

## 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.*

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

Historic Name: W.A. and Grace Mauney House

Current Name: W.A. and Grace Mauney House

### **2. Location**

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

Street Address: 916 E. Park Drive

Planning Jurisdiction: Lincolnton PIN Number: 3623-91-6261 REID: \_\_\_\_\_

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

Name: Sarah Harmon

Address: 916 East Park Drive, Lincolnton, NC 28092

Phone: (704) 530-7975 Email: sarah.thelakecrew@gmail.com

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

Name: Sean Kane, UNC Charlotte Public History Master's Student, and Jason L. Harpe, Executive Director, Lincoln County Historical Association

Address: 403 East Main Street, Lincolnton, NC 28092

Phone: (704) 477-0987 Email: jason@harpeconsulting.com

### **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: 1950

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

C. Approximate lot size or acreage: 4.67

D. Architect, builder, carpenter, and /or mason: Architect: Paul Rhyne, Jr.

E. Original Use: Dwelling

F. Present Use: Dwelling

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): N/A

*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): N/A

*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).

## 8 A. Photographs



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentry\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_WestElevation\_carport\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_entrytocarport\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandcoypond\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_coypond\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_WestElevation\_drivewayandstonewalls\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthwestCorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_reareentryandpatio\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_reareentryandpatio\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_reareentry\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_reareentryandpatio\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_entrytobasement\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_reareentryandpatio\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_EastElevation\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_streetview\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_WestElevation\_driveway\_stonewalls\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_streetview\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_northwestcornerandyard\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_frontentryandyard\_streetview\_t07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_WestElevation\_drivewayandnorthwesterncorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_kitchen\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_kitchen\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_breakfastroom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_Hallway\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_Hallway\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bedroom\_SoutheastCorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bedroom\_SoutheastCorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bedroom\_NortheastCorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bedroom\_NortheastCorner\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bathroom\_NorthElevation\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bathroom\_NorthElevation\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Bedroom\_NorthElevation\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_formallivingroomanddining area\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_formallivingroomanddining area\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_formallivingroom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_dining area\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_livingroom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_livingroom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Southelevation\_livingroom\_benches\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_Southelevation\_livingroom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_LivingRoom\_fireplace\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_LivingRoomBenches\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_NorthElevation\_LivingRoomBreakfastRoom\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_livingroomandreareentry\_07-2017



LN\_MauneyHouse\_916EParkDrive\_Lincolnton\_SouthElevation\_LivingRoom\_07-2017



Memorial Hall\_brickwall\_and\_garden\_Designed by Paul C. Rhyne, Jr.



Memorial Hall\_garden\_Designed by Paul C. Rhyne, Jr.



Memorial Hall\_garden\_Designed by Paul C. Rhyne, Jr.



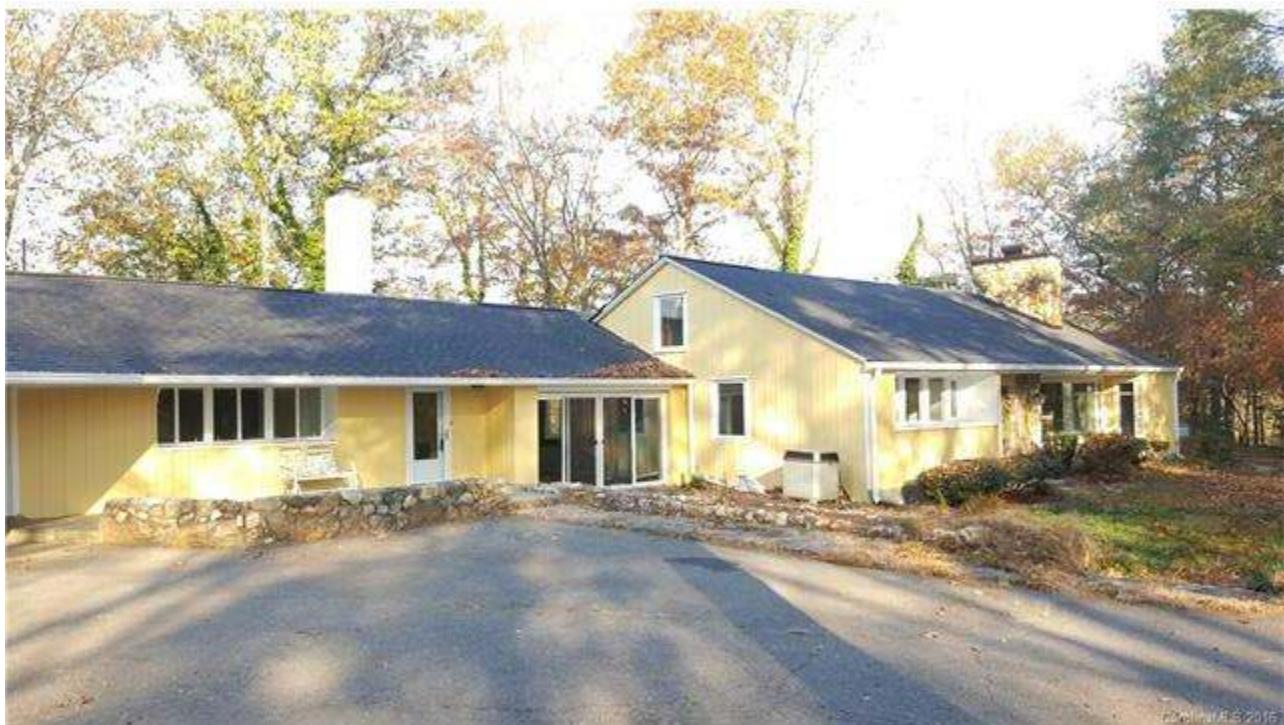
Memorial Hall\_garden\_Designed by Paul C. Rhyne, Jr.



