

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 704-736-8440, or e-mail at abryant@lincolncounty.org.

Thank you very much for your interest in protecting Lincoln County'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: Frank H. and Rose Budd Chamberlain House

Current Name: Frank H. and Rose Budd Chamberlain 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. Click on "County Government", then "Online Services" then click on "Lincoln County GIS System".

Street Address: 415 E. Sumner Street, Lincolnton, NC 28092

Planning Jurisdiction: Lincolnton PIN Number: 3623-12-96-0298 Parcel ID #: 19253
REID: _____

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

Name: Tom and Betty Flohr

Address: 415 E. Sumner Street, Lincolnton, NC 28092

Phone: Betty Flohr: (336) 624-8463 Email: blten123@gmail.com

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

Name: Jason L. Harpe, Harpe Consulting

Address: 815 E. Park Drive, Lincolnton, NC 8092

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: _____

OFFICE USE ONLY: Received by: _____	Date: _____
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6. General Date/Site Information

A. Date of Construction and major additions/alterations: ca. 1927

B. Number, type, and date of construction of outbuildings: 2 outbuildings (garages). One garage dates to ca. 1927, and the other dates to the 1980s.

C. Approximate lot size or acreage: 3.59 acres

D. Architect, builder, carpenter, and /or mason: Rose Budd Chamberlain

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.

Contributing Non-contributing

Buildings	<u>2</u>	<u>1</u>
Structures	_____	_____
Objects	_____	_____
Sites	_____	_____

D. Previous field documentation (when and by whom): Marvin Brown, 1985

Please contact Andrew Bryant at the Historic Properties Commission to determine if the property is included in the Lincoln County survey (704-736-8442)

E. National Register Status and date (listed, eligible, study list): N/A

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



Chamberlain House, 1930s



Wedding of F. L. Carr and Olivia Chamberlain, June 2, 1932. The large pond once on the Chamberlain property is visible in the background.



Members of the F. H. and Rose Budd Chamberlain family take a moment to be photographed in the living room of their home on Sumner Street. Members of the family are, left to right, as follows: Rose Budd Chamberlain Blanton, Catherine Chamberlain, unidentified, Rose Budd Chamberlain, unidentified, and Mr. Frank H. Chamberlain.



LN299_ChamberlainHouse_Exterior_Facade_SouthElevation



LN299_ChamberlainHouse_Exterior_Facade_SouthElevation (2)



LN299_ChamberlainHouse_Exterior_Facade_SoutheastCorner



LN299_ChamberlainHouse_Exterior_Facade_SouthwestCorner



LN299_ChamberlainHouse_Exterior_Facade_Entryway



LN299_ChamberlainHouse_Exterior_Entryway (2)



LN299_ChamberlainHouse_Facade_SoutheastCorner



LN299_ChamberlainHouse_Exterior_SouthElevation_Dormer



LN299_ChamberlainHouse_Exterior_EastElevation



LN299_ChamberlainHouse_Exterior_NorthElevation



LN299_ChamberlainHouse_Exterior_NorthElevation_near_NortheastCorner



LN299_ChamberlainHouse_Exterior_NorthElevation_near_NorthwestCorner



LN299_ChamberlainHouse_Exterior_WestElevation



LN299_ChamberlainHouse_Exterior_WestElevation_Basement



LN299_ChamberlainHouse_Exterior_WestElevation_Basement (2)



LN299_ChamberlainHouse_Exterior_Facade_Northelevation



LN299_ChamberlainHouse_Facade_NorthElevation



LN299_ChamberlainHouse_SouthBoundary_SumnerStreet_Camerafacingeast



LN299_ChamberlainHouse_SoutheastCornerofproperty_intersectionofSumnerStandNorthLaurelSt



LN299_ChamberlainHouse_EasternBoundary_NorthLaurelStreet_Camerafacingnorth



LN299_ChamberlainHouse_NorthLaurelSt_adjacentproperties



LN299_ChamberlainHouse_EasternBoundary_Camerafacingsouth



LN299_ChamberlainHouse_Easternboundary_formerdriveway



LN299_ChamberlainHouse_EastElevation_formerdriveway



LN299_ChamberlainHouse_stonewall_leadingtohouseatsoutheastcorner



LN299_ChamberlainHouse_fishpond_nearsoutheastcornerofhouse_Camerafacingwest



LN299_ChamberlainHouse_fishpond_nearsoutheastcornerofhouse_Camerafacingnorth



LN299_ChamberlainHouse_West elevation_formerdriveway



LN299_ChamberlainHouse_1980sgarage_westelevationofhouse



LN299_ChamberlainHouse_formerdriveway_westernboundary



LN299_ChamberlainHouse_westernboundary_NorthCedarStreet_Camerafacingsouth



LN299_ChamberlainHouse_drivewayto1980sgarage_westernboundary



LN299_ChamberlainHouse_Westernboundary_CornerofNorthCedarStandSumnerSt



LN299_ChamberlainHouse_Southernboundary_CornerofNorthCedarStandSumnerSt



LN299_ChamberlainHouse_1927Garage_WestElevation



LN299_ChamberlainHouse_1927Garage_Northwestcorner



LN299_ChamberlainHouse_1927Garage_Southwestcorner



LN299_ChamberlainHouse_1927Garage_SoutheastCorner



LN299_ChamberlainHouse_1927Garage_EastElevation



LN299_ChamberlainHouse_1980sgarage_Northwestcorner



LN299_ChamberlainHouse_1980sgarage_EastElevation



LN299_ChamberlainHouse_Foyer_SouthElevation



LN299_ChamberlainHouse_Foyer_SouthElevation (2)



LN299_ChamberlainHouse_Foyer_SouthElevation (3)



LN299_ChamberlainHouse_Foyer_SouthElevation (4)



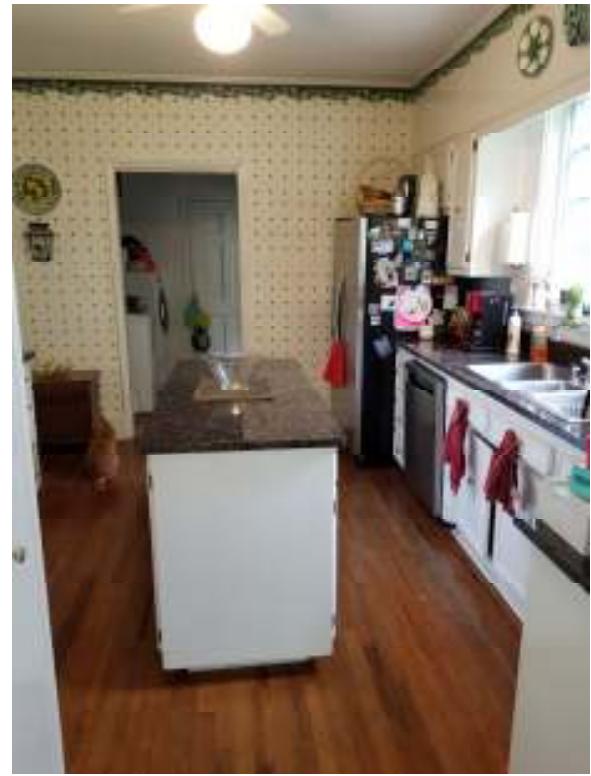
LN299_ChamberlainHouse_BreakfastRoom_SouthElevation



LN299_ChamberlainHouse_BreakfastRoom_SouthElevation (2)



LN299_ChamberlainHouse_Pantry_SouthElevation LN299_ChamberlainHouse_Bathroom_SouthElevation



