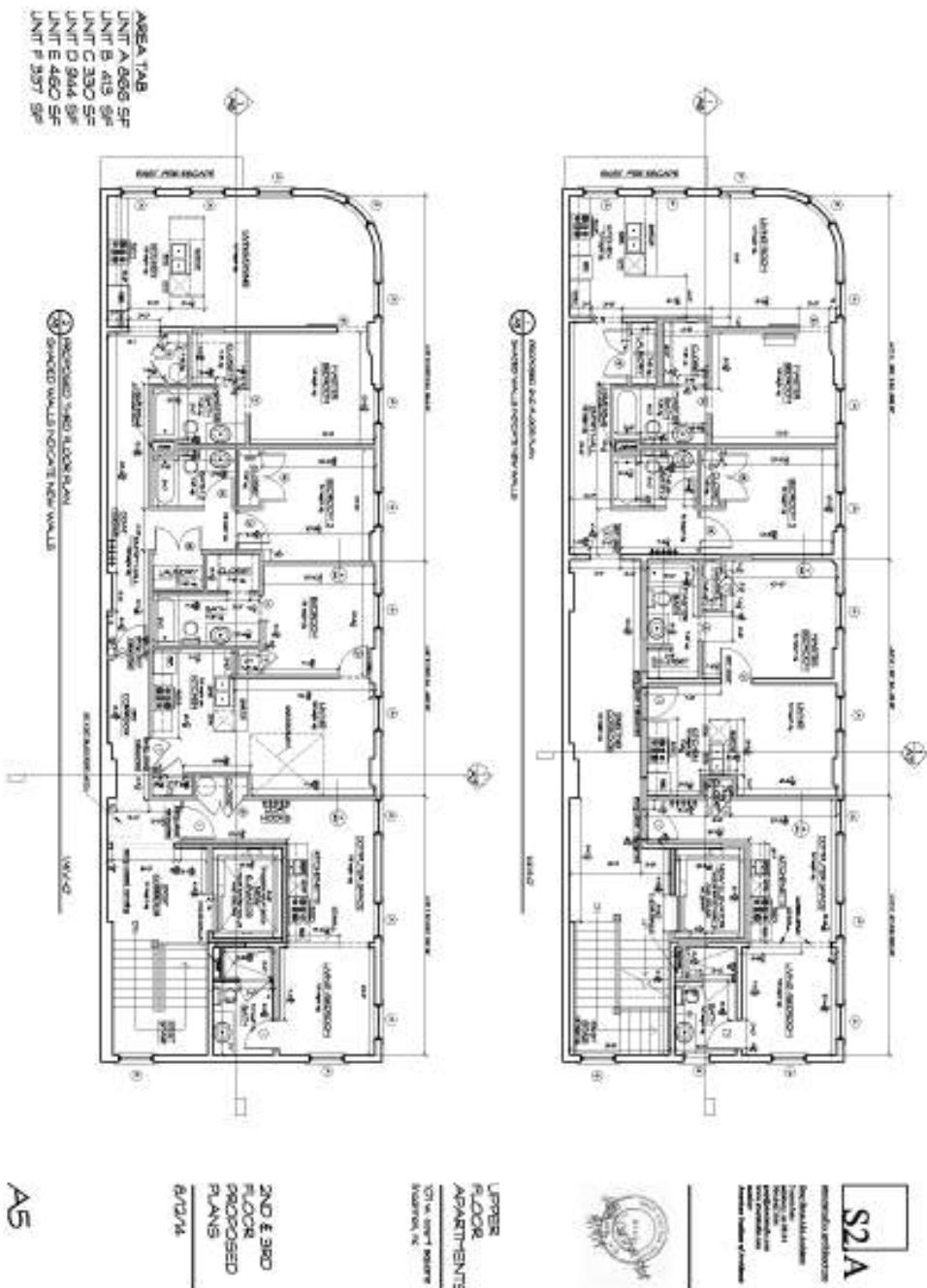
A3



## *Plans by Gray Stout of S2A Architecture.*



### *Plans by Gray Stout of S2A Architecture.