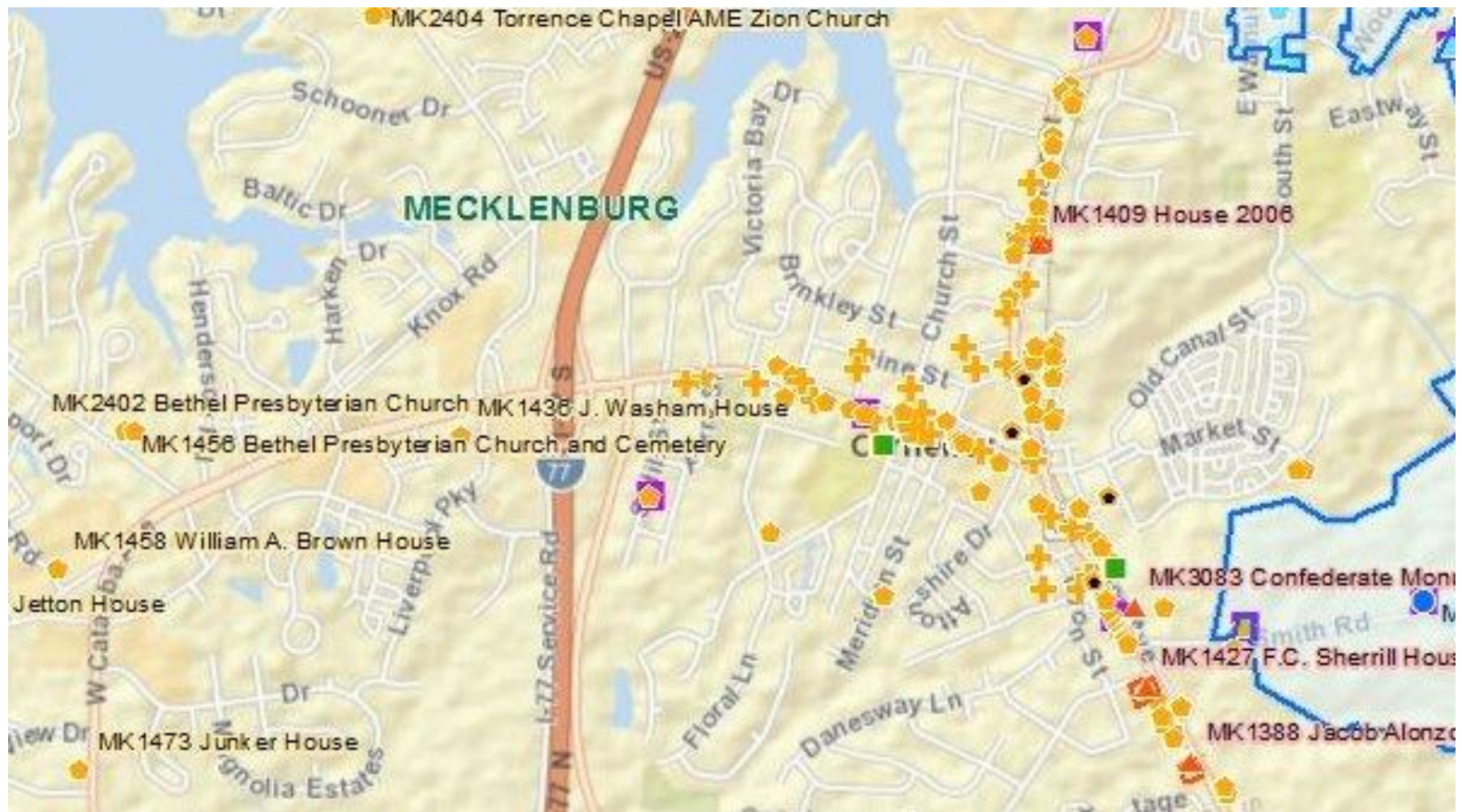


# Cornelius Historic Preservation Plan



2014





Cornelius has a significant inventory of historic properties. The properties can be divided into two groups.



Those located in what was historically considered the town's neighboring rural landscape.



And those located within the traditional pre-World War II boundaries of the town.