LN299_ChamberlainHouse_Kitchen_WestElevation LN299_ChamberlainHouse_Kitchen_WestElevation (2)



LN299_ChamberlainHouse_Kitchen_WestElevation (3)



LN299_ChamberlainHouse_Sunroom_NorthwestCorner



LN299_ChamberlainHouse_Sunroom_NorthwestCorner (2)



LN299_ChamberlainHouse_Sunroom_DiningRoom_NorthElevation



LN299_ChamberlainHouse_DiningRoom_NorthElevation



LN299_ChamberlainHouse_DiningRoom_NorthElevation (2)



LN299_ChamberlainHouse_DiningRoom_NorthElevation (3)



LN299_ChamberlainHouse_LivingRoom_NorthElevation



LN299_ChamberlainHouse_LivingRoom_NorthElevation (2)



LN299_ChamberlainHouse_LivingRoom_NorthElevation (3)



LN299_ChamberlainHouse_LivingRoom_NorthElevation (4)



LN299_ChamberlainHouse_LivingRoomDoorwaytoFoyer



LN299_ChamberlainHouse_Bedroom_SouthElevation



LN299_ChamberlainHouse_Bathroom_SouthElevation (2)



LN299_ChamberlainHouse_Bedroom_SouthElevation (2)



LN299_ChamberlainHouse_Bedroom_SouthElevation (3)



LN299_ChamberlainHouse_Bedroom_SouthElevation (4)



LN299_ChamberlainHouse_Sunporch_EastElevation



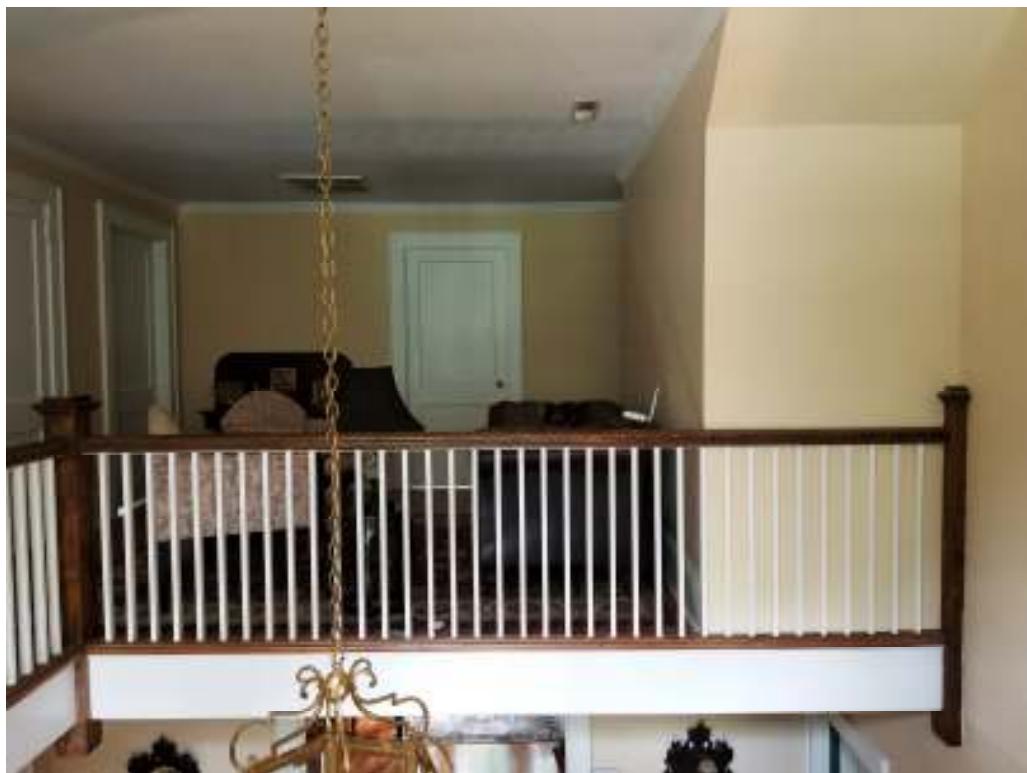
LN299_ChamberlainHouse_Sunporch_EastElevation (2)



LN299_ChamberlainHouse_Sunporch_EastElevation (3)



LN299_ChamberlainHouse_SecondFloorlanding



LN299_ChamberlainHouse_SecondFloorlanding (2)



LN299_ChamberlainHouse_ViewofFoyerfromSecondFloorlanding



LN299_ChamberlainHouse_SecondFloorLanding



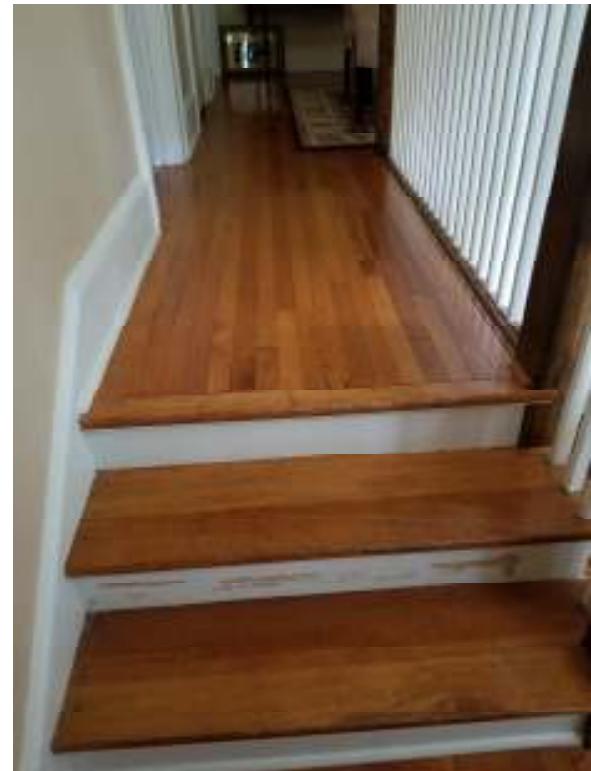
LN299_ChamberlainHouse_SecondFloorLanding (3)



LN299_ChamberlainHouse_SecondFloorlanding (4)



LN299_ChamberlainHouse_NewelPosts



LN299_ChamberlainHouse_SecondFloorlanding (3)



LN299_ChamberlainHouse_SecondFloorBedroom_SoutheastCorner



LN299_ChamberlainHouse_SecondFloorBedroom_SoutheastCorner (2)



LN299_ChamberlainHouse_SecondFloorBedroom_SoutheastCorner (3)



LN299_ChamberlainHouse_SecondFloorBedroom_SoutheastCorner (4)



LN299_ChamberlainHouse_SecondFloorBathroom_EastElevation



LN299_ChamberlainHouse_SecondFloorOffice_NortheastCorner



LN299_ChamberlainHouse_SecondFloorBedroom_NorthElevation



LN299_ChamberlainHouse_SecondFloorBedroom_NorthElevation (2)



LN299_ChamberlainHouse_SecondFloorBedroom_NorthElevation (3)



LN299_ChamberlainHouse_SecondFloorBedroom_NorthElevation (4)



LN299_ChamberlainHouse_SecondFloorOffice_NorthElevation



LN299_ChamberlainHouse_SecondFloorOffice_NorthElevation (2)



LN299_ChamberlainHouse_SecondFloorOffice_NorthElevation (3)



LN299_ChamberlainHouse_SecondFloorBedroom_nearNorthwestCorner



LN299_ChamberlainHouse_SecondFloorBedroomandbathroom_nearNorthwestCorner



LN299_ChamberlainHouse_SecondFloorBedroomandbathroom_nearNorthwestCorner (2)