*



*Plans by Gray Stout of S2A Architecture.*

A5

## 8 C. Maps

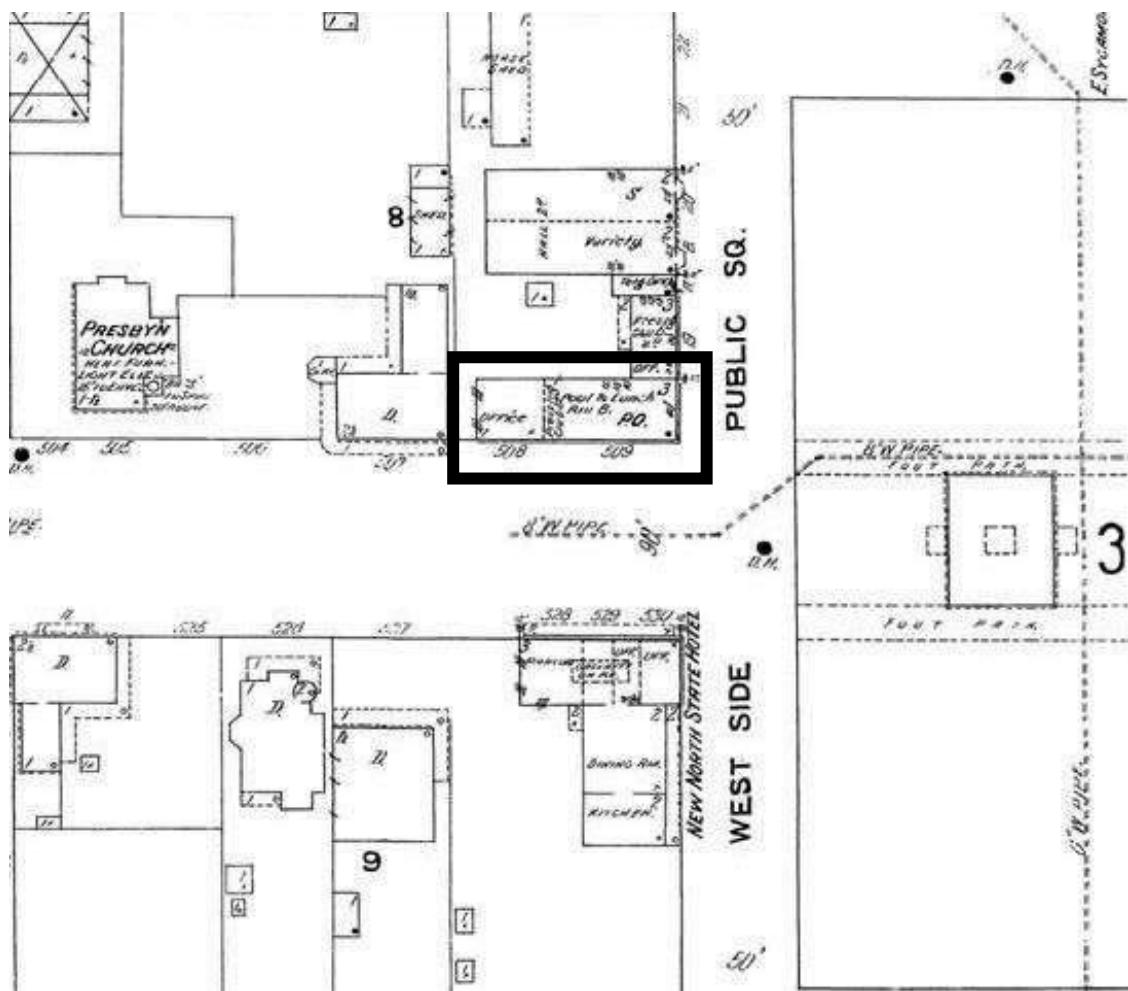
Reinhardt  
Building,  
1909