Many of the Town's historic properties are self-evident





# Other properties contribute to significant Historic Areas.

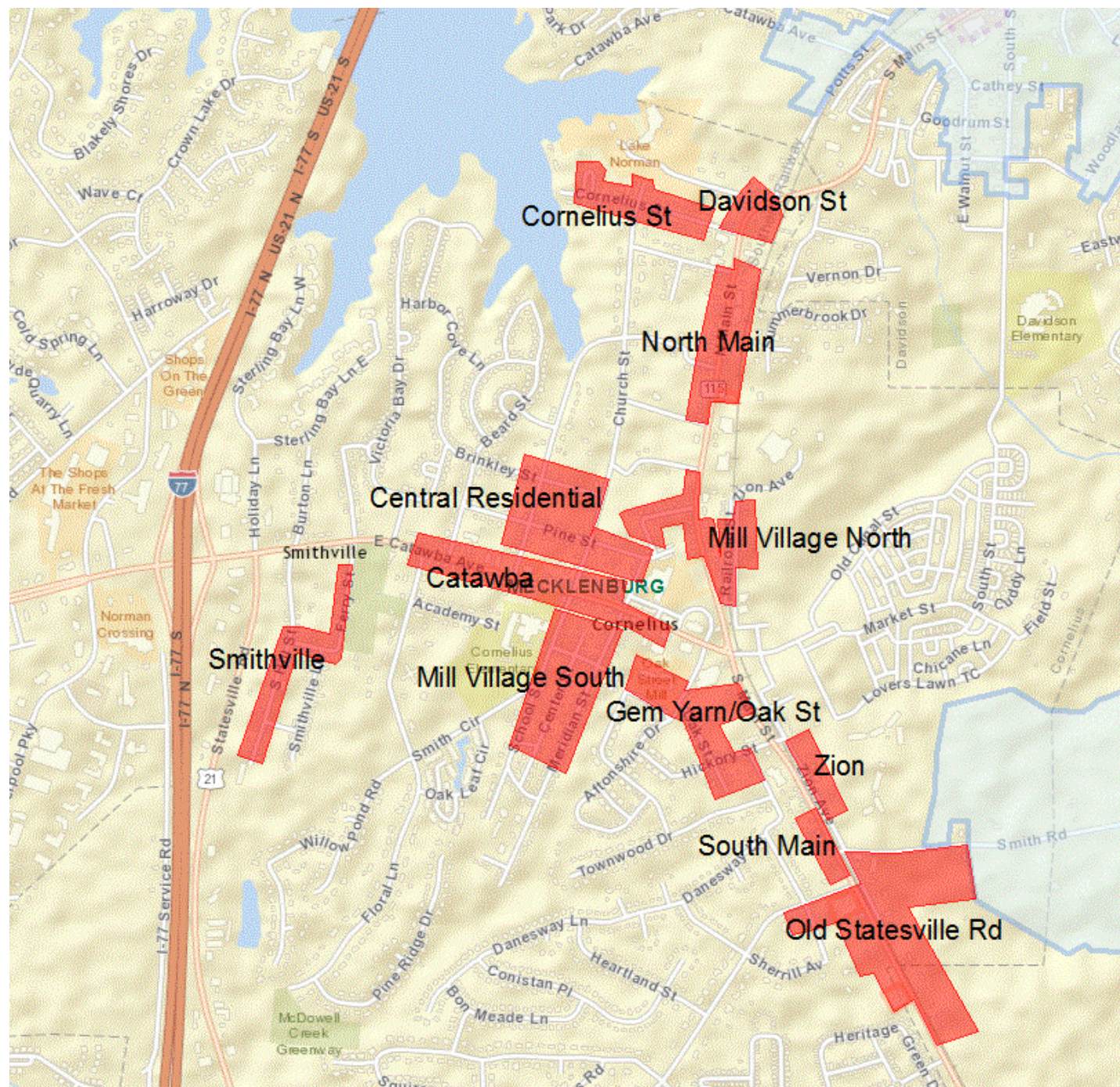




This survey identified twelve unique historic areas within the historic boundaries of Cornelius.

The integrity of these areas varies, but each of the areas represents a historic part of the town with significant extant resources. Collecting significant historical properties into these historic areas serves several purposes.

It is important to understand that surveying historic resources is a process, not a product. Future years will elevate the historical importance of additional properties, while others herein identified might lose their significance.



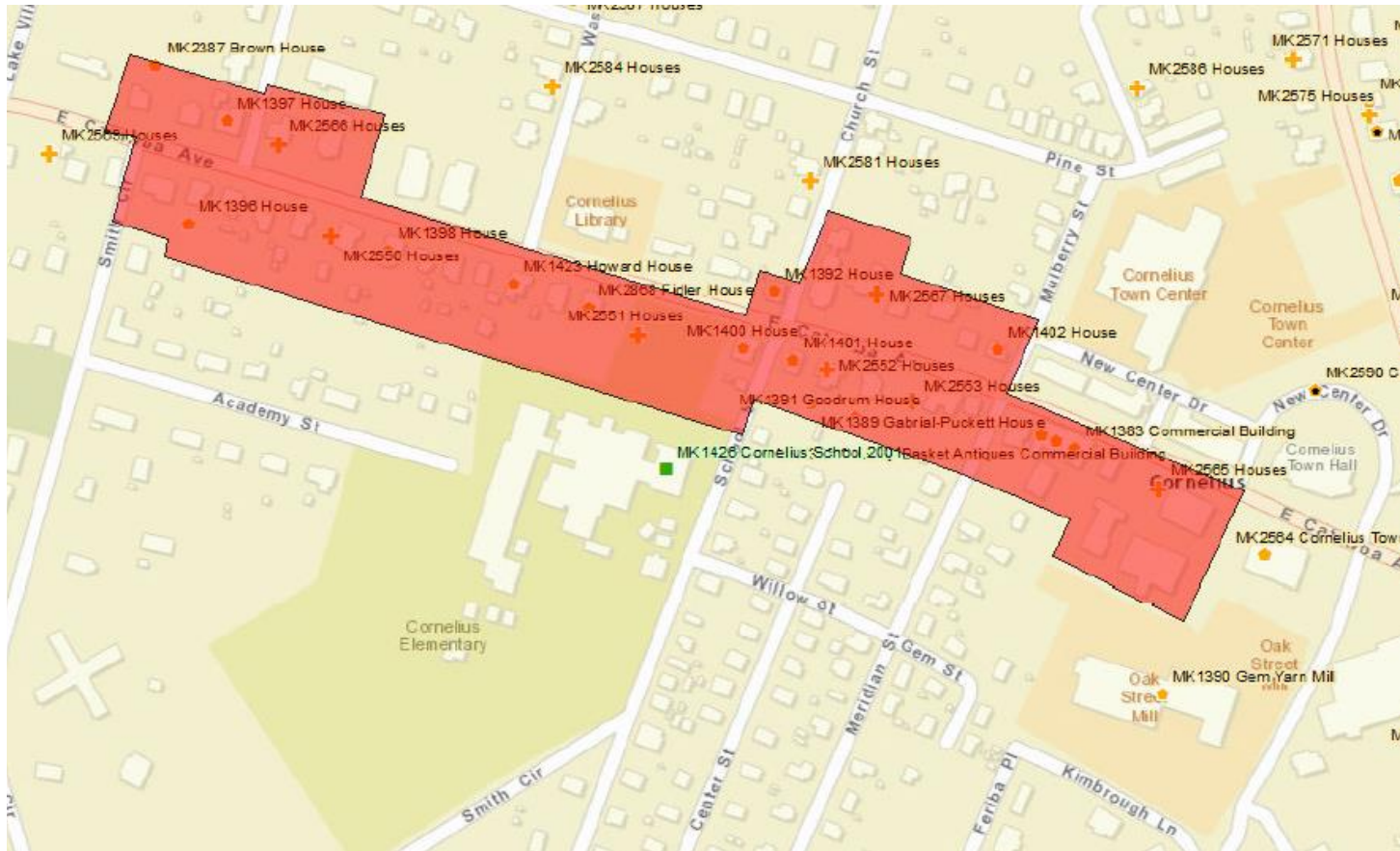


1. The identification of the historic areas can help to demonstrate the historical significance of individual properties within the historic areas. Providing individual properties with this historic context could support the required demonstration of “special significance” for potential Historic Landmarks.





2. The identification the Historic Areas should benefit Cornelius's planning efforts by providing a relatively complete and inclusive inventory of the town's historic resources.