LN299_ChamberlainHouse_SecondFloorBedroom_nearSouthwestCorner



LN299_ChamberlainHouse_SecondFloorBedroom_nearSouthwestCorner



LN299_ChamberlainHouse_SecondFloorBedroom_nearSouthwestCorner (2)

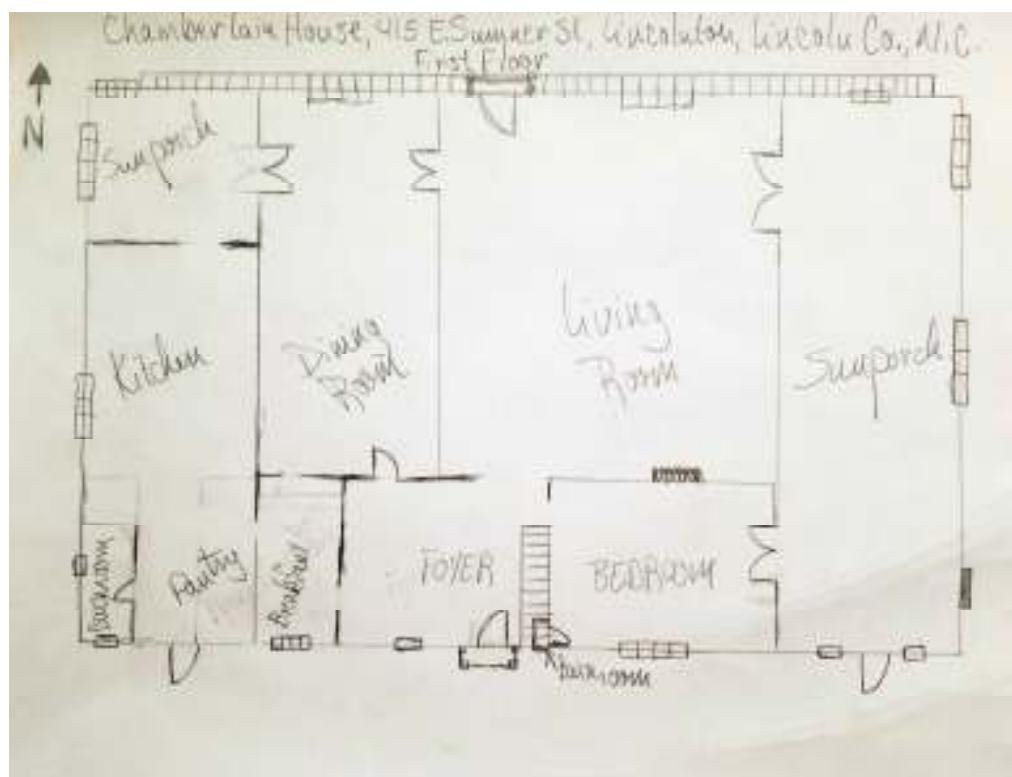


LN299_ChamberlainHouse_SecondFloorSleepingPorch_WestElevation

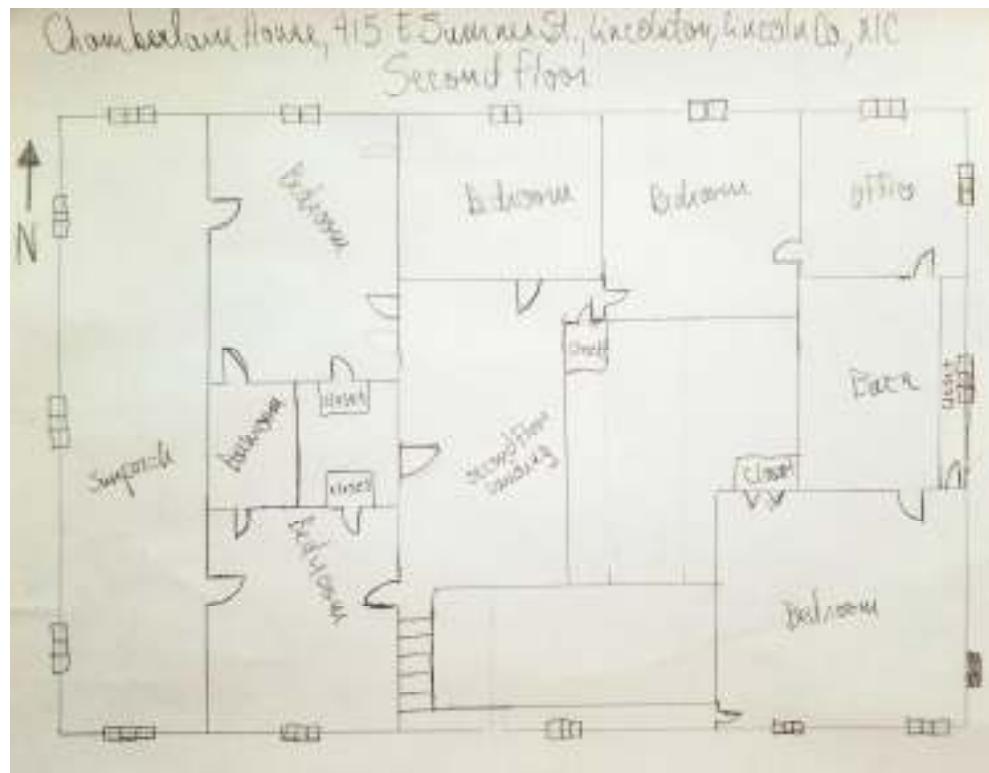


LN299_ChamberlainHouse_SecondFloorSleepingPorch_WestElevation

8B. Floor Plan

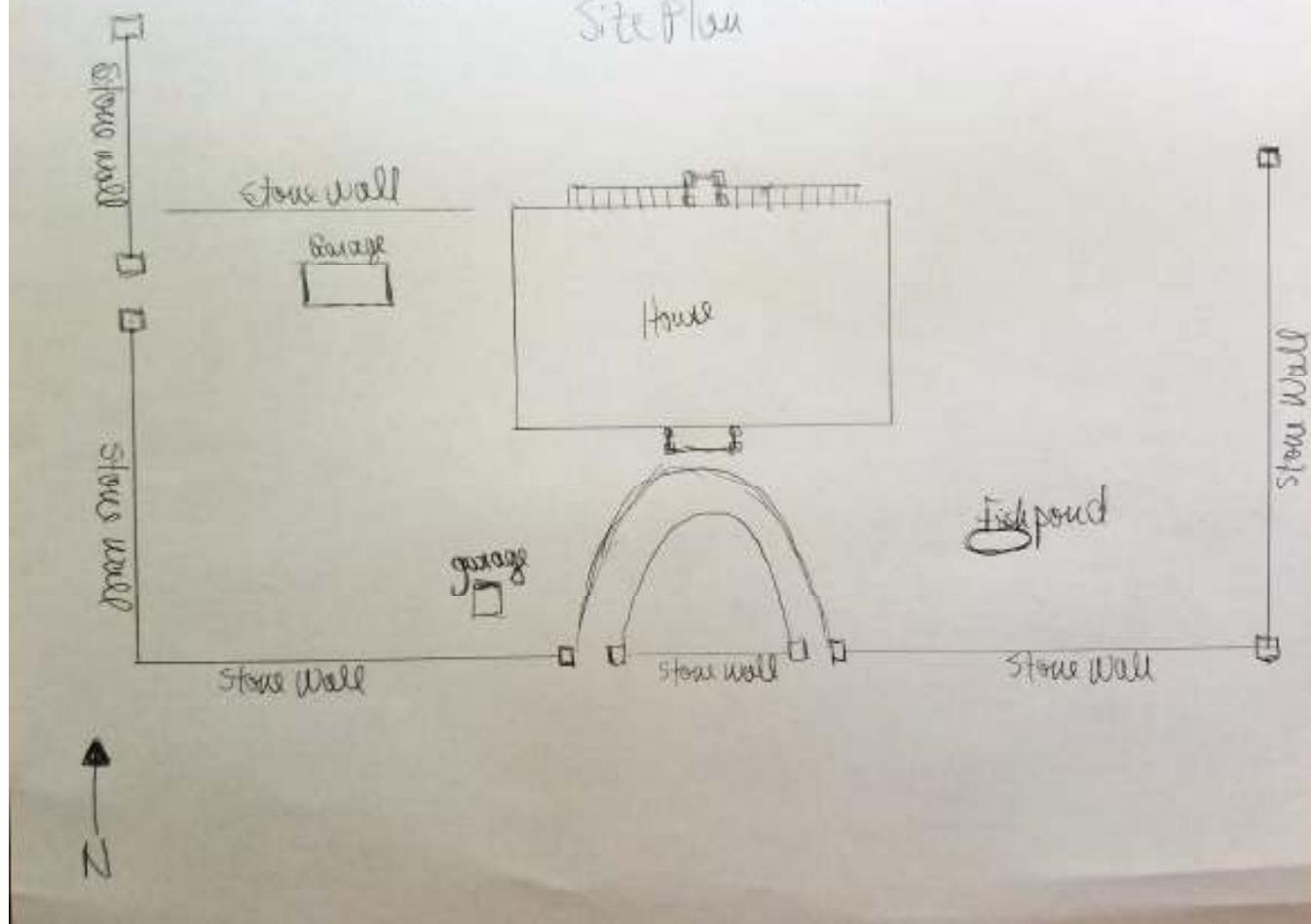


First Floor Plan



Second Floor Plan

Frank H. + Rose Budd Champlain Farm, Lincolnton, Lincoln Co., NC
Site Plan



Site Plan

8C. Maps



June 17, 2019

0 100 200 Feet

1 inch = 259 feet

Landmark boundary Map 1



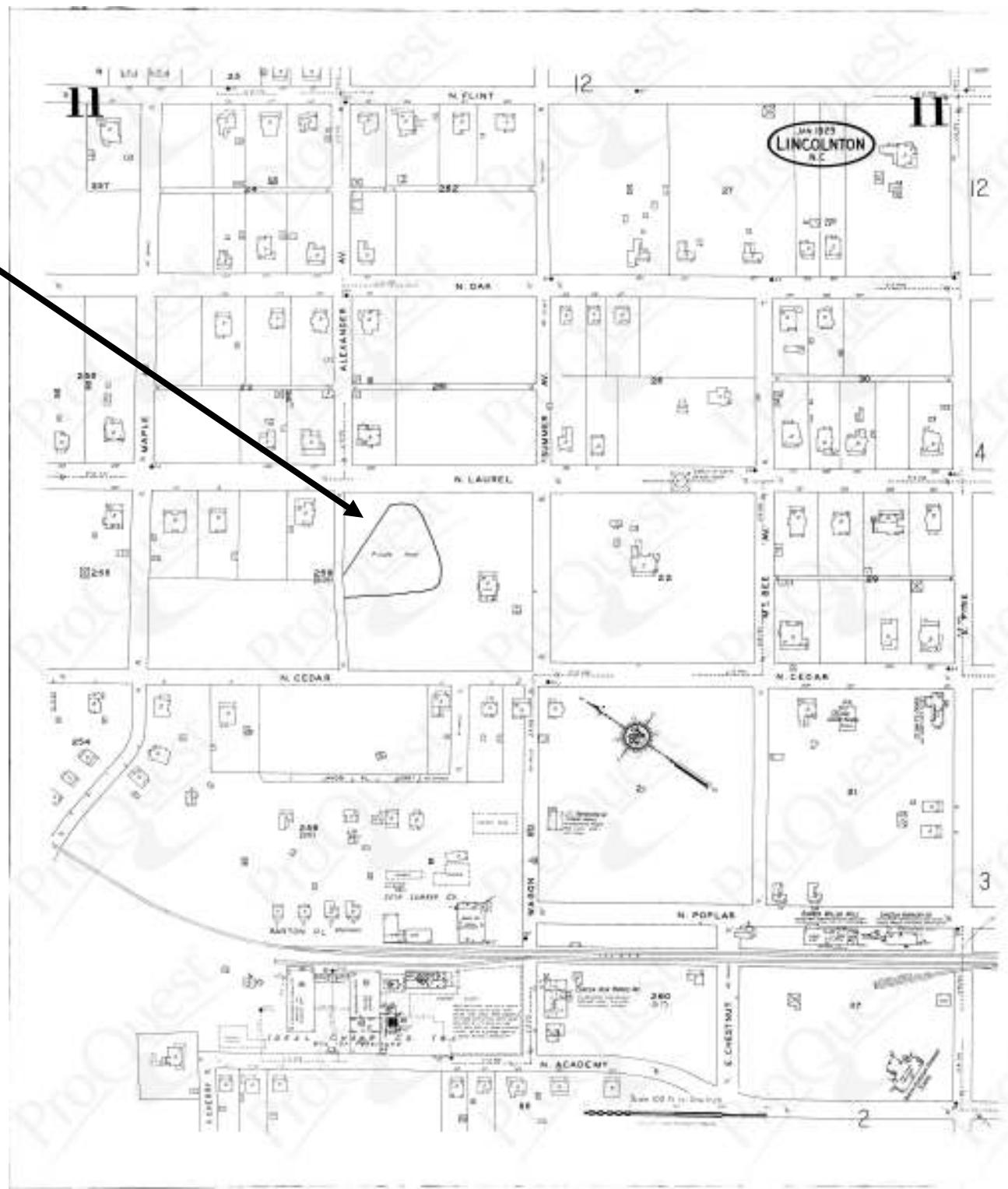
June 26, 2019

01000 Feet



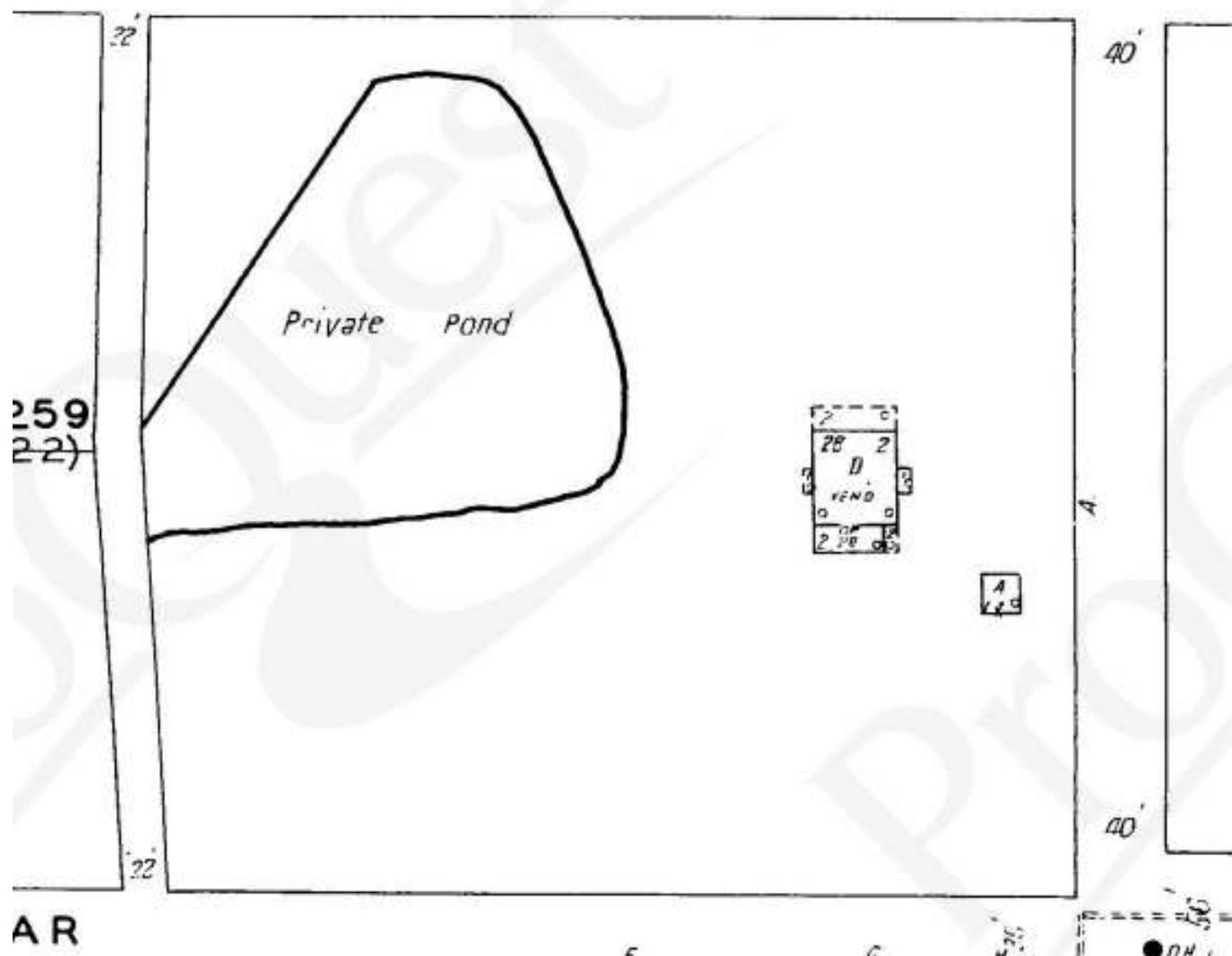
1 inch = 778 feet

Landmark Map 2



Sanborn Map, Lincolnton, NC 1929

N. LAUREL



Sanborn Map, Lincolnton, NC 1929

8D. Historical Significance/Associative History

The property on which the Chamberlain House is situated was originally associated with the McBee family and Judge William A. Hoke, who built a large two-story Colonial Revival House one block east of the Chamberlain House after his marriage to Mary McBee in 1897. Hoke (1851-1925) was elected judge of the Superior Court for the Lincolnton District in 1890, and served in this capacity until appointed as a Justice of the North Carolina Supreme Court in 1904. He served as Chief Justice of the North Carolina Supreme Court from June 1924 to March 1925.¹ On April 24, 1924, Hoke sold to Rose Budd Chamberlain "a certain lot in North-East Square in the town of Lincolnton, known as the Pond lot...at the intersection of Cedar Street and Sumner Street, this being a new street in the McBee addition to Lincolnton."²

