

LINCOLN COUNTY
HISTORIC PROPERTIES COMMISSION

FILE COPY

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

March 26, 1991

Jack and Sue Ramseur
Rt. 1 Box 231
Lincolnton, NC 28092

Dear Mr. and Mrs. Ramseur:

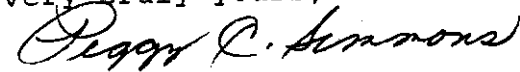
Your property, Woodside, is one of only thirteen in Lincoln County listed on the National Register of Historic Places. The demonstrated interest you have shown in historic preservation and the importance of your property in the history of Lincoln County prompts this letter.

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
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.

OFFICE OF THE TAX ADMINISTRATOR

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.

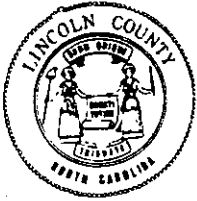
DATE LAST REVISED: 1989-1990

NORTH
SCALE: 1" = 300'

DATE: 04 Sep 91 09:23:35 Wednesday Prepared for: 'JACK & SUE' RAMSEUR



FILE COPY



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

PLANNING DEPARTMENT
(704) 732-9000

April 17, 1991

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

Dear Ms. Thomas:

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

The five properties are the first to respond to the Historic Properties Commission's appeal to the County's National Register Properties for permission to designate. Two properties are publicly owned, the other three properties are privately owned. The respective owners were asked to mention if changes had been made to the properties since its National designation. No one reported any changes.

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

Very truly yours,

Stephen C. Killian
County Planner

Enclosures

SK/m



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 corbelled 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.

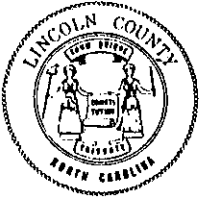
I thoroughly enjoyed reviewing these proposals, for this was a wonderful collection of properties you have proposed for your initial designations. I sincerely hope the county commissioners will look favorably upon these proposals. Please call me if you have any questions about our comments.

Sincerely,



Beth P. Thomas
Preservation Planner
State Historic Preservation Office

bpt/s



PLANNING DEPARTMENT
(704) 732-9000

FILE COPY

COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

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 "WOODSIDE" TO INCLUDE THE FOLLOWING: THE INTERIOR AND THE EXTERIOR OF THE HOUSE AND THE HALF-ACRE OF LAND UPON WHICH IT IS LOCATED, PROPERTY IDENTIFICATION NUMBER _____ THE PROPERTY OWNED BY JACK AND SUE RAMSEUR, IS LOCATED ON US 182, LINCOLNTON, LINCOLN COUNTY, NORTH CAROLINA.

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

WHEREAS, The Lincoln County Historic Properties Commission has caused to be made and reviewed the report on the historic, architectural, educational and cultural significance of "Woodside" and recommended to the Lincoln County Board of Commissioners designation of "Woodside" as an historic landmark; and

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

WHEREAS, the historical and architectural significance of "Woodside" 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 "Woodside" as an historic landmark; and

WHEREAS, "Woodside" was built by Lawson Henderson soon after his marriage to Elizabeth Caruth on July 20, 1798; and

WHEREAS, the Henderson family was one of the most prominent pioneer families of western North Carolina, Lawson Henderson served as Sheriff of Lincoln County from 1796 to 1801 and Clerk of County Court from 1804 to 1837; and

WHEREAS, "Woodside" was the birthplace of James Pinckney Henderson; and

WHEREAS, James Pinckney Henderson organized a company of troops and traveled to Texas to aid the fight for independence there and went on to serve as Attorney General, Secretary of State, Minister to France and England,

representative to the United States during annexation negotiations in 1844 and 1845, was elected first Governor of Texas in 1846, and was appointed a United States Senator from Texas in 1857; and

WHEREAS, "Woodside" is a good example of the two-story brick Federal houses built in the area in the late eighteenth and early nineteenth century being a two-story brick structure four bays wide and three bays deep laid in Flemish bond, has a gable roof, three single-shouldered exterior end chimneys and is built on a random granite foundation; and

WHEREAS, "Woodside" retains much of its original interior, including the unusual vernacular Federal design and the unique twentieth century wooden medallions; and