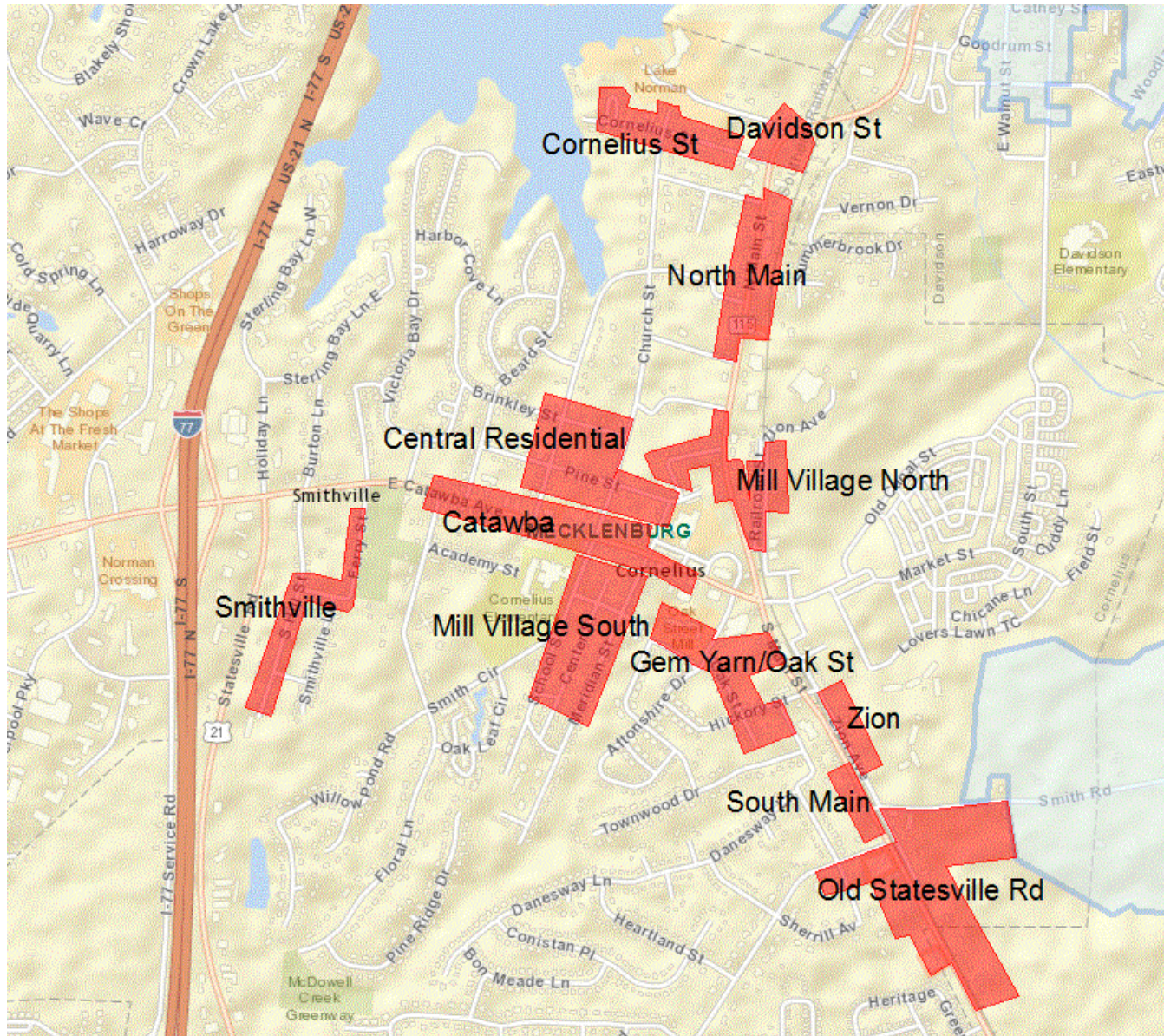
3. Even with the inclusion of non-contributing properties, identifying the Historic Areas may prove to be critical in protecting the historical setting of the significant properties within the Historic Area.

4. The historic areas with a high degree of integrity are potential historic districts, and this survey can provide potential boundaries for future historic districts. Some of the Historic Areas may not qualify as historic districts, and more survey work would be required to determine if any properties within the boundaries are “non-contributing.”





# The Historic Areas





Map of Mecklenburg, North Carolina, showing streets and historical markers. A large red shaded area covers the central part of the map, likely indicating a historic district. Streets shown include Hickory St, S Main St, Zion Ave, and Tryon St. Markers include MK2561 Houses, MK2557 Houses, MK1429 Sherrill-Harviel House, MK2580 Houses, MK1425 Stough House (Robbins House) 1999, MK2577 Houses, MK1424 Old Methodist Parsonage, MK3083 Confederate Monument 2006, and MK1424 Old Methodist Parsonage.

## MECKLENBURG



## Zion Avenue Historic Area

The Zion Avenue Historic Area is composed of a row of early 20<sup>th</sup> century houses situated to the east of the rail line. The historic area is small, but has good integrity, and contributes to a “historic gateway” to Cornelius when traveling from the south.



Above: 1931 Mt. Zion United Methodist Parsonage



Below: 19726 and 19718 Zion Avenue

# South Main Street





## South Main Street Historic Area

The South Main Street Historic Area has a very good degree of integrity. It is composed of eleven pre-World War II houses. The majority are early 20<sup>th</sup> century mill houses that have not been significantly altered. Also included in the area is the 1897 Mt. Zion United Methodist Parsonage, a designated historic landmark.

All the resources in the area front on South Main Street, and along with the Zion Avenue historic area, the South Main Street area contributes to a “historic gateway” for Cornelius when traveling from the south.