Memorial Hall\_garden\_Designed by Paul C. Rhyne, Jr.



Paul C. and Virginia Rhyne House\_Designed by Paul C. Rhyne, Jr.



Paul C. and Virginia Rhyne House\_Designed by Paul C. Rhyne, Jr.



Paul C. and Virginia Rhyne House\_Designed by Paul C. Rhyne, Jr.



Paul C. and Virginia Rhyne House\_Designed by Paul C. Rhyne, Jr.

## **8 B. Floor Plan**

## 8 C. Maps



**Landmark Map**

## **Summary Statement of Significance**

The W.A. and Grace Mauney House, at 916 East Park Drive in Lincolnton, Lincoln County, North Carolina is being considered for designation as a local historic landmark because of its architectural significance in Lincolnton and Lincoln County. Designed by Lincolnton architect, Paul Conrad Rhyne, Jr., the house has distinctive characteristics of a Ranch style house and exhibits aesthetic influences of Frank Lloyd Wright. It ranks well in terms of its designs, finishes, and integrity against other Ranch style houses in Lincolnton and Lincoln County. The house's character-defining features include one-story horizontal massing; low-pitched hipped-roof with deep eave overhangs; recessed front entrance with decorative iron porch supports; ribbon windows and large picture windows in the house's two living areas; a combination of brick and wooden wall cladding; a partially-enclosed and private outdoor living area at the house's rear; and attached and enclosed breezeway and carport that projects into the driveway.<sup>1</sup> The Mauney House is one of only two Ranch style houses in Lincoln County that Paul C. Rhyne designed during the 1940s and 1950s (the other was his personal residence), and it is the only house in Lincoln County that showcases a strong Frank Lloyd Wright influence.

## **8 D. Historical Background**

Beginning in 1946, William Andrew "Bill" and Grace Williams Mauney acquired land in the Crowell Park Development in the Southeast ward of Lincolnton. Crowell Park was named by Lincolnton doctor Lester A. Crowell, Sr. (1867-1952), who started Lincoln Hospital (later renamed Gordon Crowell Memorial Hospital in 1907) and purchased land in the Southeast Ward of Lincolnton to the south of the former Lincolnton High School, now the Lincoln Campus of Gaston College, and to the east of his hospital on South Aspen Street. Crowell built the first house in the Crowell Park Development in the 1920s on speculation and did not sell it until the 1940s. This house is known as the Crowell-Harmon House on East Park Drive.

The Mauneys first bought land in Crowell Park from L. Clyde Beam and his wife, Lulu C. Beam, on January 3, 1946, and in January 1948, they purchased 4.11 acres from W. P. Rhodes and his wife, Alma Rhodes.<sup>2</sup> On April 12, 1948, the Mauneys purchased 7/8 of an acre from L.A. Crowell.<sup>3</sup> It was on these

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<sup>1</sup> Emily Pettis, *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, D.C.: Transportation Research Board, 2012), 17, 103; Virginia McAlester and A. Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1984), 479.