WHEREAS, Jack and Sue Ramseur, the current owners have faithfully maintained the property and have thereby made a substantial contribution to the history and interest of Lincoln County; and

WHEREAS, the United States Department of the Interior has listed in the National Register of Historic Places the property known as "Woodside" in terms of its historical significance; and

WHEREAS, the Commission has determined that the property known as "Woodside" possesses historical significance; and

WHEREAS, the property known as "Woodside" is owned by Jack and Sue Ramseur;

NOW, THEREFORE, the Board of Commissioners of the State of North Carolina:

1. That the property known as "Woodside" (including the exterior of the house and the half-acre parcel of land upon which it is located, listed under Property Identification Number _____ is hereby designated as historical 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 Here

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 "Woodside" 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

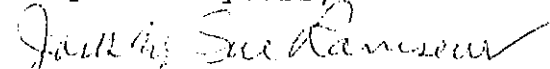
Peggy Simmons, Chairperson
Lincoln County
Historic Properties Commission
302 N. Academy Street
Lincolnton, NC 28092

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 one-half acre upon which the house sets.

Very truly yours,



Jack & Sue Ramseur
Woodside

Route 1, Box 231
Lincolnton, NC 28092

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

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

1. NAME

COMMON:
Woodside

AND/OR HISTORIC:
James Pinney Henderson House

2. LOCATION

STREET AND NUMBER:
US 182, 0.5 mile west of junction with US 27

CITY OR TOWN:
Lincolnton Township

STATE: North Carolina CODE: 37 COUNTY: Lincoln CODE: 109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Yes: <input type="checkbox"/> Restricted
<input type="checkbox"/> Site <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Unrestricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<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:
Jack Ramsey

STREET AND NUMBER:
Route 1, Woodside in

CITY OR TOWN:
Lincolnton Township

STATE: North Carolina CODE: 37

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Lincoln County Courthouse

STREET AND NUMBER:
[Blank]

CITY OR TOWN:
Lincolnton

STATE: North Carolina CODE: 37

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
[Blank]

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:
[Blank]

STREET AND NUMBER:
[Blank]

CITY OR TOWN:
[Blank]

STATE: [Blank] CODE: [Blank]

SEE INSTRUCTIONS

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

7. DESCRIPTION

CONDITION

☐

Excellent

☒

Good

☐

Fair

☐

Deteriorated

☐

Ruins

☐

Unexposed

(Check One)

(Check One)

☒

Altered

☐

Unaltered

(Check One)

☐

Moved

☒

Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Woodside, a large Federal plantation house located on the outskirts of Lincoln in a well-planted tract, is a two-story brick structure with a gable roof. It is four bays wide and three bays deep, and is set on a random granite foundation. The brick walls are laid in Flemish bond as are the single-shouldered exterior and chimneys--one on the east side and two on the west. Two identical entrances occupy the central bays of the main (north) facade, each with a flush-paneled door surmounted by a four-light transom and enframed by a molded architrave. With one exception, the remaining bays of this facade are marked by windows with wide molded architraves, stone sills and flat arches. All are flanked by louvered shutters. Most windows retain original nine-over-nine sash of the first story and the nine-over-six sash of the second except for a large multi-pane replacement window that occupies the first-story east bay. The overhanging eaves are boxed on both the front and rear. The side windows correspond to the original windows of the main facade, and two six-pane sash windows are present in each gable. The windows which flank the east chimney have been replaced by arched doors. Each chimney has single shoulders and a molded cap. The rear elevation is similar to the main facade.