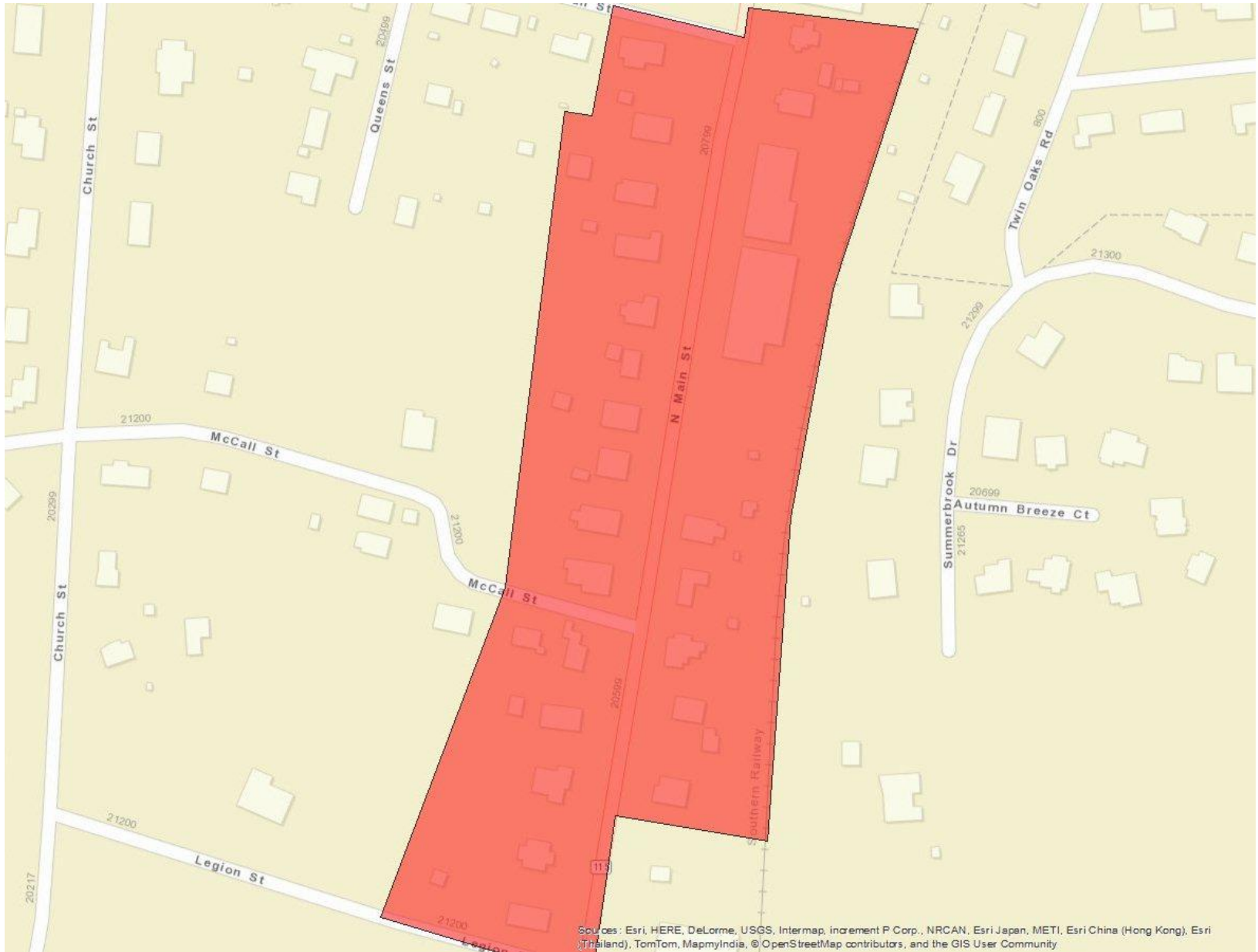


Above: 19621 South Main

Below: row of houses at northern extent of area



# North Main St.





## North Main St. Historic Area

The North Main Street has a good degree of integrity. The historic area is dominated by houses that appear to date to the early years of the 20<sup>th</sup> century. The west side of the street is exceptional, featuring a nearly uninterrupted collection of historic houses stretching the length of the historic area.

All of the resources in this historic area front North Main. The former Chair Factory was included in the area, but appears to have lost its historical integrity.

Particularly notable is the Queen Anne cottage located at 20520 North Main. The property appears to have retained original siding and mill work, and has been determined eligible for the National Register.



Above: 20517 South Main  
Below: 20520 South Main





# Catawba Ave.





## Catawba Avenue Historic Area

The Catawba Avenue Historic Area is large, containing approximately forty individual properties. The area stretches east to west along Catawba Avenue, with resources on both the north and south side of the street. The south side of the street features a nearly unbroken progression of historic properties. The north side of the street has fewer historic resources.

The historic area has a high degree of integrity, with only a few non-contributing buildings. The area contains both commercial and residential resources. Especially notable are the substantial early-20<sup>th</sup> century houses on the west side of the historic area. The brick buildings on the southeast end of the area are the best examples of historic commercial architecture in Cornelius. Also notable is the cotton gin building, which may be the only surviving example in Mecklenburg County.



Above: Cotton Gin

Below: 21206 Catawba Ave.