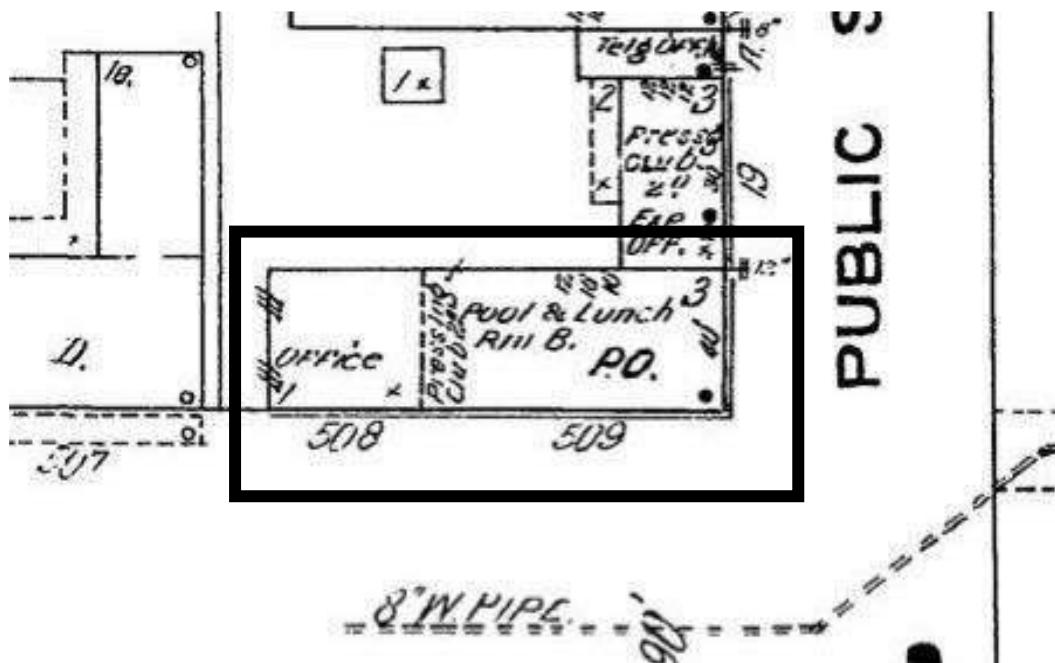
# Reinhardt Building, 1909



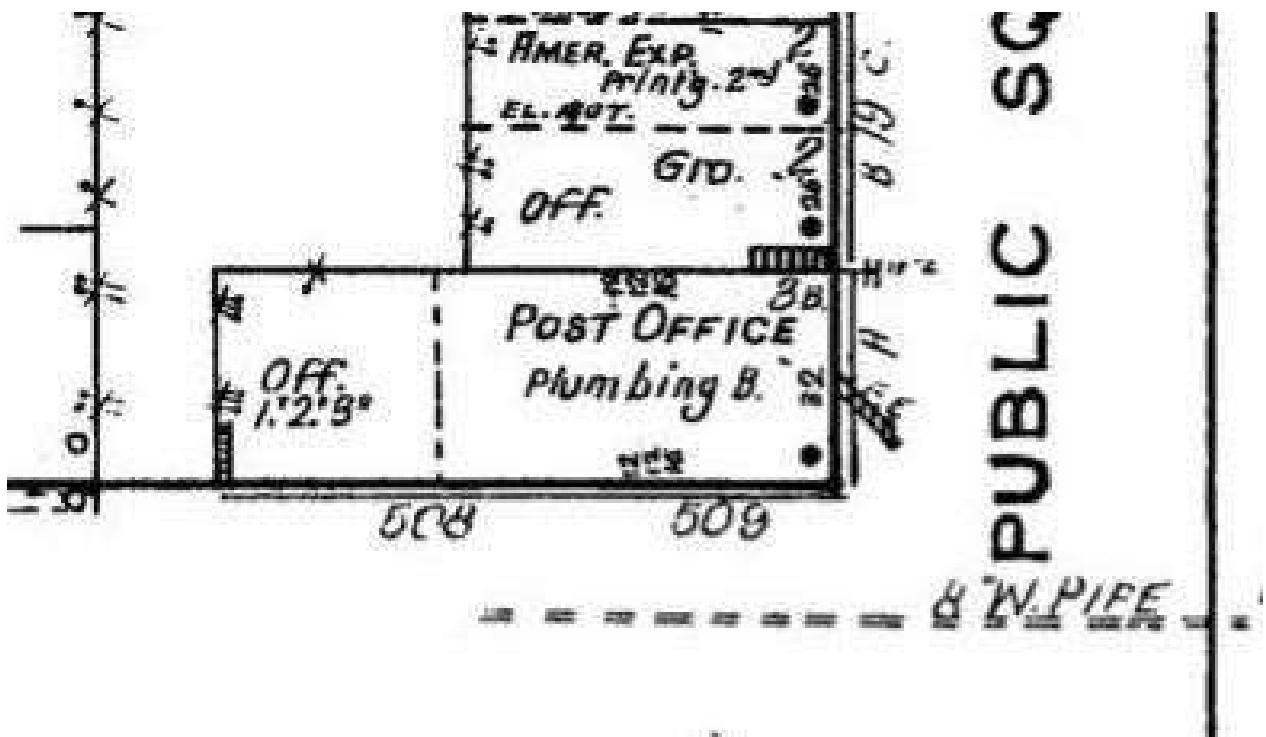
Reinhardt Building, Local Landmark Boundary Map 2, 2015