The interior Quaker plan of Woodside, with a single east room and two west rooms on each level, has been somewhat altered, although the trim, including interesting vernacular mantels, remains largely intact. The original stair ascended against the west wall of the east room, but a Victorian stair now rises in two flights in the southeast corner of that room. Floral brackets ornament the open string, and the square newel is topped by an Ionic capital. In both stories, the soffit and reveals of the windows and the doors opening to the exterior are flush-paneled, while those of the interior door openings are flat-paneled. The interior face of each outside door is diagonally sheathed, and features nail studwork and original hardware. Each room on the first level is finished with a flat-paneled wainscot, plaster walls, a molded cornice and a sheathed ceiling and contains a delicate Federal mantel. The most elaborate mantel, that in the parlor, is quite vernacular. The reeded pilasters rise in two stages separated by a block with a demi-sunburst. The frieze features a paneled center tablet accented by a circular sunburst and is flanked by flat panels with oval sunbursts. The heavy molding, including a band of vertical bedding under the cornice shelf, breaks out to form caps over the pilasters and center tablet, but the shelf itself continues uninterrupted. The smaller scale, three-part mantels in the two west rooms are almost identical, with flanking two-stage reeded pilasters and a small frieze with a raised center block and a molded shelf. In each room on this level is a whimsical twentieth century ceiling medallion, carved of wood to simulate plaster. The parlor medallion consists of grape clusters, the music room medallion of an assortment of musical instruments, and the dining room of an arrangement of fruits and vegetables--all rendered in astonishing lifelike detail.

At the second level a central hall, finished with wide vertical sheathing, separates the east bedchamber from the two west bedchambers.

SEE INSTRUCTIONS

(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
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.

Each chamber contains a vertically sheathed wainscot beneath plaster walls and a mantel similar to those on the first level. The east mantel is large in scale like the parlor mantel and has wide reeded pilasters quite vernacular in design, which support a tall frieze with sunbursts flanking the vertically reeded center block and a plain molded shelf. The attic was finished at a later date and is partitioned into two rooms each heated by a flue opening in the chimney stack.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian; ☐ 16th Century ☒ 18th Century ☐ 20th Century
☐ 17th Century ☐ 19th Century

SPECIFIC DATA (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" 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"/> Architecture | <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"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

Woodside was built probably by Lawson Henderson on a large tract west of Lincolnton soon after his marriage to Elizabeth Caruth on July 20, 1798. The Henderson family was one of the most prominent pioneer families of western North Carolina, and Lawson was no exception. He was sheriff of Lincoln County from 1796 to 1801 and clerk of the county court from 1804 to 1837. By 1805 he owned five slaves and a plantation of over two thousand acres. It is thought that his son, James Pinckney Henderson, was born on this plantation called Woodside on March 31, 1808. James Pinckney carried the Henderson family name to Texas where he became one of that state's most important political figures. In 1836 after practicing law in both North Carolina and Mississippi, Henderson organized a company of troops and traveled to Texas to aid the fight for independence there.

After the establishment of Texas as a republic, James Pinckney Henderson stayed on in his new country to serve as attorney general, secretary of state, minister to France and England, and finally as the representative to the United States during annexation negotiations in 1844 and 1845. In 1846 he was elected the first governor of the state of Texas, and while governor he served as major general in the Mexican War. When his term as governor expired he declined reelection and resumed his law practice until 1857 when he was appointed a United States senator from Texas. He served until June 4, 1858, when he died in Washington.

Woodside plantation remained the home of his father until the latter's death in 1842 when he willed "the brick plantation where I formerly dwelt (about a mile west from Lincolnton)" to his wife, Elizabeth, and their son, Wallace A. J. Henderson. A short time afterward Henderson's widow and son moved to Madison County, Mississippi, and sold the plantation to Dr. Alexander Ramsour on August 16, 1848. The house has remained in the Ramsour family for over a century and is now the home of Mr. and Mrs. J. H. Ramsour.

Woodside is a good example of the two-story brick Federal houses built in the area in the late eighteenth and early nineteenth century. Particularly interesting are the unusual vernacular Federal design of the interiors and the unique twentieth century wooden medallions. The house is historically significant as the birthplace of James Pinckney Henderson, the first governor of the state of Texas.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

Lincoln County Records, State Department of Archives and History, Raleigh, North Carolina

National Cyclopaedia of American Biography New York: J. T. White and Company, 1893 to present.