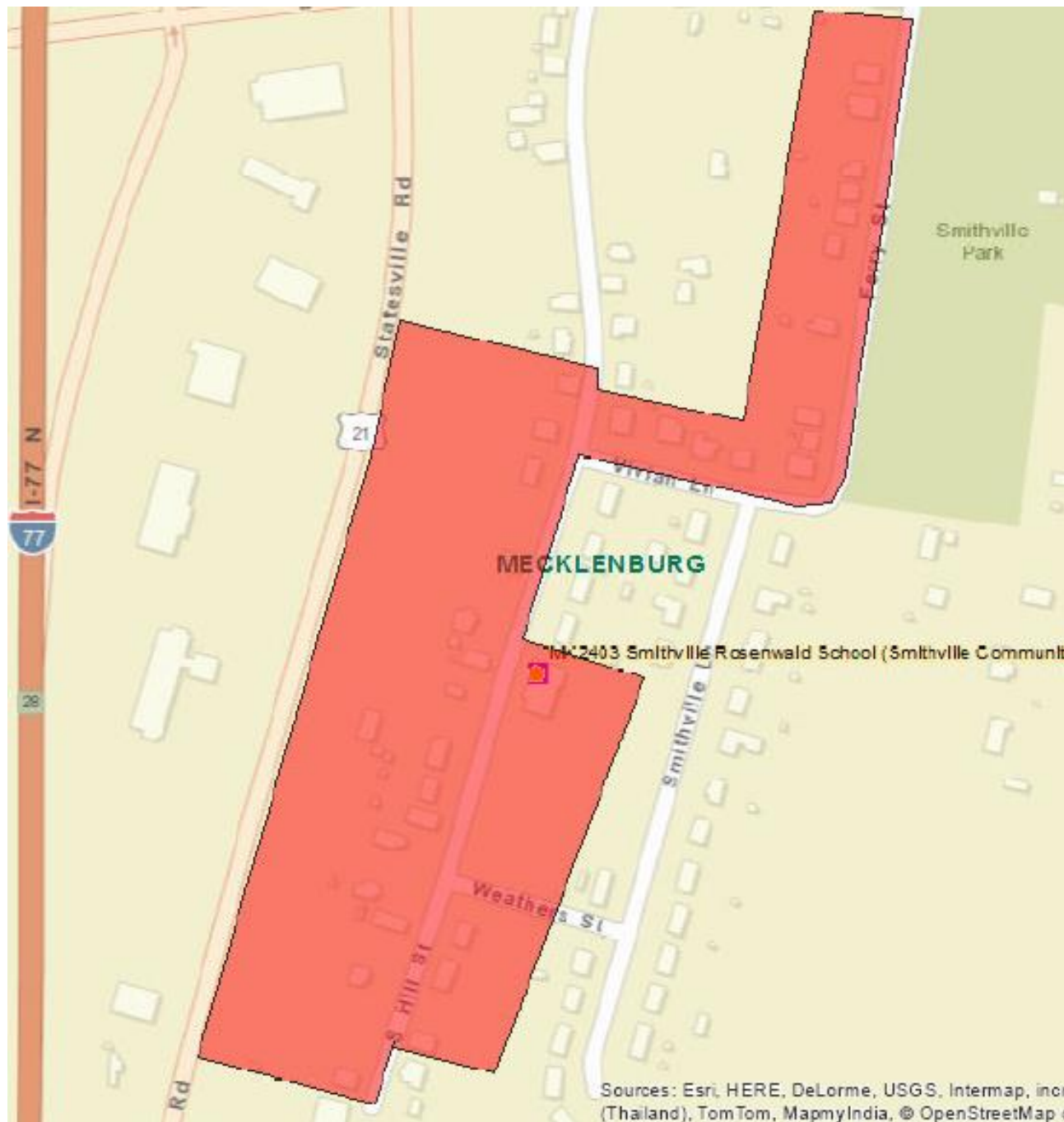




Clockwise from top: 21100 Catawba, 20901 Catawba, 21314-21320 Catawba, Cornelius Presbyterian Church







# Smithville

## Smithville Historic Area

The Smithville Historic Area contains over thirty structures. The level of integrity is moderate, with a significant number of non-contributing structures. Despite the moderate level of integrity, the Smithville Historic Area is important for understanding the history of Cornelius. The Historic Area contains many important examples of Jim Crow-era African-American housing, of various styles and periods.

Right: 19721 S. Ferry St.

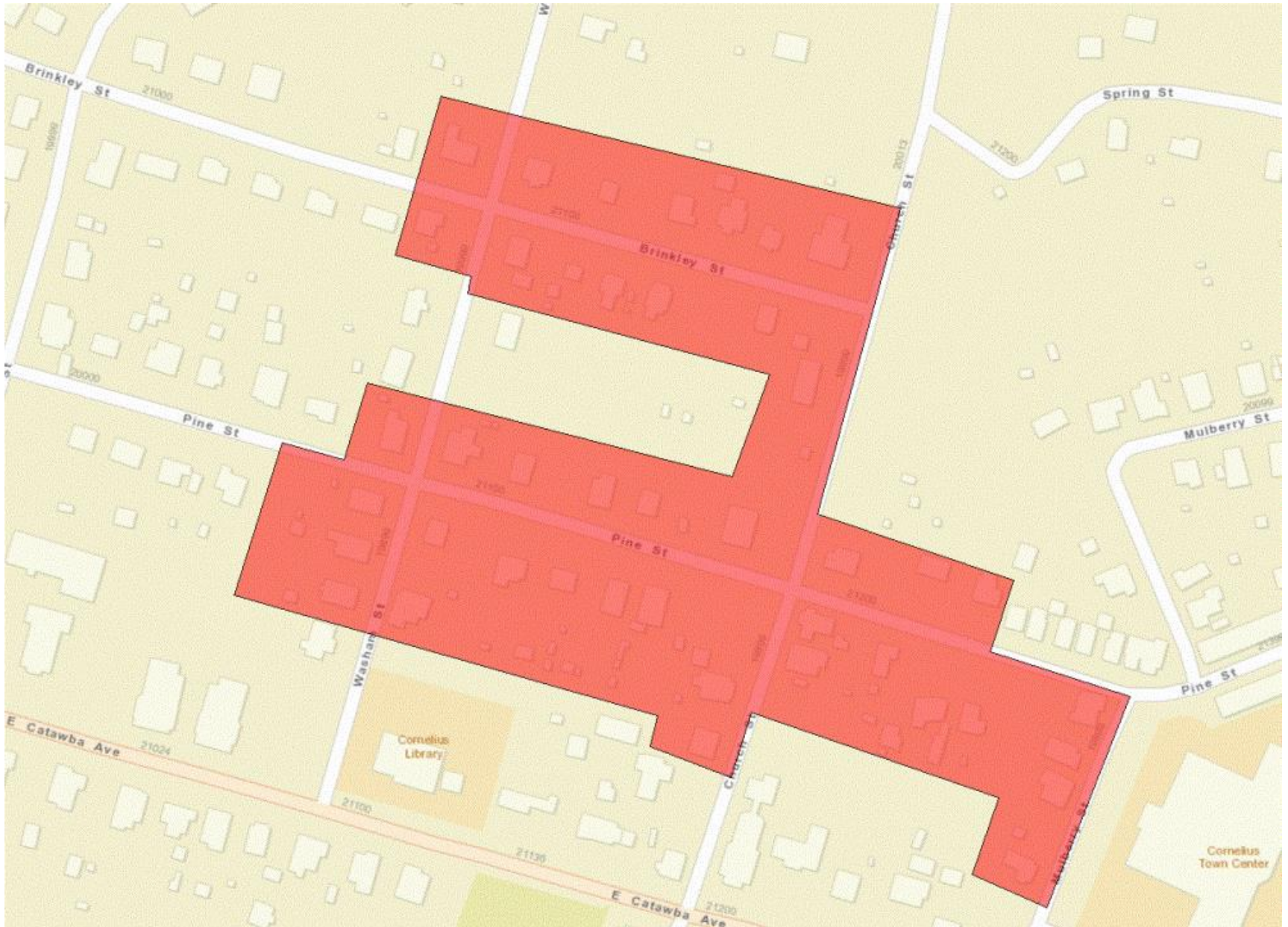
Below : 19409 South Hill St.