Rose Budd Chamberlain was born in Chatham County, North Carolina on September 27, 1876, the daughter of Dr. Abram Van Wyck Budd and Anna Catherine Bryan Budd. According to her obituary in the *Lincoln County News*, "she received her education at the Methodist Female Seminary in Durham and the American Art School in Baltimore, Maryland in 1893. After graduation, Rose taught classes in Summerville and Lillington and held positions at colleges such as Lewisburg College in Lewisburg, North Carolina." She married Frank Hart Chamberlain in 1901, and before moving to Lincolnton they lived in Greensboro, Mount Airy, and Charlotte, North Carolina, and Roanoke, Virginia. While in Mount Airy, the Chamberlains occupied the house where siamese twins Eng and Chang Bunker lived during the mid-nineteenth century. The family lived in Roanoke from 1917 to 1921.³

Frank Hart Chamberlain was very familiar with each of the locations where the family lived because of his business associations in the tobacco and textile industries. In 1912, 1913 and 1915, Chamberlain was a traveling salesman for Alexander and Garsed in Charlotte, and in 1917, he was the manager of the Howell Company in Charlotte, and the family lived in Myers Park.⁴ In 1918, Chamberlain is listed in the Charlotte City Directory as a yarn manufacturer at the Howell Arcade, and the Chamberlain's residence is listed as being in Roanoke, Virginia.⁵ After moving to Lincolnton, Chamberlain owned and operated hosiery mills in Maiden and Cherryville, North Carolina.⁶ The Chamberlains lived in the W.E. Grigg house near downtown when they moved to Lincolnton in 1921, and they purchased four acres at 314 East Sumner Street in Lincolnton on April 24, 1924 from William A. Hoke.⁷ By May 15, 1924, the *Lincoln County News* reported that Frank Chamberlain "launched into business for himself, and is now opening up a large textile machinery business in Lincolnton, and will carry a full line of textile

¹ Marvin Brown and Maurice C. York, *Our Enduring Past: A Survey of 235 Years of Life and Architecture in Lincoln County, North Carolina* (Lincolnton: Lincoln County Historic Properties Commission with assistance from the Lincoln County Board of Commissioners, the City of Lincolnton, and the North Carolina Division of Archives and History, 1985), 28.