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	
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds
NW	0	0	35 27 15
NE	0	0	81 16 42
SE	0	0	
SW	0	0	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 Acre

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

11. FORM PREPARED BY

NAME AND TITLE:	Survey and Planning Unit Staff	DATE	17 April 1972
ORGANIZATION	State Department of Archives and History		
STREET AND NUMBER:	109 East Jones Street		
CITY OR TOWN:	Raleigh	STATE	North Carolina

12. STATE LIAISON OFFICER CERTIFICATION

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 17 April 1972

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 _____

SEE INSTRUCTIONS



ENTRIES IN THE NATIONAL REGISTER

STATE NORTH CAROLINA

Date Entered MAR 7 1973

Name

Location

Woodsie

Lincolnton vicinity
Lincoln County

COPIES OF CONGRESSIONAL NOTIFICATION

Also Notified

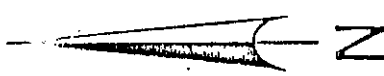
Hon. Sam J. Ervin, Jr.
Hon. J. A. Helms
Hon. James Martin

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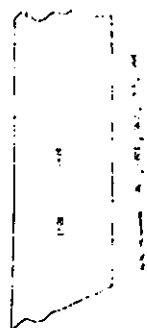
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US 102
Lincolnton, North Carolina
State Highway Commission
Map of Lincoln County
Scale: 1/2" = 1 mile
Date: January 1, 1961

Latitude	Longitude
degrees	degrees
minutes	minutes
seconds	seconds
35	81
27	15
	16
	42



NOV 1964
NOV 1964
NOV 1964



2025-11-17 10:10:10

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

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

1. NAME				
COMMON: Woodside				
AND/OR HISTORIC: James Pinckney Henderson House				
2. LOCATION				
STREET AND NUMBER: US 182, 0.4 mile west of junction with US 27				
CITY OR TOWN: Lincolnton Township				
STATE North Carolina	CODE 37	COUNTY: Lincoln	CODE 109	
3. CLASSIFICATION				
CATEGORY (Check One) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		OWNERSHIP <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		STATUS <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate) <input type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No		
4. OWNER OF PROPERTY				
OWNER'S NAME: Jack Ramseur				
STREET AND NUMBER: Route 1, Woodside in				
CITY OR TOWN: Lincolnton Township	STATE: North Carolina	CODE 37		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Lincoln County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Lincolnton	STATE: North Carolina	CODE 37		
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		

SEE INSTRUCTIONS

STATE: North Carolina	COUNTY: Lincoln	ENTRY NUMBER	DATE

FOR NPS USE ONLY

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Woodside, a large Federal plantation house located on the outskirts of Lincolnton in a well-planted tract, is a two-story brick structure with a gable roof. It is four bays wide and three bays deep, and is set on a random granite foundation. The brick walls are laid in Flemish bond as are the single-shouldered exterior end chimneys--one on the east side and two on the west. Two identical entrances occupy the central bays of the main (north) facade, each with a flush-paneled door surmounted by a four-light transom and enframed by a molded architrave. With one exception, the remaining bays of this facade are marked by windows with wide molded architraves, stone sills and flat arches. All are flanked by louvered shutters. Most windows retain original nine-over-nine sash of the first story and the nine-over-six sash of the second except for a large multi-pane replacement window that occupies the first-story east bay. The overhanging eaves are boxed on both the front and rear. The side windows correspond to the original windows of the main facade, and two six-pane sash windows are present in each gable. The windows which flank the east chimney have been replaced by arched doors. Each chimney has single shoulders and a molded cap. The rear elevation is similar to the main facade.

The interior Quaker plan of Woodside, with a single east room and two west rooms on each level, has been somewhat altered, although the trim, including interesting vernacular mantels, remains largely intact. The original stair ascended against the west wall of the east room, but a Victorian stair now rises in two flights in the southeast corner of that room. Floral brackets ornament the open string, and the square newel is topped by an Ionic capital. In both stories, the soffit and reveals of the windows and the doors opening to the exterior are flush-paneled, while those of the interior door openings are flat-paneled. The interior face of each outside door is diagonally sheathed, and features nail studwork and original hardware. Each room on the first level is finished with a flat-paneled wainscot, plaster walls, a molded cornice and a sheathed ceiling and contains a delicate Federal mantel. The most elaborate mantel, that in the parlor, is quite vernacular. The reeded pilasters rise in two stages separated by a block with a demi-sunburst. The frieze features a paneled center tablet accented by a circular sunburst and is flanked by flat panels with oval sunbursts. The heavy molding, including a band of vertical reeding under the cornice shelf, breaks out to form caps over the pilasters and center tablet, but the shelf itself continues uninterrupted. The smaller scale, three-part mantels in the two west rooms are almost identical, with flanking two-stage reeded pilasters and a small frieze with a raised center block and a molded shelf. In each room on this level is a whimsical twentieth century ceiling medallion, carved of wood to simulate plaster. The parlor medallion consists of grape clusters, the music room medallion of an assortment of musical instruments, and the dining room of an arrangement of fruits and vegetables--all rendered in astonishingly lifelike detail.