Below right: 19325 South Hill St.





# Central Residential





## The Central Residential Historic Area

The Central Residential Historic Area consists of over forty houses located along Pine, Washam, Church, Brinkley, and Mulberry streets. The historic area appears to be composed of mill housing towards the east, and merchant-class housing to the west, without a clear delineation between the two groups.

Much of the historic area around Pine Street retains a high degree of integrity. Brinkley Street was included in the Historic Area because of several significant early 20<sup>th</sup>-century houses. However, Brinkley Street as a whole lacks integrity because of later construction. Brinkley Street could be excluded if the Historic Area were being considered as a local historic district. It is also possible that the west side of the Historic Area could be combined with the Catawba Avenue historic area, and that the east side of the area could be combined with the Mill Village North Historic Area.

Right: 21137 Pine St.

Below: 19800 block of Washam St.





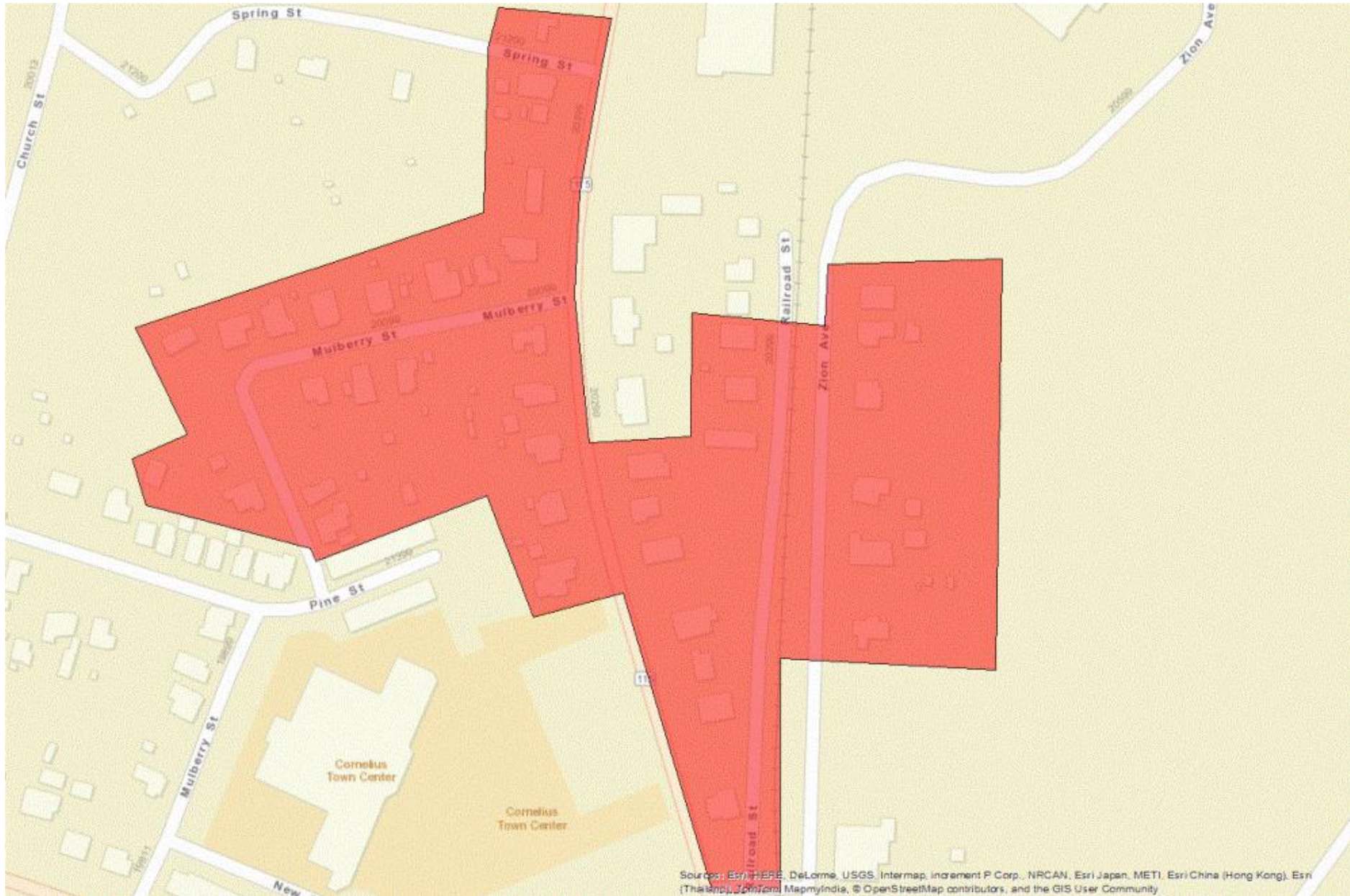


Clockwise from above: 19813 Mulberry, 19829 Mulberry, 21132 Brinkley, 19816 Washam





# Mill Village North





## Mill Village North Historic Area

The Mill Village North Historic Area is composed of more than thirty houses, many of which may have been associated with the cotton mill. The houses along Mulberry Street have a good degree of integrity, and may present the most intact historic “mill village” setting in Cornelius. The historic houses that are clustered along North Main Street serve as a gateway and contribute to the historic core of Cornelius. Also included are historic houses along North Zion Ave and Railroad Street.

Right: 20239 North Main

Below left: 19914 and 19920 Mulberry

Below right: 20224 Zion Ave





# Mill Village South



## Mill Village South

The Mill Village South Historic Area is large and contains over eighty houses. The level of integrity is moderate, with a significant number of non-contributing structures. Despite the moderate level of integrity, the Historic Area contains many important examples of residential mill village architecture, of various styles and periods. This easily identifiable and substantial portion of the mill village greatly contributes to the preservation of the greater historic landscape and character of Cornelius.



Left: 19706 Meridian St

Below left: 19527  
School St.

Below right: 19719  
Meridian St.