<sup>2</sup> Lincoln County Deed Book 244, Page 160, and Book 256, Page 303. Lincoln County Register of Deeds, Lincolnton, North Carolina.

<sup>3</sup> Lincoln County Deed Book 256, Page 587. Lincoln County Register of Deeds, Lincolnton, North Carolina.

parcels that they had their house built in 1950. Bill Mauney secured the services of his first cousin Paul Conrad Rhyne, Jr., who earned a degree in architecture from Georgia Tech University, to design the home where he and Grace planned to raise their family.

William Andrew "Bill" Mauney was born on September 11, 1915, in Lincoln County to David Hunter and Jessie Mundy Mauney. Bill Mauney was named for his grandfather, W. A. Mauney (December 18, 1841 - May 15, 1929). David Hunter (D.H.) Mauney was born in Kings Mountain, North Carolina on January 19, 1877, to W. A. and Susan Ramsaur Mauney. He graduated from Roanoke College in Virginia, and after college went to work for his father at Long Shoals Cotton Mill. He was general manager of the mill during the 1930s and 1940s. He was president of the Mauney-Steel Company, cotton yarn commission house of Providence, Rhode Island, and president of the D. H. Mauney and Sons Manufacturing Company of Maiden, which he organized in 1940.<sup>4</sup>

D.H. Mauney was also very active in other business ventures and civic and religious organizations in Lincoln County and adjoining counties. He was vice-president and a director of the First National Bank of Lincolnton, and served several terms as chairman of the Lincoln County Board of commissioners. He was also a director the Lincolnton Building and Loan Association. He was a member of the Emmanuel Lutheran Church Council, Knights of Pythias, and Masonic lodges. As a former trustee of Lenoir-Rhyne College, he was considered a "liberal contributor." His death notice in the Lincoln County News on December 14, 1942 provided a succinct assessment of D. H. Mauney.<sup>5</sup>

"Whether "Mr. Hunter" was taking a crowd of youthful baseball fans to a nearby night game; driving to any one of several stadia on Saturday during football season to see his favorite teams in action; entertaining his friends down at his cabin on his mill pond; attending a meeting of the Bank's Directors; presiding over a meeting of County Commissioners; attending a meeting of directors of the Lincolnton B. & L. Association; discussing current matters with his friends on the church lawn between Sunday School and Church; entertaining his friends at a barbecue; or running his Long Shoals Cotton Mill with people with whom he had worked for forty years, he was just the same person,

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<sup>4</sup> "David Hunter Mauney Died Friday Night," *The Lincoln County News*, 14 December 1942.

<sup>5</sup> *Ibid.*

just plain Hunter Mauney who loved people, who loved humanity and who spread cheer and warmth wherever he went.

Mr. Mauney is responsible for a famous saying about Lincolnton: "Just like you say," and it reflects in large measure his personality. He was agreeable and friendly to a marked degree. Instead of being offensive and lording his views and opinions over his companions he just agreed with them and let it go at that and was a hail fellow well met.

Although he was one of Lincoln's wealthiest men and most successful manufacturers, he was also one of its humblest citizens. He never drew the line between rich and poor; fortunate and unfortunate, educated or illiterate. He was everyone's friend, knew everybody, loved everybody and his wisdom in matters business and governmental made his counsel much sought after in Lincoln's business, banking and governmental circles.<sup>6</sup>

Bill Mauney graduated from Lincolnton High School in 1933, and attended Lenoir-Rhyne College in Hickory, North Carolina for a few years before attending and graduating from North Carolina State University in Raleigh, North Carolina around 1938.<sup>7</sup> While at NC State, Mauney studied all aspects of textiles and textile management. In 1940, at age 25, Bill Mauney was the foreman at the Long Shoals Cotton Mill, and he was still living in his parents' household on East Main Street in downtown Lincolnton.<sup>8</sup> He married Grace Williams of Union, South Carolina on December 15, 1940, in Cabarrus County, North Carolina.<sup>9</sup> Bill Mauney died on March 5, 2010, and is buried at Hollybrook Cemetery in Lincolnton.

Grace Williams Mauney was born on April 29, 1914, in Union, South Carolina, to Rufus H. and Mary Nance Williams. According to her obituary, Grace was affectionately known as the "Bunny Lady" due to her Easter displays, and she portrayed the "good witch" who visited downtown Lincolnton businesses

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<sup>6</sup> Ibid.