At the second level a central hall, finished with wide vertical sheathing, separates the east bedchamber from the two west bedchambers.

SEE INSTRUCTIONS

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.

Each chamber contains a vertically sheathed wainscot beneath plaster walls and a mantel similar to those on the first level. The east mantel is large in scale like the parlor mantel and has wide reeded pilasters quite vernacular in design, which support a tall frieze with sunbursts flanking the vertically reeded center block and a plain molded shelf. The attic was finished at a later date and is partitioned into two rooms each heated by a flue opening in the chimney stack.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Prehistoric☐ Historic☐ Agriculture☒ Architecture☐ Art☐ Commerce☐ Communications☐ Conservation☐ Education☐ Engineering☐ Industry☐ Invention☐ Landscape☐ Architecture☐ Literature☐ Military☐ Music☒ Political☐ Religion/Phi-

losophy

☐ Science☐ Sculpture☐ Social/Human-

itarian

☐ Theater☐ Transportation☐ Urban Planning☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

Woodside was built probably by Lawson Henderson on a large tract west of Lincolnton soon after his marriage to Elizabeth Caruth on July 20, 1798. The Henderson family was one of the most prominent pioneer families of western North Carolina, and Lawson was no exception. He was sheriff of Lincoln County from 1796 to 1801 and clerk of the county court from 1804 to 1837. By 1805 he owned five slaves and a plantation of over two thousand acres. It is thought that his son, James Pinckney Henderson, was born on this plantation called Woodside on March 31, 1808. James Pinckney carried the Henderson family name to Texas where he became one of that state's most important political figures. In 1836 after practicing law in both North Carolina and Mississippi, Henderson organized a company of troops and traveled to Texas to aid the fight for independence there.

After the establishment of Texas as a republic, James Pinckney Henderson stayed on in his new country to serve as attorney general, secretary of state, minister to France and England, and finally as the representative to the United States during annexation negotiations in 1844 and 1845. In 1846 he was elected the first governor of the state of Texas, and while governor he served as major general in the Mexican War. When his term as governor expired he declined reelection and resumed his law practice until 1857 when he was appointed a United States senator from Texas. He served until June 4, 1858, when he died in Washington.

Woodside plantation remained the home of his father until the latter's death in 1842 when he willed "the brick plantation where I formerly dwelt (about a mile west from Lincolnton)" to his wife, Elizabeth, and their son, Wallace A. J. Henderson. A short time afterward Henderson's widow and son moved to Madison County, Mississippi, and sold the plantation to Dr. Alexander Ramseur on August 16, 1848. The house has remained in the Ramseur family for over a century and is now the home of Mr. and Mrs. J. H. Ramseur.

Woodside is a good example of the two-story brick Federal houses built in the area in the late eighteenth and early nineteenth century. Particularly interesting are the unusual vernacular Federal design of the interiors and the unique twentieth century wooden medallions. The house is historically significant as the birthplace of James Pinckney Henderson, the first governor of the state of Texas.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Lincoln County Records, Lincoln County Courthouse, Lincolnton, North Carolina, Office of the Register of Deeds (Subgroups: Deeds, Wills, Census Records).
 Lincoln County Records, State Department of Archives and History, Raleigh, North Carolina
National Cyclopedia of American Biography New York: J. T. White and Company, 1893 to present.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES
 DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

LATITUDE AND LONGITUDE COORDINATES
 DEFINING THE CENTER POINT OF A PROPERTY
 OF LESS THAN TEN ACRES

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
35°	27'	15"	81°	16'	42"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 Acre

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 DATE: 17 April 1972
 ORGANIZATION: State Department of Archives and History
 STREET AND NUMBER: 109 East Jones Street
 CITY OR TOWN: Raleigh STATE: North Carolina CODE: 37