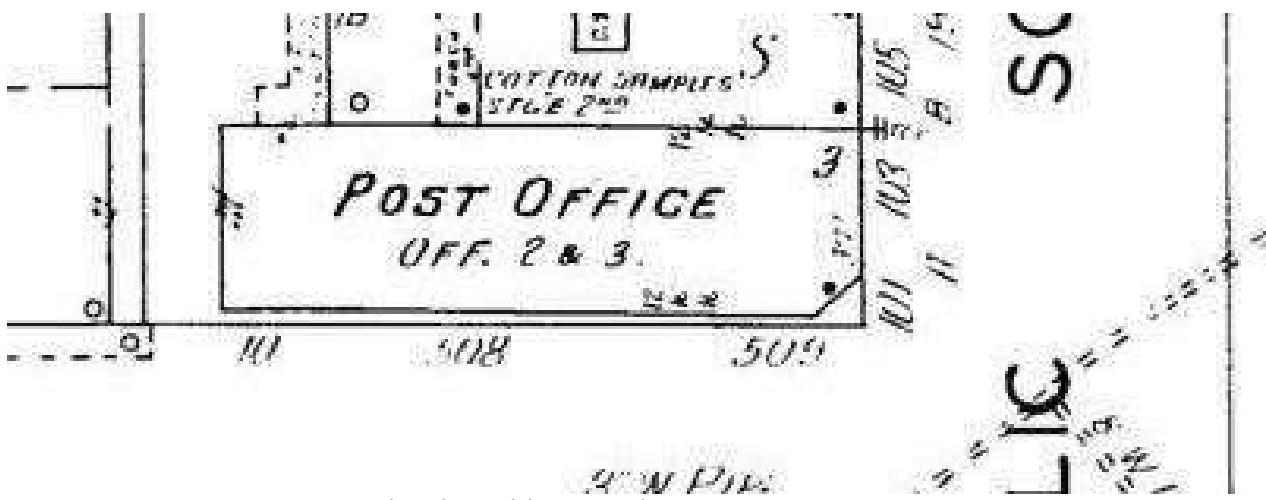
Reinhardt Building, Sanborn Map, 1911



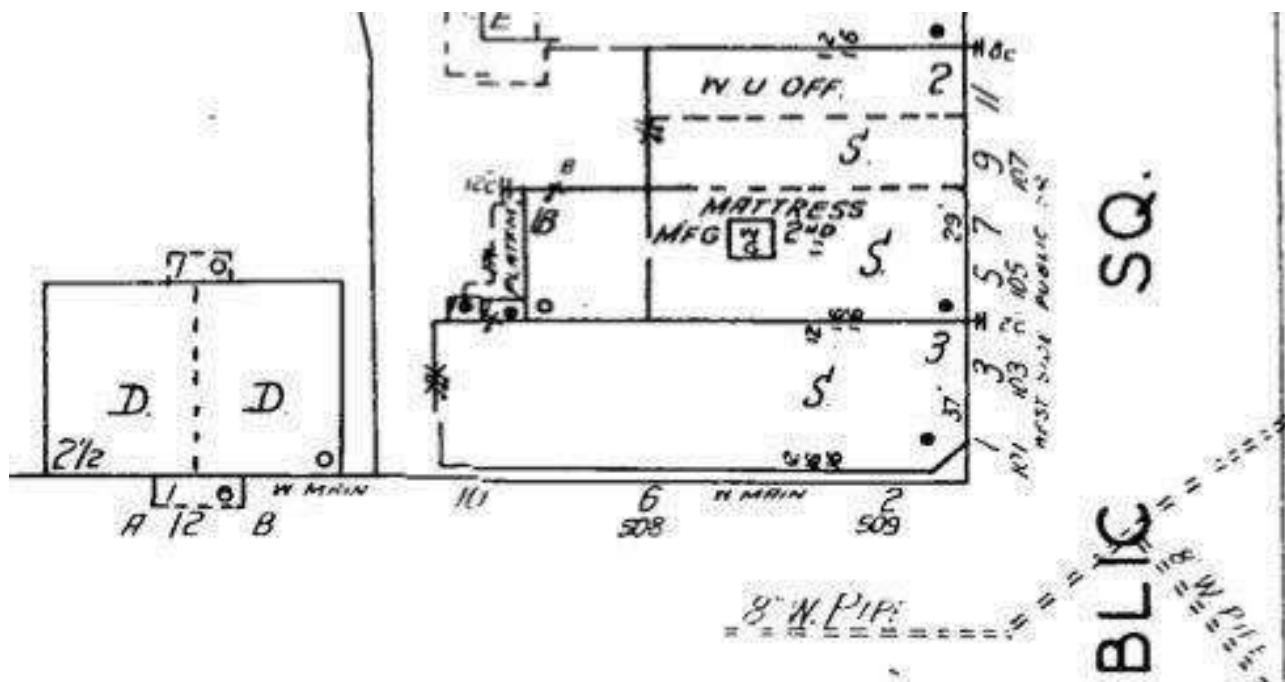
Reinhardt Building, Sanborn Map, 1921



Reinhardt Building, Sanborn Map, 1921



Reinhardt Building, Sanborn Map, 1929



Reinhardt Building, Sanborn Map, 1941

## 8 D. Historical Significance

Robert Smith Reinhardt was born on January 1, 1858, one of five sons born to Franklin M. and Sarah Smith Reinhardt, at the Rehoboth Furnace in Iron Station, Lincoln County, North Carolina.<sup>1</sup> His father maintained a co-ownership of the Rehoboth furnace with Bartlett Shipp of eastern Lincoln County. Robert S. was the great-grandson of Christian Reinhardt, on whose home place in Lincolnton the Revolutionary War battle of Ramsour's Mill took place.<sup>2</sup> Referred to locally as "Bob," Robert Smith Reinhardt was a successful merchant in Iron Station during the late 1870 and 1880s, and was also an agent for the Seaboard Air Line Railway in Iron Station. On February 13, 1879, Reinhardt married Laura Louise Pegram (November 1, 1856 – December 1925), and they had the following children: Daisy Louise Reinhardt MacDonald, Robert Shipp Reinhardt, Maizie Reinhardt, Lena Reinhardt Brown, Victor Ernest Reinhardt, and Robert Steven Reinhardt, Jr. Laura Louise Pegram was born on November 1, 1856, the daughter of Edward Larkin Pegram and Juletta McGee Rhyne, both of Gaston County, North Carolina.<sup>3</sup>

In 1889, Bob Reinhardt and his brother, J.E. Reinhardt, joined Stephen Smith of Livingston, Alabama as part owners of the Ivy Shoal Cotton Mill, located two miles west of Lincolnton. The Reinhardt brothers and Smith purchased the mill from Smith's father-in-law, John Fulenwider Phifer, and Col. R.W. Allison of Concord, North Carolina. Bob Reinhardt operated this mill until his death in 1925, at which time his son, Stephen Reinhardt, took over ownership.<sup>4</sup> Edgar "Cap" Love and William M. "Buster" Lentz purchased the mill and operated it as Crown Converting Company.

In 1897, Bob Reinhardt and a group of North Carolina textile manufacturers met in Charlotte and formed the Old Cotton Spinners' Association. Reinhardt lead the

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<sup>1</sup> "Robert S. Reinhardt," *The Lincoln County News*, 14 September 1925.

<sup>2</sup> Ibid.