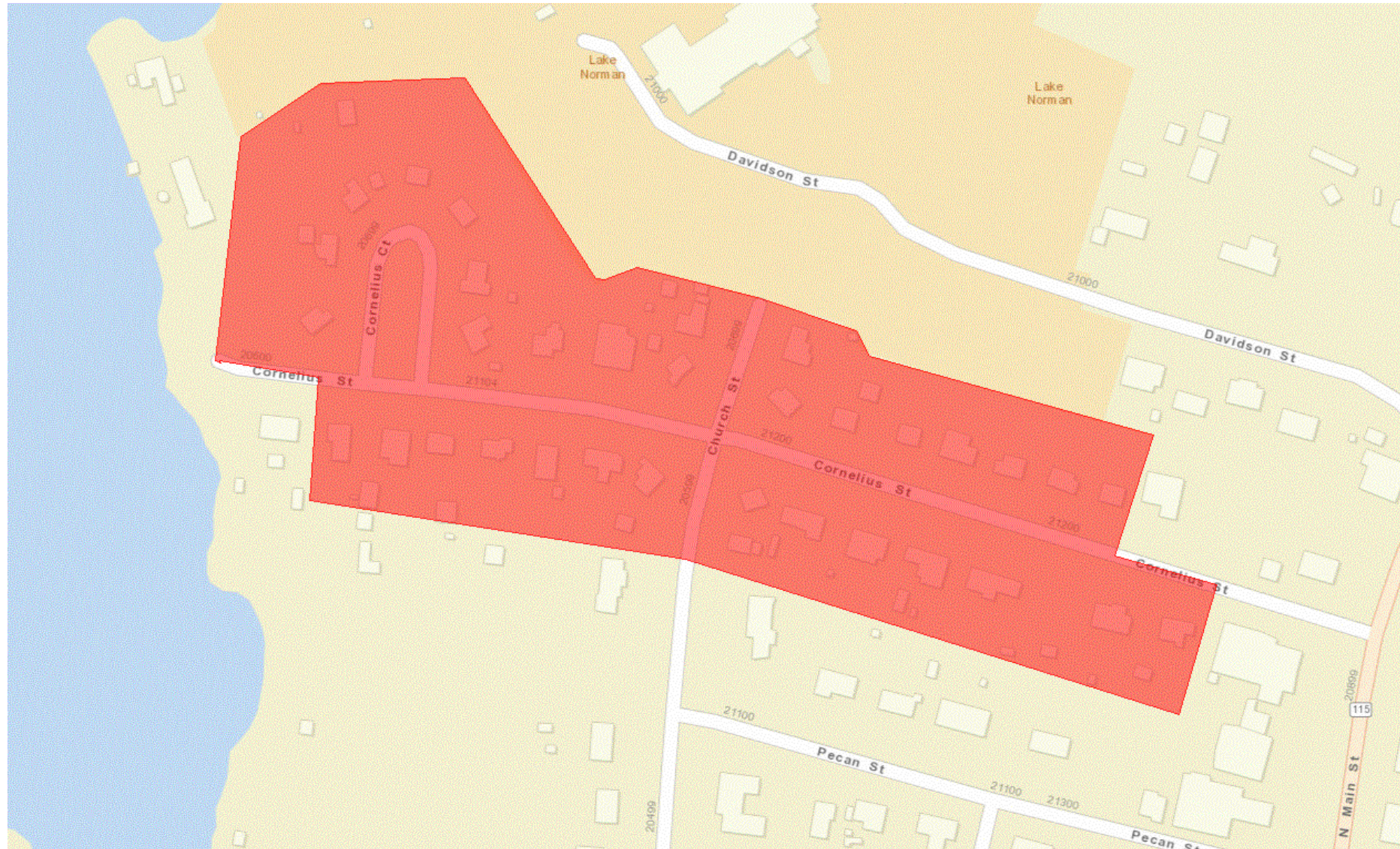
Top left: 19633 Center St.

Top right: 19516 School St.

Left: 19612 School St.



# Cornelius Street





## Cornelius Street Historic Area

The Cornelius Street Historic Area is the only post-World War II historic area identified in this survey. The area was developed in the 1950s by the IX Company (successor of the Stough-Cornelius Cotton Mill) for worker and management housing. The collection of small brick houses may be rare in Mecklenburg County as an example of the last iteration of the long tradition of mill-supplied housing. The integrity of the area is high.