² Lincoln County Deed Book 140, Page 394. Lincoln County Register of Deeds, Lincolnton, North Carolina.

³ "Last Rites Today For Mrs. F.H. Chamberlain." *Lincoln County News* 27 August 1956.

⁴ Charlotte, North Carolina, City Directory, 1912, 1913, 1915, 1917

⁵ Charlotte, North Carolina, City Directory, 1918

⁶ *The Lincoln County News*, "F.H. Chamberlain Rites Saturday," February 13, 1961. Frank Hart Chamberlain was born in Wilson, North Carolina on October 10, 1872, the son of Spencer Williams and Olivia Hart Chamberlain. He started his business career in the tobacco industry in Wilson and Durham, North Carolina. While in Lincolnton, Chamberlain was a charter member of the Rotary Club, serving as its first president, and was vestryman St. Luke's Episcopal Church. He was a trustee of Reeves-Gamble Hospital in Lincolnton, and was an active member of the Sons of the American Revolution.

⁷ Lincoln County Deed Book 140, Page 394. Lincoln County Register of Deeds, Lincolnton, North Carolina.

machinery and will see throughout the southern and other states.⁸ He leased the old Roseman Warehouse in Lincolnton that was a two-story building with floor space of 16,000 square feet.⁹

Gladys Childs, Lincoln County historian and contributor to the local newspaper, wrote that the Chamberlains had to clear “four hundred small pine trees...to make a clearing,” and “the heart of the Old McBee Ice Pond back of it was deep in ironwood which had to be dug out.”¹⁰ They began construction on their two-story Colonial Revival style home at the southern tip of the property in January 1927, and began living in the house by June 1927. The pond located on their property was used as a skating rink for many years.¹¹

Although it is not documented, Rose Budd Chamberlain is believed to have designed the stone walls that encircle the Chamberlain House. The construction and appearance of these stone walls resemble the Emergency Relief Administration Stone Wall that she designed for the City of Lincolnton at the nearby park. The ERA Stone Wall was designated as a local historic landmark in 2014.