<sup>3</sup> <http://www.patch.net/simmons/sim28.html>. Accessed 18 September 2012. Elizabeth (Hoyle)Rucker, *The Genealogy of Peiter Heyl and His Descendants, 1100-1936: With the Intermarried Families of Arnold, Bess, Byrd, Cansler, Carlock, Carpenter, Costner (Kestner) Davis, Freeman, Friday, Gant (Gaunt, Ghent) Green, Hahn, Henkel, Hoffman, Hovis, Huffstetler, Jones, Klein, Lineberger (Leinberger) Mendenhall, McIntosh, Nesbitt, Payne, Patton, Peel, Peeler, Porter, Ramsour, Reinhardt, Rhyne, Reynolds, Robinson, Rudisill, Shuford, Summey, Smith, Thompson, Wells, Warlick, Weidner, and Wilfong* (Shelby, N.C.: Z.J. Thompson and others, 1938), 616. "Robert S. Reinhardt," *The Lincoln County News*, 14 September 1925.

<sup>4</sup> "Robert S. Reinhardt," *The Lincoln County News*, 14 September 1925; "Elm Grove Cotton Mills, *The Lincoln County News*, 7 July 1922.

organization's first meeting, at which time the following individuals were named as officers: Col. J.T. Anthony, Charlotte, President; A.P. Rhyne, Mt. Holly, Vice-President; and, George B. Hiss, Secretary and Treasurer. In 1903, the spinners association became the American Cotton Manufacturers Association, and Bob Reinhardt was elected unanimously as the organization's president.<sup>5</sup>

Reinhardt's economic interests were not limited to textiles, and included both real estate and banking. For many years, he was the vice-president of the County National Bank in Lincolnton, and owned property in Lincolnton that he laid out and recorded in 1908 as the Reinhardt Heights subdivision. The bounds of his subdivision included the South Fork River to the west, his Elm Grove Mill property to the north, and Grove Street, then called Elm Grove, to the east. On February 15, 1907, the *Lincoln County News* recorded that "Mr. R. S. Reinhardt has sold quite a number of building lots recently from the handsome tract he is developing in the Northeast part of town. This property is a high plateau commanding a fine view of town and country, and is destined to become one of the most desirable residential sections of our growing city."<sup>6</sup> The newspaper kept Lincolntonians abreast of Reinhardt's activities in his progressing development efforts by reporting on August 2, 1907 that "Mr. R.S. Reinhardt is preparing to erect a handsome residence on the bluff at Reinhardt's Heights," and explained that "it is worth while to walk out some afternoon and note the improvements which are in progress."<sup>7</sup> On December 6, 1907, Reinhardt was reported to have started "accumulating material for his handsome new residence which he is soon to build on a beautiful wooded entrance on Reinhardt Heights. The plan is almost an exact reproduction of the North Carolina State Building at the Jamestown Exposition."<sup>8</sup>

Although the *Lincoln County News* drastically overestimated Reinhardt's plans for an exact reproduction of the North Carolina State Building, Reinhardt did build an

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<sup>5</sup> "Robert S. Reinhardt," *The Lincoln County News*.

<sup>6</sup> *The Lincoln County News*, 15 February 1907. This short article appeared in this edition's *Local and Personal* section.

<sup>7</sup> *The Lincoln County News*, 2 August 1907. This short article appeared in this edition's *Local and Personal* section.

<sup>8</sup> *The Lincoln County News*, 6 December 1907. This short article appeared in this edition's *Local and Personal* section.

incomparable and “rare full-blown example of Craftsman style in Lincolnton.”<sup>9</sup> The Crowell-Harmon House in Lincolnton’s Crowell Park development has exterior treatments similar to the Reinhardt-Brown House such as an airy engaged porch with stone base, rough-stone fireplaces, and siding of natural materials, but was built in the 1920s, and is not as complete an expression of the Craftsman style.

In addition to the house that he built for his daughter, Lena Reinhardt Brown, at 611 Forney Avenue, Bob Reinhardt built the most ornately-detailed office building on Lot Number 1 in the Northwest Square of downtown Lincolnton in 1909. Reinhardt employed local contractor and brick mason, Henry A. Kistler, to build the Beaux Art style office building opposite the Lincoln County Courthouse to house the Lincolnton Post Office on its first floor and offices on the second and third floors.<sup>10</sup> Reinhardt added a rectangular red brick extension to the north of the building in 1913, and at least two other plainly articulated brick extensions between 1913 and 1915.<sup>11</sup> In addition to the buildings encompassing the Reinhardt Block, Bob Reinhardt also built the buildings at 107- 109 East Court Square and 114 East Main Street.

Most of Reinhardt's buildings have a stone block on the upper facade showcasing his name and the date of the building's construction. The first building in the Reinhardt Block at 101 Courtsquare does not have a stone block, but raised letters on the building's cornice proclaim “Reinhardt 1909.” Blocks on the buildings at 103-109 and 113 Courtsquare say “R S Reinhardt 1913” and “R S Reinhardt 1910” respectively. A documentary photograph shows that the buildings at 117 and 119 also had date blocks, but these were covered when the two buildings were joined by an encompassing brick facade ca. 1950.<sup>12</sup>

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<sup>9</sup> Marvin A. Brown and Maurice C. York. *Our Enduring Past: A Survey of 235 Years of Life and Architecture in Lincoln County, North Carolina* (Lincolnton, N.C.: Lincoln County Historic Properties Commission, 1986), 30.