<sup>7</sup> Candace Mauney Gaudet (daughter of W. A. and Grace Mauney), phone conversation with author, August 8, 2017.

<sup>8</sup> Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Original data: United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

<sup>9</sup> Ancestry.com. *North Carolina, Marriage Records, 1741-2011* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015. Original data: North Carolina County Registers of Deeds. Microfilm. Record Group 048. North Carolina State Archives, Raleigh, NC. Accessed 1 August 2017.

on Halloween. Grace died on June 12, 2011, and is buried at Hollybrook Cemetery beside her husband.<sup>10</sup>

Candace Mauney Gaudet inherited the house and property from her mother after her mother's death in 2011, and Sarah Harmon purchased the property from Candace Gaudet and her husband, Larry Gaudet, on July 27, 2017.<sup>11</sup>

### **Architect Paul Conrad Rhyne, Jr.**

Paul Conrad Rhyne, Jr. was born in Lincolnton on January 7, 1918 to Paul Conrad Rhyne, Sr. and Agnes Mundy Rhyne. Agnes Mundy Rhyne was a sister to Bill Mauney's mother, Jesse Mundy Mauney. Paul Rhyne graduated from Lincolnton High School in 1935 as Senior Class President and was voted "Most Dignified" by his class.<sup>12</sup> He attended Roanoke College before graduating from Georgia Tech University in 1940 with a degree in architecture. He served in the United States Navy aboard the USS North Carolina during WWII. He worked for J. N. Pease in Charlotte for a short time before eventually returning to Lincolnton to help his grandfather Rhyne with the various textile mills that the family owned and operated. After returning to Lincolnton, the only architectural work Rhyne did was designing his home in the Laboratory Community in Lincolnton, the Mauney House, the garden and brick wall around Memorial Hall, a house in Lincolnton for his son Conrad, and a house in Charlotte for his daughter Connie.<sup>13</sup>

Although discontinuing his creative work as an architect, he found other outlets to fulfill his artistic longings. He helped found the Lincoln Arts Council (now the Arts Council of Lincoln County), served on the Board of Directors of Opera Carolina, and was a member of the planning committee and board of the Lincoln Cultural Development Center in Lincolnton. He was an avid visual artist and had his work briefly displayed at the Mint Museum of Art on Randolph Road in Charlotte. Rhyne also served on a planning committee for the Performing Arts Center in Charlotte, and as a trustee of the Lincoln County Chapter of the North Carolina Symphony. He chaired a committee of the Lincolnton Planning Board for

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<sup>10</sup> Information contained within her obituary is provided in her FindAGrave.com entry.

<sup>11</sup> Lincoln County Deed Book 2681, Page 730. Lincoln County Register of Deeds, Lincolnton, North Carolina.

<sup>12</sup> <http://library.digitalnc.org/cdm/singleitem/collection/yearbooks/id/8005/rec/1>. Accessed 10 August 2017.

<sup>13</sup> "Paul Conrad Rhyne Jr.," *Lincoln Times-News* (Lincolnton, NC), 19 February 2007. Connie Rhyne, email to author, August 10, 2017.

the passage of a bond for building the Lincoln Citizens Center (now the James W. Warren Citizens Center). He also won literary awards for his poetry.<sup>14</sup>

Rhyne was recognized as Lincolnton's "Man of the Year" in 1979, and helped his community by serving as a volunteer for the United Way, Heart Fund, and Cancer Fund.<sup>15</sup> Rhyne designed his own home in the Laboratory Community of Lincolnton in the early 1940s, after he returned from the World War II, and named this house and property Whitestone Cliffs. His home at Whitestone Cliffs is a Ranch style house with aesthetic elements that hint to Frank Lloyd Wright's influence on Rhyne's limited work in architecture.