Lincoln County submitted successful applications to the State CWA and ERA of North Carolina for funds to complete work in both the city of Lincolnton and various parts of Lincoln County between 1933 and 1935. Approximately seventy projects were completed throughout the county under the ERA. C. Guy Rudisill, Mayor of Lincolnton, submitted an application to the ERA of North Carolina for the improvement of a public playground at the intersection of North Cedar Street and West McBee Street on April 9, 1935. Mayor Rudisill explained in the application that the proposed work was for “the improvement of the public playground and park located on Cedar Street in the town of Lincolnton,” and the work involved “grading of the grounds, removing of a few undesirable trees and stumps, filling in around the existing wading pool, construction of drainage ditches, gravel walks, and a stone fence.”¹² The mayor included additional remarks: “This is a public playground and park, owned by the town of Lincolnton, N.C.,” and “it is the only park of its kind in the town and a needed recreational center for children here.” To further justify the proposed project, the mayor added “This project will provide work for relief clients in this vicinity.”¹³

Mayor Rudisill submitted to the local newspaper, almost simultaneously with this application to the ERA for the park and stone fence, a report to the Board of Alderman on the progress made between 1933 and 1935 on government funded projects in Lincolnton. Approved by the E.R.A. on April 25, 1935, the total cost of the project was \$1,295. Employed to complete the project were thirty male “common laborers” at \$900; two stone masons at \$54; one additional stone mason at \$40.50; and a foreman and timekeeper at \$87.50. The city utilized one of their trucks to haul 54 cubic yards of rock, seventy-five bags of cement, and fifteen cubic yards of sand.¹⁴

Before the city could begin the project, they had to include in the application a date the plans would be ready, and the projected completion dates. The project plans were ready on April 17, 1935, and date of completion was scheduled for May 22, 1935. The plans were drawn by Mrs. F.H. (Rose Budd)

⁸ "Large Machinery Business For Lincolnton," *The Lincoln County News*, 15 May 1924.

⁹ Ibid.

¹⁰ “‘Sargeant At Arms’ of Lineberger Bros.” *The Lincoln County News* 12 April 1954.

¹¹ Ibid.

¹² N.C. Emergency Relief Administration, Application of Approval of Work Project, Town of Lincolnton, April 9, 1935.

¹³ Ibid.

¹⁴ Ibid.

Chamberlain who lived two blocks away from the site. The proposed plans included a thirty foot by fifty foot wading pool with concrete bottom and walls; two foot by three foot drain for the pool; seventeen foot by thirty-nine foot open (covered) pavilion; two gravel walkways six feet wide extending from the stone fence at the property's east elevation to the wading pool; and, a three foot tall stone fence "Broken Ashlar Type" extending fifty feet at the north elevation, two hundred fourteen feet at the east elevation, and seventy-five feet at the south elevation. Although the date of the completion is not known, the *Lincoln County News* reported on June 12, 1935 that "the work on the children's park is progressing fine, the grass is beginning to come up and rock wall is well under way."¹⁵

While in Lincolnton, Rose Budd Chamberlain was very active in social and civic activities. As a member of St. Luke's Episcopal Church, Rose Budd was several times the president of the Woman's Auxiliary, held offices in the Diocese, served at the Easter Sunrise Breakfast each year, and helped maintain the church's grounds. She was twice president of the Fourth District of the North Carolina Federation of Woman's Clubs for two terms; member of the State Board of the League of Women Voters; and, was for several years a member of the County Board of Charities and Public Welfare. She was president of the first Garden Club of Lincolnton; president of the Lincolnton branch of the Needlework Guild; and, chairman of the Lincoln Chapter of the Red Cross. She served as chairperson of the National Consumers Tax Commission in Lincoln County, and chairperson of the Lincoln County Highway Beautification Commission.¹⁶

During the Great Depression, Chamberlain served as chairperson of the local Red Cross and headed all of the local relief activities such as the soup distributing kitchen. She led workshops on the sleeping porches of her home on East Sumner Street where participants cut and distributed materials. She was a member of the Mentor Book Club, Lincolnton's Southern Stars Chapter, United Daughters of Confederacy, and Woman's Club of Lincolnton. As president of the Woman's Club, she orchestrated a local effort to plant fruit trees in all of the local mill villages. She planted the "Pilot" Christmas tree on Lincolnton's courtsquare, and was responsible for the planting of a second Christmas tree on the opposite side of the courtsquare. She was responsible for Lincolnton High School's first annual, the *Pine Burr*, and raised the money to print it.¹⁷

Frank and Rose Budd Chamberlain were the parents of Catherine Bryan Chamberlain (1904-1980), Rose Budd Chamberlain Blanton (1906-1987), Olivia Chamberlain Carr (1909-1974), and Frank Hart Chamberlain, Jr (1910-1998).

Rose Budd Chamberlain died on August 25, 1956, and is buried at St. Luke's Episcopal Church in Lincolnton.¹⁸ She died without a will, and Catherine Chamberlain was appointed as the administer of her estate that was valued at \$5,500.¹⁹ On December 6, 1967, Olivia Chamberlain Carr and her husband, F. L. Carr, of Wilson, North Carolina, conveyed to Catherine B. Chamberlain all of their interest in the "Chamberlain Home Place."²⁰ Frank H. Chamberlain died on February 9, 1961, and he is buried at St.

¹⁵ "Work Progresses on Children's Park." *The Lincoln County News* 13 June 1935.

¹⁶ "Last Rites Today For Mrs. F.H. Chamberlain." *Lincoln County News* 27 August 1956.

¹⁷ *Ibid.*

¹⁸ North Carolina State Board of Health, Bureau of Vital Statistics. *North Carolina Death Certificates*. Microfilm S.123. Rolls 19-242, 280, 313-682, 1040-1297. North Carolina State Archives, Raleigh, North Carolina.

¹⁹ Ancestry.com. *North Carolina, Wills and Probate Records, 1665-1998* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

²⁰ Lincoln County Deed Book 457, Page 270.

Luke's Episcopal Church.²¹ On April 5, 1974, Rose Budd Chamberlain Blanton, Frank Chamberlain, Jr., and his wife, Katherine D. Chamberlain, and Catherine B. Chamberlain sold the house and property to Dr. Robert M. Stevenson and his wife Judith W. Stevenson.²² On October 11, 1982, Dr. and Mrs. Robert M. Stevenson sold the house and property to Dr. Jesse M. Jones and his wife Christine S. Jones.²³ The Joneses sold the house and property to Kenneth L. and Kay Marks on September 8, 1986, and the Marks sold the house and property to Ronnie R. and Linda V. Campbell on June 28, 1993.²⁴ Ronnie Campbell is in the process of selling the house and property to Tom and Betty Flohr.

8E. Architectural description, significance and integrity

The Frank H. and Rose Budd Chamberlain House, built ca. 1927, and located at 415 E. Sumner Street in Lincolnton, Lincoln County, North Carolina, occupies an entire 3.59 acre block. The house and property are located four blocks from East Main Street in downtown Lincolnton, and the large square parcel includes the two-story Colonial Revival House, a ca. 1927 garage, and a 1980s garage. Rose Budd Chamberlain designed the house, the property's hardscape features, and likely designed the ca. 1927 garage.²⁵ The property is one of the largest in downtown Lincolnton, and is surrounded by stone walls at its eastern, western, and southern boundaries. The property contains a number of hardscape features such as a low, rough stone-lined former driveway, low stone-lined walls, stone steps, and a stone fishpond. Access to the house is afforded at the property's southern, eastern, and western boundaries by a circle driveway that was paved in the late 1980s, a former driveway, and a driveway leading to the 1980s garage, respectively.