<sup>10</sup> Brown and York. *Our Enduring Past*, 146. Henry A. Kistler also built the Lincoln County Courthouse, Emmanuel Lutheran Church, and the former Lincolnton High School.

<sup>11</sup> Laura A.B. Phillips, “Lincolnton Commercial Historic District,” National Register of Historic Places on file at the North Carolina Historic Preservation Office, Raleigh, N.C., 2005.

<sup>12</sup> Ibid.

Bob Reinhardt purchased Lot Number 1 from May Wright Cobb for \$6,000 on July 1, 1908.<sup>13</sup> At the time of the purchase, there was located on the lot a three-story brick building that served as the house and store of Joseph C. Cobb, the father-in-law of Mary Wright Cobb.<sup>14</sup> On September 21, 1908, work began on the removal of the old Cobb Store on West Main Street "prior to starting the building for the new Post Office," on which block R. S. Reinhardt planned "to erect a very handsome building that will cost not less than \$10,000."<sup>15</sup> The *Lincoln County News* reported on April 9, 1909 that one of their reporters made an inspection of the Reinhardt Building, "which Mr. R. S. Reinhardt is just completing and in which the Post Office will be located."<sup>16</sup> According to the article, Reinhardt designed the first floor of the building specifically for the post office, following specifications outlined by the head of the Department in Washington, D. C.

The entire first floor was tiled, which the building still retains, and a room facing Main Street at the rear of the Post Office housed the office of Sigmon Realty and Insurance Company. The basement was used for a pool room, barber shop, hot and cold baths, and a fruit stand. The news man wrote that "a remarkable feature of the building is that there are baths with hot and cold water, and closets on each floor," and he believed the bathrooms to be an innovation for an office building.<sup>17</sup>

The reporter outlined more details about the building's interior that are still present and being retained by the current owners. The floors in the upper two stories are maple, and the wainscoting is pine. Reinhardt fitted the rooms on the upper stories for offices. The windows were heavy plate glass, and the building's original doors still standing at a few elevations were described as "massive and swing on heavy brass hinges which are ball bearing."<sup>18</sup> The doors' locks "alone cost \$412," and are solid brass with R. S. Reinhardt's initials "R.S.R."<sup>19</sup>

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<sup>13</sup> Lincoln County Deed Book 105, Page 130. Lincoln County Register of Deeds, Lincolnton, North Carolina.

<sup>14</sup> May Wright Cobb was married to Joseph C. Cobb's son, Dr. Beverly Cameron Cobb, who died in 1900.

<sup>15</sup> *The Lincoln County News*, 25 September 1908. This short article appeared this edition's *Local and Personal* section.

<sup>16</sup> "The Reinhardt Building," *The Lincoln County News*, 9 April 1909.

<sup>17</sup> *Ibid.*

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*

On July 15, 1910, the *Lincoln County News* reported that R. S. Reinhardt "is now erecting two fine two-story buildings which will be an added attraction to the Reinhardt Block." Three years later, the newspaper reported that Reinhardt had plans for "another handsome business block...to be added to Lincolnton's business district." Reinhardt built two store rooms next to the post office, as an extension of the post office building. The building was two stories, and one of the store rooms was used by the Southern Express Company.<sup>20</sup>

The Reinhardt building at 101 Courtsquare housed Lincolnton's post office at its first floor for many years, and the second and third floors were occupied by a number of local businesses. Just after the building was completed, local attorney L. B. Wetmore moved his law office from the North State Hotel to Rooms 26 and 27 in the Reinhardt Building, and Rowland Padgett, who had just purchased 'the outfit' of R. Burke, planned to operate the pool room in the basement of the building.<sup>21</sup>

In Bob Reinhardt's will, which he wrote on May 19, 1923, he stipulated that "my property known and designated as the Reinhardt Block in the Town of Lincolnton remain as it now is and be kept in good repair for a term of twenty five years from the date of my death and that all my real estate be kept as it now is until the death of my wife, Laura P. Reinhardt."<sup>22</sup> Bob Reinhardt died on September 11, 1925, and Laura P. Reinhardt died on December 20, 1925.<sup>23</sup>

Bob Reinhardt was a very successful business man, and he was equally successful in all of his civic and fraternal pursuits. He was a past Master of Lincoln Lodge, No. 137, A. F. & A. M. in Lincolnton, a past potente of the Oasis Shrine Temple in Charlotte, North Carolina, and was a delegate to the Imperial Council. He was also a charter member and past chancellor Commander of Lincolnton Lodge No. 48, Knights of Pythias, and a

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<sup>20</sup> "A Building Boom," *The Lincoln County News*, 15 July 1910.

<sup>21</sup> *The Lincoln County News*, 28 May 1909. These announcements were in the newspaper's Local and Personal section.

<sup>22</sup> R.S. Reinhardt's Will, 19 May 1923. Lincoln County Clerk of Court's Office, Lincoln County Courthouse, Lincolnton, North Carolina. Bob Reinhardt's will was probated on September 21, 1925.