After Rhyne's mother died suddenly from a heart attack in 1953, he designed the garden for the two-story Federal-style brick building at the intersection of E. Pine Street and N. Academy Street in Lincolnton that was built as the Pleasant Retreat Academy between 1817 and 1820.<sup>16</sup> This building was dedicated as Confederate Memorial Hall in 1908, and the Southern Stars Chapter of the United Daughters of the Confederacy (UDC) has leased the building from Lincoln County since this dedication. The building served as Lincoln County's first library after the UDC allowed a local book club to establish a public lending library on the first floor of the building around 1925. The building served as the county library until 1965, when it was moved just east to the former Academy Street School. The library remained at this building until the library received its own facility on West Main Street in Lincolnton in 1975.<sup>17</sup>

In addition to designing the garden at Memorial Hall, Rhyne also designed the brick wall that encloses the garden and back yard of Memorial Hall. The United Daughters of the Confederacy employed Rhyne to design the wall after the City of Lincolnton established their new recreation program during the late 1940s and housed it at the old Lincolnton Recreation Department Youth Center on an adjoining lot just west of Memorial Hall.<sup>18</sup>

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<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</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),

<sup>18</sup> Jason L. Harpe, "Lincolnton Recreation Department Youth Center," National Register of Historic Places Nomination on file at the North Carolina Historic Preservation Office, Raleigh, N.C., December 30, 2009. Also available online at <http://www.hpo.ncdcr.gov/nr/LN0384.pdf>

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

The W.A. and Grace Mauney House presides on 4.67 acres of land at 916 E. Park Drive in the Crowell Park Development in Lincolnton. The house is 4,000 square feet, with an attic over the carport, an unfinished basement at the west elevation, and a finished basement at the east elevation. The property is bordered on the north by E. Park Drive, on the south by a heavily wooded area with mostly hardwood trees planted by the Mauneys during the 1970s and 1980s, and on the east and west by contiguous properties. Lithia Inn branch acts as a natural border with the adjacent properties to the south.

The Mauney House is a distinct example of a mid-century Ranch-style house. Built in 1950 and designed by Paul C. Rhyne Jr., it is significant as an early Ranch house built in Post-World War II Lincolnton during suburban neighborhood development of the 1950s. The John and Mary Thompson House on Woodvale Circle and the Paul C. Rhyne House at Whitestone Cliffs in Lincolnton's Laboratory Community are two other comparable examples of early Ranch style houses in Lincolnton. The John and Mary Thompson House is a local historic landmark.

The carport at the western end breaks the rectangular shape at an angle, giving the house an "L" shape. The brick exterior is accented with painted wood siding. The main section of the house has two living rooms, a kitchen, two bathrooms, three bedrooms, and a basement. Broad eaves extend from the shallow hipped roof. Decorative wrought iron porch supports connect the eaves to the porch's concrete flooring. Large windows span the north elevation, and south, rear elevation features a brick patio with a brick walkway connecting it to the driveway and carport. The patio space is surrounded by foliage, providing a well shaded area.

The Mauney House also contains semblances of Frank Lloyd Wright's Usonian home designs. Paul Rhyne admired Wright and drew some influence from Wright in his design for the Mauney House. Some design characteristics such as low roofs and open floor spaces overlap with the Ranch style, but the house also has some features that are attributed to Wright's Usonian houses. Rhyne emulated Wright's emphasis on integrating the household with the natural landscape by adding large windows that let in natural light and create an open connection with the outside. The exterior of the house's south, rear

elevation blends into the landscape and provides privacy from the public. The contrast created by the painted wooden paneling and the brick also speak to influences from Wright.<sup>19</sup>

The portion of the property where the house stands, its front yard, and side yard at the house's east elevation is relatively flat. The property slopes away from the house at the west elevation towards the driveway and the property's northwest corner, and at the south elevation away for the backyard patio towards the heavily wooded area. The house's low horizontal massing makes the house blend into property's landscape of large hardwoods trees and various-sized shrubs.

Access to the house and property is provided by a brick walkway that extends from E. Park Drive at the property's northern boundary to the recessed front porch, and a paved driveway leads from E. Park Drive at the property's northwest corner to the carport at the house's west elevation. Rock walls border the paved driveway, and the wall on the south side of the driveway extends to the house's south, rear elevation. Large hardwood trees rise from the house's front yard, and other smaller trees that are part of pocketed natural areas stand at each of the house's elevations. Rows of small and medium-sized shrubs form lines of foundation plantings that separate the front yard from the recessed front porch and door to the carport. Shrubs are also planted along the foundation at the west elevation, and around the west elevation towards the driveway and carport.