12. STATE LIAISON OFFICER CERTIFICATION

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 17 April 1972

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 _____

SEE INSTRUCTIONS



ENTRIES IN THE NATIONAL REGISTER

STATE NORTH CAROLINA

Date Entered MAR 7 1973

Name

Location

Woodside

Lincolnton vicinity
Lincoln County

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

Hon. Sam J. Ervin, Jr.
Hon. J. A. Helms
Hon. James Martin

FILE COPY



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION
(704) 732-9000

October 17, 1991

Jack and Sue Ramseur
Woodside
Rt. 1, Box 231
Lincolnton, NC 28092

Dear Mr. and Mrs. Ramseur:

On behalf of the Historic Properties Commission I would like to inform you that on August 26, 1991 the Lincoln County Board of Commissioners unanimously passed an ordinance which designates Woodside and 2 acres as a local historic property. If you are interested in the local property tax deferral which is available to you I recommend that you speak with Mr. Jay Heavner, Lincoln County Tax Supervisor no later than December 1, 1991. Once a property is eligible for the tax deferral the owner may apply annually for the deferral.

Again, the Historic Properties Commission commends you for preserving your property. It is the Commission's hope that this will inspire others to preserve the historically and culturally significant properties which are vanishing.

If I may answer any questions please do not hesitate to ask.

Very truly yours,

Stephen C. Killian
County Planner

SCK/lb

cc: Peggy Simmons, Historic Properties Chairman
Jay Heavner, Lincoln County Tax Supervisor

LINCOLN COUNTY
OFFICE OF THE TAX ADMINISTRATOR
PO BOX 938
LINCOLN, NC 28093

*** TAX REPORT ***

DATE 3/26/91
TIME 13:37:56

JACK H & SUE M
RT 1 BOX 231
RAMSEUR
ACCOUNT # 08113
TOWNSHIP 03 LINCOLN
TRANSFER FLAG
ELDERLY EXEMPTION 00000
FIRE DISTRICT OF RESIDENCE 00

735-7287

*CODE KEY
A-ASSIGNED TO ATTORNEY
C-ASSIGNED TO COLLECTOR
G-GARNISHMENT
O-OTHER
T-BUGHT
B-BANKRUPTCY
F-FORFEITURE
H-HARDSHIP
S-SOLD
U-LAND USE

LISTED BELOW ARE PROPERTIES CURRENTLY OWNED BY THE ABOVE NAMED TAXPAYERS

TW	VALUE DESCRIPTION	MAP/BLOCK/LOT	#LOTS/AC	LAND USE	DS
03	3,400 87 POINT SUNBIRD				00
03	111,190 HWY 182	HS	96	35.00	00
03	300 72 TOYOTA				00
	114,890				0

LISTED BELOW ARE TAXES OWED TO THE COUNTY BY ABOVE NAMED TAXPAYERS

TOTAL DUE .00

THIS STATEMENT SHOULD BE RETURNED WITH YOUR REMITTANCE.

NOTE:

THIS TAX REPORT BECOMES A CERTIFIED STATEMENT OF AMOUNT OF TAXES DUE ONLY WHEN SIGNED BY THE LINCOLN COUNTY TAX ADMINISTRATOR. THE CERTIFICATION WOULD BE FOR THE NAME(S) AND THE ACCOUNT NUMBER SHOWN ABOVE ONLY, AND THE SPECIFIC LISTING YEAR(S) REQUESTED. IT DOES NOT COVER ANY PREVIOUS OWNERS.

CURRENT YEAR TAXES STATED TO BE DUE ARE EXPRESSLY UNDERSTOOD TO BE THOSE IN THE HANDS OF THE TAX COLLECTOR FOR COLLECTION AS OF THE DATE OF THIS REPORT AND ARE SUBJECT TO CHANGE BY A TAX DISCOVERY NOTICE DUE TO IMPROPER LISTING BY THE PROPERTY OWNER.

INTEREST FIGURED TO THIS DATE ONLY. ANY DISCOUNTS SHOWN ARE ALLOWED THRU AUGUST 31 ONLY.

LINCOLN COUNTY TAX ADMINISTRATOR

PREPARED BY:

Woodside