The property is bounded on the north by a heavily-wooded area of large hardwoods and thick underbrush that was once a large pond (see 1927 Sanborn map), on the east by North Laurel Street, on the south by E. Sumner Street, and on the west by North Cedar Street. The house stands at the southern end of the property, and is visible from the east, west, and south elevations. The property slopes slightly from E. Sumner Street to the house and then has a more drastic slope from the house to the heavily wooded northern boundary. Pairs of tall, square stone piers flank each end of the concrete-paved, semi-circular driveway that empties onto E. Sumner Street. The driveway leads to the front of the house and is lined by boxwoods, ivy, and small shrubs, as well as low-lying stonework that terminates at the stone piers.

Tall, square stone piers denote an entrance and exit of a former driveway that extended from east to west at the house's north elevation. Intermittent rows of stones mark the width of the former driveway. One of the piers at the property's east elevation, along N. Laurel Street, retains an original metal chain that was once used to limit access to the driveway. Stone steps built into the sloped landscape near the house's rear elevation would have allowed access to the house from the former driveway. A second pair of tall stone piers in the wall at the property's western boundary flank a graveled driveway leading to the 1980s garage. The southern edge of this driveway is lined by a wall of large stones. This additional driveway may have once connected to the former driveway at the house's rear elevation.

²¹ North Carolina State Board of Health, Bureau of Vital Statistics. *North Carolina Death Certificates*. Microfilm S.123. Rolls 19-242, 280, 313-682, 1040-1297. North Carolina State Archives, Raleigh, North Carolina.

²² Lincoln County Deed Book 506, Page 821.

²³ Lincoln County Deed Book 591, Page 937.

²⁴ Lincoln County Deed Book 653, Page 246, and Book 832, Page 680.

²⁵ Frank Chamberlain Blanton, interview with author, 20 June 2019.

Frank H. and Rose Budd Chamberlain House, ca. 1927

C-building

Built for Frank H. and Rose Budd Chamberlain ca. 1927, this 5,244 square feet Colonial Revival house with 1,311 square feet unfinished basement has an east-west orientation and is five bays wide by three bays deep with a single-shouldered exterior brick chimney at the east elevation near the house's southeast corner. The house's facade has a one-story gabled portico supported by square columns covering the central entry, and a similar portico covers a central entry at the house's north elevation. According to Frank Chamberlain Blanton, grandson of Rose Budd Chamberlain, his grandmother wanted the have two main entrances to the house (one at the front and one at the rear), but the one at the rear looks more monumental because the drastic slope in the topography necessitated tall brick stairs to get to the entry porch and door.²⁶ The north elevation is raised above a full basement, necessitated by the slope of the lot, and a set of brick stairs rebuilt in the late 1980s or early 1990s rise from the basement to the central entry.

The Frank H. and Rose Budd Chamberlain House stands on a brick foundation of running bond coursing, over an unfinished basement. A pair of eight-over-eight double hung wooden sash windows are set into the foundation, under the north elevation's central entry, and eight-over-eight double hung wooden sash windows are at the foundation near the base of each central entry stair. Glass-and-paneled doors and pairs of four-over-four double hung wooden sash windows provide further access to the basement at the east and west elevations. The exterior is brick with engaged piers flanking the pedimented gable ends. Both stories of the first and fifth bays are covered with shingle siding painted green, and two pedimented hipped dormers with eight-over-eight double-hung wooden windows project from the roof's south elevation. The windows at each elevation are typically eight-over-eight, nine-over-nine, or one-over-one double hung wooden sash windows, the exceptions being pairs of four-over-four double hung wooden sash windows at the east and west elevations' foundation wall, and two pairs of six-over-six sash near the apexes of each gable that provide light to the attic. Vinyl grilles have been placed in the three double hung windows that occupy the fourth bay's second floor. Double-hung wooden windows with plain architraves painted green are found throughout the house.

The Frank H. and Rose Budd Chamberlain House's common interior features are oak flooring, molded window and door surrounds, two-panel doors, French doors, crown molding, and tall baseboards. Ceilings of the sun porches at the east and west elevations are covered with beadboard.

Exterior

South Elevation

The Chamberlain House has a symmetrical five-bay-wide facade with a fifteen-light wooden front door flanked by ten-light sidelights, with nine-over-nine and one-over-one double hung wooden sash windows at the first story, and one-over-one and eight-over-eight double hung wooden sash windows at the second floor. Two pedimented hipped-roof dormers covered with shingle siding painted green and eight-over-eight double-hung wooden sash windows protrude from the roof, and a one-story, single-bay wide gabled-roof eave covers the central entry. Shingle siding covers the first and second floors of the first and fifth bays, and a fifteen-light wooden door is at the first floor of these bays.

²⁶ Ibid.

East Elevation

The east elevation has a two-story, single-shouldered brick exterior chimney with running board coursing that occupies the first bay, and engaged piers flank the pedimented gable with their interstices filled with shingled walls painted green. A pair of six-over-six double-hung wooden windows provide light to the attic, and one-over-one double hung wooden sash windows are at the first and second floors. Vinyl grilles have been placed in three of the sashes on the second floor. The basement's foundation wall has a pair of four-over-four double-hung wooden sash windows and a glass-and-panel door. The sunporch at this elevation is located on the first floor.

West Elevation

The west elevation has a pair of six-over-six double-hung wooden sash attic windows, and engaged piers that flank the pedimented gable with their interstices filled with both brick and shingle wall painted green. The second floor sleeping porch has three one-over-one double-hung wooden sash windows at each bay, and a smaller sunroom at the first floor, near the northwest corner, has a ribbon of nine-over-nine double-hung sash. Three four-light windows occupy the first floor's middle bay, and a six-light window for a first floor bathroom is near the southeast corner. The basement's foundation wall has a pair of four-over-four double-hung wooden sash windows and a glass-and-panel door.

North Elevation

The north elevation is raised above a full basement, necessitated by the slope of the lot, and could have served as the house's main entrance at some point in the house's history. A gabled-roof portico of classical design covers a fifteen-light door and ten-light sidelights, and surmounts a pair of large eight-over-eight double-hung wooden sash basement windows. Brick stairs with metal railing rise from the east and west to this entry. Pairs of eight-over-eight double hung wooden windows at the second floor's first three bays are flanked by groups of three one-over-over double hung sash windows. Three one-over-one double hung wooden sash windows are at the first floor sunporch, and the first floor entry is flanked by quadruple groupings of nine-over-nine double hung wooden sash windows. Eight-over-eight double-hung wooden sash basement windows are at the bases of the brick stairs.

Interior

The interior of the Chamberlain House retains many original features that date to the time of the house's construction in ca. 1927. The original interior features include the configuration of the rooms on the first and second floor, fenestration, wooden flooring, trim, mantels, and molding. The window and door surrounds on both first and second floor rooms retain their original molding.

The central entry at the house's south elevation provides access to a large foyer and staircase, and doorways on the north, east, and west walls open to the living room, bedroom, dining room, and breakfast room, respectively. On the east side of the foyer is a bedroom, small bathroom, and sun porch, and on the west side is a breakfast room, pantry, small bathroom, kitchen, sun porch, and dining room. The living room is to the north of the foyer. The house's interior has a high level of integrity, and the current owners are dedicated to retaining this integrity.