<sup>23</sup> William L. Sherrill, *Annals of Lincoln County, North Carolina; Containing Interesting and Authentic Facts of Lincoln County History Through the Years 1749 to 1937*. (Charlotte, N.C.: Charlotte Printing, Inc., 1937), 373; Death Certificate, Laura P. Reinhardt, December 20, 1925. Lincoln County Register of Deeds, Lincolnton, North Carolina.

member of the "Dokies."<sup>24</sup> His family were members of the First Presbyterian Church of Lincolnton, and Reinhardt was appointed Major of the Commissary Department on the staff of North Carolina Governor Kitchin in 1909.<sup>25</sup>

Bob Reinhardt's daughter Lena F. Brown Reinhardt sold Lot Number 1 in the Northwest square (101 Courtsquare) to her brother Steven S. Reinhardt on August 18, 1947.<sup>26</sup>

Steven S. Reinhardt willed the property known as the "Reinhardt Block" to his wife, Lelia H. Reinhardt, as long as she lived. At her death, the "Reinhardt Block" went to Steven Reinhardt's children, Robert Steven Reinhardt and Ray W. Reinhardt.<sup>27</sup> Robert Steven Reinhardt, his wife, Florence W. Reinhardt, and Ray W. Reinhardt, and his wife, Leta S. Reinhardt, sold the Reinhardt building at 101 W. Courtsquare, the first building built in the Reinhardt Block in 1909, to Lewis and Shuford, P.A., on August 27, 1991.<sup>28</sup> Lewis and Shuford sold the building to 101 Court Square, an N. C. General Partnership, on August 22, 2013, and the General Partnership sold the building to its current owners, 101 Court Square, L.L.C. on September 24, 2014.<sup>29</sup>

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

The Reinhardt Building, built in 1909, is located at 101 West Court Square on Lot Number 1 in the northwest square of downtown Lincolnton. This building is the oldest in the "Reinhardt Block", which has subsequent buildings constructed for R. S. Reinhardt in 1910, 1913, and 1915. The block is situated between West Main Street and West Sycamore Street. The Reinhardt building is bordered on the east by West Courtsquare, on the south by West Main Street, on the west by a narrow alleyway, and at its north elevation it is connected to the building constructed in 1913. The Reinhardt Building is one of four three-story buildings in the Lincolnton Commercial District, a National Register District listed on December 16, 2015, which is evenly divided between one-story and two-story resources. This Classical Revival building is considered "one of three

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<sup>24</sup> "Robert S. Reinhardt," *The Lincoln County News*, 14 September 1925.

<sup>25</sup> "Now Major Reinhardt," *The Lincoln County News*, 20 April 1909.

<sup>26</sup> Lincoln County Deed Book 239, Page 633. Lincoln County Register of Deeds, Lincolnton, North Carolina.

<sup>27</sup> Last Will and Testament of Steve S. Reinhardt, 23 March 1972, File #76 E 95. Lincoln County Clerk of Court's Office. The will was probated on 10 June 1976.

<sup>28</sup> Lincoln County Deed Book 774, Page 737. Lincoln County Register of Deeds Office.

stylistically pivotal buildings in the district," the other two being the Lincoln County Courthouse and First United Methodist Church.<sup>30</sup>

### **Exterior**

The Reinhardt Building is a three-story brick building that stands at the corner of West Main Street and West Court Square, and its rounded corner is one of the building's defining features. Tan brick veneer sheathes the building at both of these elevations, and the first floor has a "rusticated" look created by having recessed bricks at every sixth row. The building rests on a finished basement that was originally used as a pool room and lunch room after the building was completed in 1909. Two sets of steps lead to two glass-and-wood-paneled doors that open to the basement from the sidewalk on West Main Street, and there are inward-tilting windows on the basement's east and west walls. Additional light is provided to the basement by octagonal glass-block sidewalk grates located in the sidewalk at West Main Street and West Court Square.

The Reinhardt Building is three-bays-wide at the West Court Square elevation, eight-bays-wide at the West Main Street elevation, and the corner has one bay. The building retains most of its original windows at each story, and the West Court Square elevation has decorative ironwork balconies with fire-escape ladders. There are two large plate glass windows at the first floor's West Court Square elevation, and there are six large single pane windows at the West Main Street elevation. A large metal-framed glass door with sidelights and transom opens to the first floor at the building's rounded corner, and a second metal-framed glass door provides a secondary entrance at the West Main Street elevation. An original pair of double-leaf glass-and-wood-paneled doors at the building's southwest corner opens to a second pair of double-leaf glass-and-wood-paneled doors and a staircase that leads to the second and third floors. The first floor windows and doors are surmounted by striped canvas awnings with rigid valances. A full wooden classical cornice delineates the first floor, and the upper two floors have one-over-one double hung wooden sash windows with brick flat-arched lintels and stone keystones.

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<sup>29</sup> Lincoln County Deed Book 2415, Page 152, and Deed Book 2480, Page 431. Lincoln County Register of Deeds Office.

<sup>30</sup> Phillips, "Lincolnton Commercial Historic District."

Extending across the top of the building is a overhanging, bracketed cornice with "REINHARDT - 1909" in raised letters on the corner freeze.