The exterior of the house is marked by its asymmetrical, low-pitched roof with deep eave overhangs, and a combination of Roman brick and wooden siding. The use of Roman brick is common in Frank Lloyd Wright designs, and it stresses the horizontal. Wright employed horizontal lines because it reminded him of the American prairie and was a line of repose and shelter, appropriate for a house. The house has an east-west orientation, with the facade facing north. The house sits on a brick foundation with an unfinished basement at the west elevation, and a finished basement at the west elevation. The recessed front porch is supported by decorative iron porch supports with access to the enclosed side porch and carport at the west elevation, and a coy pond occupies a corner of the front porch between the front door and a bedroom at the north elevation. Paul Rhyne included an indoor-outdoor coy pond in the design of his house at Whitestone Cliffs in Laboratory, but Bill Mauney opted for an outdoor coy

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<sup>19</sup> Sergeant, John. *Frank Lloyd Wright's Usonian Houses: The Case for Organic Architecture* (New York: Whitney Library of Design, 1976).

pond because he was afraid that snakes would get in the coy pond from outside and have access to the interior of the house.<sup>20</sup>

The house's roof is covered with asphalt shingles and large rectangular interior chimneys with concrete caps rise from the living room/playroom at the house's west elevation and the formal living room at the middle of the house. Ribbon windows are located under the porch to provide light to the kitchen, hallways and bedrooms at the house's north elevation, and at the east and south elevations for the bedrooms. Pairs of metal-framed windows flank a wooden door to the finished basement at the southeast corner, and a gabled-roof bay supported by knee brackets with large picture windows projects from this elevation to light the formal living room and dining area. This bay is complemented by a smaller rounded bay with large picture windows that adds further light to the dining area and the hallway that leads from the dining area to the larger living room/play room.

The interior of the house is open and spacious in the fashion of the Ranch design. The house has wood flooring throughout except for the carpeting in the bedrooms and the tile in the bathrooms. With the exception of the large sunken living/play room, all of the interior walls are covered with plaster or wall paper, and all of the ceilings are plastered. The kitchen has a bar that creates a small barrier between it and a breakfast room. The breakfast room overlooks the sunken living/play room, and plain metal railing runs the length of the breakfast to the steps leading down to the living/play room. Two large doors open to an additional room between the kitchen and breakfast room.

A hallway at the north elevation connects the kitchen and central entry to the bedrooms at the north and east elevations. The front door opens to a small parlor connected to the main hallway. The house has two bedrooms at the north elevation and a master bedroom at the southeast corner. Each of the bedrooms has ribbon windows, and the master bedroom has windows that line the west and south walls in a panoramic style. The two bedrooms at the north elevation share a bathroom, and the master bedroom has two large closets and its own bathroom.

The kitchen has tiled flooring with wooden cabinets and a laminated countertop. A door on the kitchen's west wall opens to an enclosed patio and carport. A doorway at the southern elevation opens to the other formal living room and dining area. A long horizontal bookshelf provides a visible break between

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<sup>20</sup> Candace Mauney Gaudet (daughter of W. A. and Grace Mauney), phone conversation with author, August 8, 2017.

the formal living room and the raised dining area. The walls are decorated with plain trim. The sunken living room is in the southwestern corner adjacent to the carport and the kitchen. The room has floor-to-ceiling wooden paneling throughout with a large fireplace of Roman horizontal bricks. The living room's paneled western wall has three hidden closets, one which holds a pine chest of drawers. Walnut benches on the living room's south and west walls terminate in an indoor planter, and the benches have interior storage spaces. The raised area overlooking the room comes from the carport and opens to the kitchen. Small doors beneath raised area lead to the unfinished section of the basement. The full basement can be accessed by a rear door on the southern exterior.

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

According to the deeds exchanged from L.A. Crowell, W. P. Rhodes, and L. Clyde Beam to the Mauneys, the property consists of 4.677 acres at 916 E. Park Drive in Lincolnton, Lincoln County, North Carolina. Contiguous properties border the property on the west, south, and west. A creek acts as a natural border with the adjacent properties to the south. Hardwood trees and other foliage populate most of the property, especially in the southern portion. The most recent deed to the property is listed in the Lincoln County Deed Book 2340 at page 032. The house and surrounding landscape retain a high level of historic integrity. The property's southern boundary contains some old growth and forestation, but new growth developed after the Mauneys planted hardwoods during the 1970s and 1980s.

#### **Verbal Boundary Justification**

The local landmark boundaries follow the parcel lines of Parcel 18055 as shown with heavy blue lines on the Lincoln County GIS map at 1 inch = 200 feet. This map is included in Section 8C. of this report.

#### **Boundary Justification**

The boundaries encompass 4.677 acres at 916 E. Park Drive in Lincolnton, Lincoln County, North Carolina, which is acreage historically associated with the property.