The central entry has a fifteen-light door flanked by ten-light sidelights. The 180-degree turn staircase rises up the foyer's east wall to a second floor landing and extends farther up the west wall to a second landing. The staircase has oak treads, square balusters painted white, a pine handrail, and square, pine newel posts with molded caps.

To the east of the foyer is a small breakfast room, pantry, and bathroom. The breakfast room has oak flooring, molded window and door surrounds, and tall base molding and crown molding found in other rooms on the first and second floors. The breakfast room's walls are covered with paneling and painted white. Although the pantry's original use is unknown, it now houses a washing machine, dryer, sink, and storage shelves. An exterior door is located on the pantry's south wall near the house's southwest corner. A small bathroom is beside the pantry, at the house's southwest corner, and an exterior door at this corner was removed and replaced with shingle siding. This door is visible in a photograph taken by Marvin Brown in 1982.

The kitchen and sunroom are the other two rooms at the west elevation. The kitchen has been modernized with relatively new cabinetry and fixtures, but it retains its original oak flooring. Quadruple groupings of nine-over-nine double-hung wood windows line the sunroom's north and west walls, and the room retains its original oak flooring and bead board ceiling that is painted white. French doors open from this room into the dining room. The dining room has its original flooring, base and crown molding, and molded door and window surrounds. Its north wall has a quadruple grouping of nine-over-nine double-hung wood windows, a paneled door on its east wall that opens to the foyer, and French door leading to the living room.

The living room has its original oak flooring, base and crown molding, and molded door and window surrounds. Its north wall has a fifteen-light door with ten-lights that open to a small landing and stairs that lead to the house's back yard, and a quadruple group of nine-over-nine double-hung wooden windows. A large brick fireplace with molded wooden shelf is on the south wall, and two bookshelves with rounded tops are inset into the east wall. These bookshelves flank French doors that open to the sun porch. The sun porch has its original oak flooring that is painted green, bead board-covered ceiling painted white, and a fireplace near the southeast corner.

The second floor has a sleeping porch that covers the full length of the west elevation, bedrooms at the west, north, and east elevations, a small office at the north elevation, and a bathroom and office at the east elevation. The bedrooms at the west and north elevations retain their original oak floors, tall base molding with molded caps, crown molding, paneled doors, and window and door architraves. Each of these rooms has a closet with a paneled door, and the office at the north elevation has a closet with louvered folding doors. There is a bathroom between the bedrooms at the west elevation, and a large bathroom separates the bedroom and office at the east elevation. The sleeping porch has its original oak flooring that is painted red, and bead board-covered ceiling that is painted white. The bedroom at the north elevation has a closet with three large paneled doors.

The house's largest bedroom is located on the second floor at the southeast corner. Like the other bedrooms, it has tall base molding, crown molding, and original door and windows surrounds. A fireplace is at the room's southeast corner, and this is the only carpeted room in the house. There is a large closet with louvered folding door, and a second closet is on the north wall. The bathroom off this

room has its original oak flooring, and has been updated with modern cabinetry, shower, tiling, and fixtures.

Garage, ca. 1927

C-building

One-story front-gabled brick building with shingles at each gable end, and the roof is covered with asphalt shingles that measures 360 square feet. The building, built on a brick foundation, rests on a flat area of the property with a pair of paneled doors at the west elevation, and glass-and-panel doors at the east elevation. The building has an east-west orientation and is accessible from the semi-circular driveway in front of the house.

Garage, 1980s

NC-building

One-story front-gabled frame building with shingle siding and an asphalt-shingled roof that measures 34' x 24' and is 816 square feet. The building has an east-west orientation with two metal roll-up doors and a metal-and-glass door at its west elevation, and a paneled metal door and three windows are at the east elevation. The building was built on a raised brick foundation, necessitated by the slope. There are two windows at the north elevation, and no windows are located at the south elevation. Photographs taken by Marvin Brown during the early 1980s as part of the Lincoln County architectural survey show this building as only partially enclosed at the north elevation, and without shingle siding.

Architectural Significance

The Frank H. and Rose Budd Chamberlain House is a representative example of a Colonial Revival style house in Lincolnton and Lincoln County, North Carolina. The defining architectural features include a pedimented portico supported by columns to create an entry porch over an accentuated front door, a facade with symmetrically balanced pairs of windows and center door, and double hung sashes with multi-plane glazing in the sashes.

During the first two decades of the twentieth century, Lincolnton saw an increase in population from 828 in 1890 to 3,390 by 1920. This increase precipitated the need for more houses, and there were 650 dwellings in the city limits of Lincolnton. Many of these houses were built in an eclectic mix of the Colonial Revival, Queen Anne, and bungalow styles.²⁷ Other architecturally comparable dwellings built in the Colonial Revival and Queen Anne/Colonial Revival style near downtown Lincolnton are the Henry A. Kistler House on North Laurel Street, John R. Moore House on South Cedar Street, Frank Beal House on South Academy Street, Hopkins House on East Pine Street, and Mauney-Rudisill-Long House on North Flint Street. The John Moore House, Frank Beal House, Hopkins House, and Mauney-Rudisill-Long House still have a high level of architectural integrity, but the Henry A. Kistler house's exterior has been altered with artificial siding and replacement vinyl windows. The Mauney-Rudisill-Long House is the only brick house among this group. The John Moore House (2009), Frank Beal House (2010), Hopkins House (2012), and Mauney-Rudisill-Long House (2018) have been designated as local historic landmarks.

Integrity Statement

The Chamberlain House maintains a high level of material integrity, and it has only received a few changes to its exterior and interior. Changes to the house have been minimal, and these changes do not

²⁷ Brown, *Our Enduring Past: A Survey of 235 Years of Life and Architecture in Lincoln County, North Carolina* , 28.

diminish the house's architectural significance. Some of the changes include removing screening from the second floor sleeping porch at the house's west elevation and the first floor "swinging" porch at the east elevation, and replacing with one-over-one double-hung wooden windows. An original door near the house's southwest corner was removed when a previous owner added a bathroom at the south elevation, and vinyl has been added to the soffits of the house and dormers. This door is visible in the photographs that Marvin Brown captured during his survey of Lincoln County in the early 1980s. K-style metal gutters have been added at the house's north and south elevations.

The two-story exterior chimney near the house's southeast corner was added to the house at undetermined date. At the time of this report, the earliest photograph from Frank Chamberlain Blanton, grandson of F. H. and Rose Budd Chamberlain, from the 1930s does not show this chimney. It is possible that Rose Budd Blanton and Catherine Chamberlain added the chimney to the house when they replaced the original slate roof with asphalt shingles.

During the late 1980s or early 1990s, Ken and Kay Marks rebuilt the brick stairs that lead to the central entry at the north elevation, and also paved the semi-circular driveway at the house's south elevation.²⁸ A Christmas card photograph of the central entry at the south elevation shows what looks to be a stone-covered driveway. The Marks do not remember whether the driveway was covered with stone or was earthen before they paved it.

8F. Property boundary, significance and integrity

Verbal Boundary Justification

The local landmark boundaries follow the parcel lines of Parcel 19253 as shown with a heavy black line on the Lincoln County GIS map at one inch = 100 feet. This map is included with this landmark report.

The landmark designation also includes the one-story, ca. 1927 garage and major hardscape features such as the stone walls at the property's south, east, and west elevations and the stone fish pond.

Boundary Justification

The boundaries encompass 3.59 acres at 415 East Sumner Street in Lincolnton, which is property historically associated with this house and property.

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²⁸ Ken and Kay Marks, interview with author, 24 June 2019.

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