A narrow alleyway runs from West Main Street to West Sycamore at the building's west, rear elevation, and each building owner in the Reinhardt Block has an easement that provides them access to the rear of their buildings. Juxtaposed across the rear of the building are original windows that range from one-over-one double hung wooden sash windows and one double-pane window. Two of the windows provide light to the stair landing at the second and third floors, and two others are located at old offices near the building's rear elevation. A paneled door opens to the staircase from the alleyway, and its original transom has been replaced with plywood.

### **Interior**

The interior layout of the Reinhardt Building is very much as it was when the building was completed in 1909. The first floor is a relatively open space with a reception area at the east elevation and a few small offices along the north wall. This space is currently occupied by Pettis & Silver, PLLC, and small dividers on the north wall create cubicles for the firm's various employees. A door located on the rear wall separates this space from the interior staircase and a secondary entrance to the building, but the door to the staircase is covered with plywood. Beyond this door, at the building's southwest corner, is a staircase and hallways. This space has original bead board wainscoting and ceiling, base and crown molding, doors, door architraves, and tile flooring. The stair stringer has thick molding atop bead board, and a paneled door makes accessible space under the staircase. A glass-and-wood-paneled door opposite the staircase door leads to a restroom at this elevation.

The wide interior staircase rises from the first floor and extends along the west wall to the two upper floors. Bead board wainscoting painted green partially frames the staircase, and is found throughout the two upper floors. Some of this wainscoting is painted green, while other rooms showcase the bead board's original dark stain. The staircase has darkly-stained treads, risers, handrails, turned banisters, and large newel posts at each landing.

The second and third floors of the Reinhardt Building retain much of their original interior features such as doors, hardware, flooring, bead board ceilings, base molding, and window and door architraves. A long hallway stretches along the north wall from the second floor landing to an original glass-and-wood-paneled door. Original pine paneled doors surmounted by single-pane transoms open from the hallway to three offices along the south wall. Also located on this wall is an original bathroom. A bead board ceiling is visible in one of the offices, while the bead board ceilings in the other offices are covered with acoustical tiles or plywood painted a cream color. East of the hallway and offices is a large open space and two additional small offices at the building's corner. One glass-and-wood-paneled door opens to the office at the corner, and the second office has two doors. The ceilings in the large open space and the two offices are covered with acoustical tiles.

The third floor has two offices and a bathroom at the west elevation that are separated from one office at the building's rounded corner by a large open space. Marks on the floor of the large open space indicate that it once had temporary walls dividing the space into at least four offices. A skylight in the third floor roof provides natural light to the large open space, and the current owner plans to retain this feature. The bathroom retains its original tile flooring that matches the tile flooring in the second floor bathroom, first floor office, and staircase. The third floor bathroom and office at the west elevation have darkly-stained paneled doors with a single-paned transom, and darkly-stained glass-and-wood-paneled doors open from the third floor landing to the large open space. These doors also have single-paned transoms. Each of the third floor offices have bead board ceilings that are currently covered with acoustical tiles, and the bead board ceiling in the large open room has been exposed. The bead board wainscoting in each of the offices is either darkly stained or painted green. The office at the building's rounded corner has two doors: one has raised panels, and the other is a glass-and-wood-paneled door with a single-paned transom.

### **Integrity**

The Reinhardt Building has a high level of architectural integrity through the retention of defining exterior and interior classical details. The only changes made to the building's exterior are two metal-framed doors at the first floor, and the covering of first floor

transoms with plywood. These sheets of plywood are covered by striped cloth awnings, and could be removed easily to expose the transoms. Past owners have kept the second and third floors' original layouts, with the exception of removing temporary walls from the large open room on the third floor, and each of the two upper floors have their original bead board ceilings and wainscoting, doors, windows, architraves, base molding, and tile flooring.

### **Restoration**

The current owners have removed linoleum from the second and third floors, and have just had the building's windows restored by Double Hung Window Restoration of Greensboro, North Carolina. They have removed some of the acoustical tiles from the staircase's ceiling to expose original darkly-stained bead board, and their future plans include the removal of all this tiling from the staircase's ceiling. Their plans include retaining all interior details while adding a sprinkler system, modern plumbing, and HVAC systems for the studio apartments that will occupy both upper floors. Gray Stout of S2A Architecture, Salisbury, North Carolina, is the project architect, and his plans for the building's adaptive reuse are included in Section 8B.

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

### **Verbal Boundary Justification**

The local landmark boundaries follow the parcel lines of Parcel 16956 as shown with a heavy black line on the Lincoln County GIS map at one inch = 200 feet. This map is included with this landmark report.

### **Boundary Justification**

The boundaries encompass .07 acres of Lot Number 1 in the northwest square of downtown Lincolnton, which is historically associated with the first building built by R. S. Reinhardt in 1909 in the "Reinhardt Block."

SIGNATURE OF OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

**\*\*NOTE: \$125.00 NON-REFUNDABLE APPLICATION FEE DUE UPON  
SUBMITTAL OF APPLICATON AND \$75.00 FEE DUE AT THE CONCLUSION OF  
THE HISTORIC PROPERTIES COMMISSION RECOMMENDATION.\*\***

**THE LOCAL DESIGNATION OF HSTORIC 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 it.
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 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.