Right: 20613 Cornelius

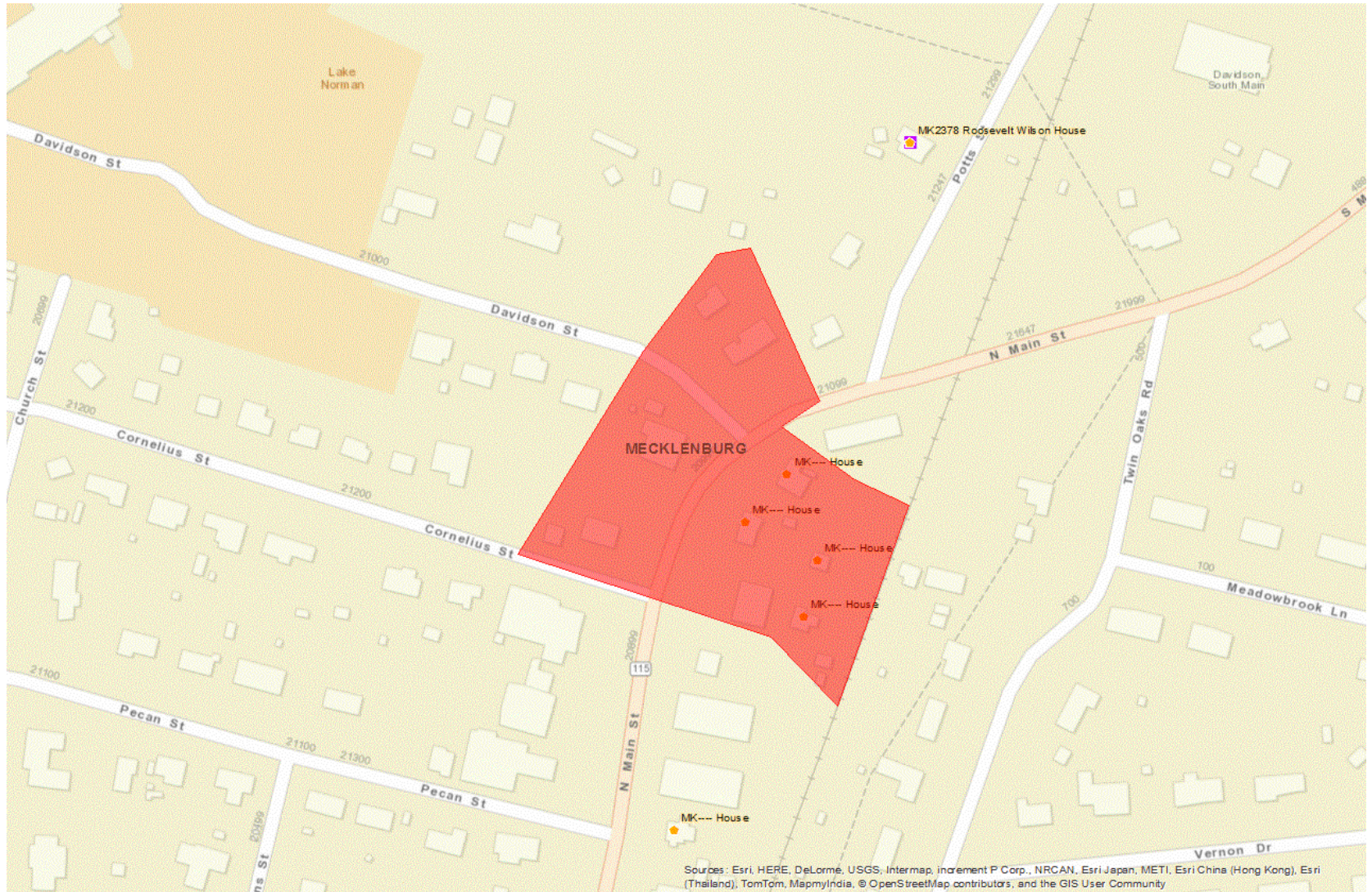
Below: 21209 Cornelius

Below right: 21234 Cornelius





# Davidson Street





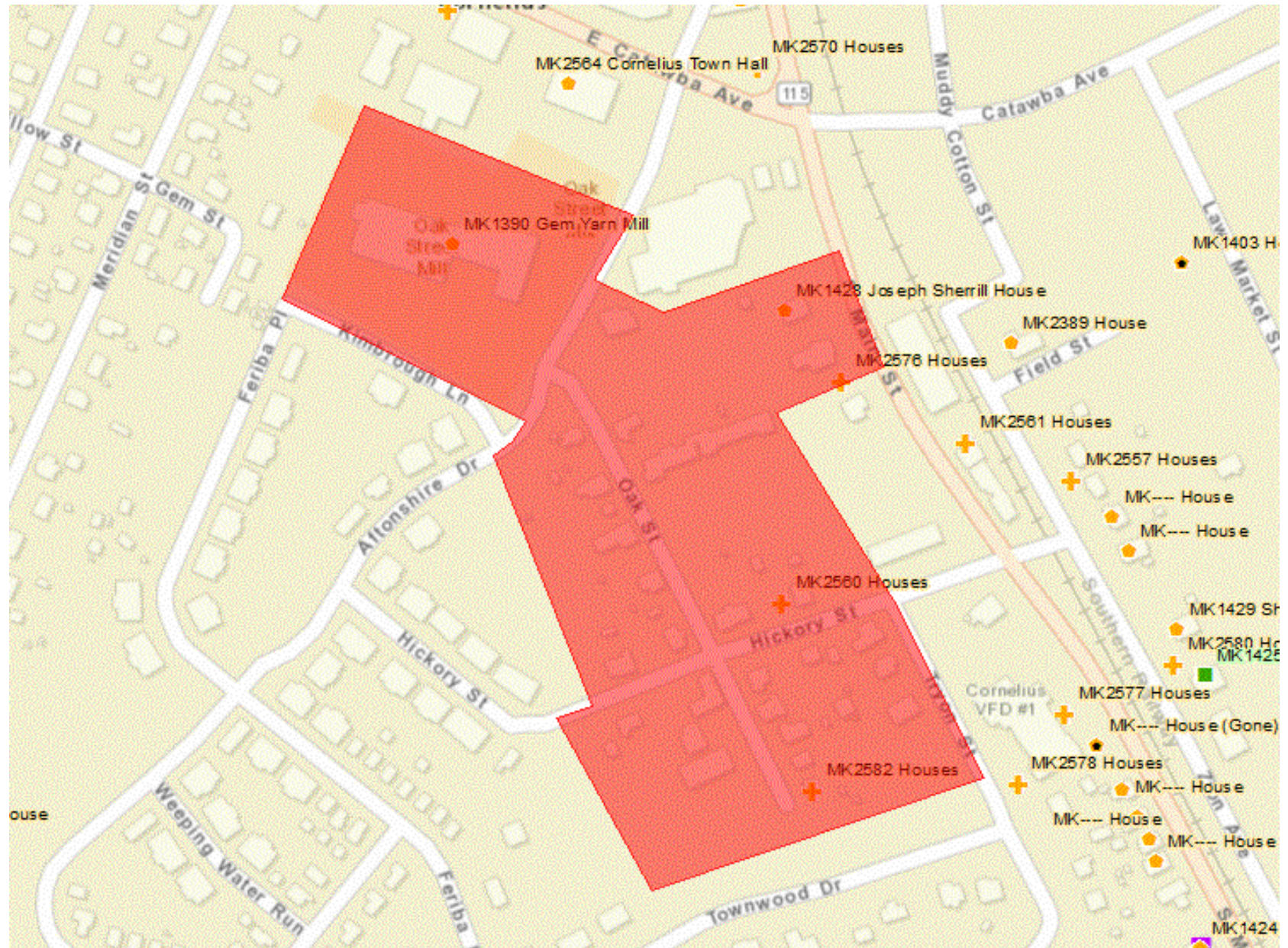
## Davidson Street Historic Area

The Davidson Street Historic Area is a small group of historic houses and commercial building clustered around Davidson Street and North Main Street. The integrity of the small area is reduced by some more recent construction.





# Gem Yarn Mill/Oak Street





# Gem Yarn Mill/Oak Street Historic Area



The Gem Yarn Mill/Oak Street Historic Area is a diverse collection of historic resources. The most significant building is the Gem Yarn Mill. In addition, the area contains early examples of mill houses and merchant-class houses. The overall integrity of the area has been affected by some non-contributing buildings, adjacent development, and the relocation of several houses.

Left: Gem Yarn Mill

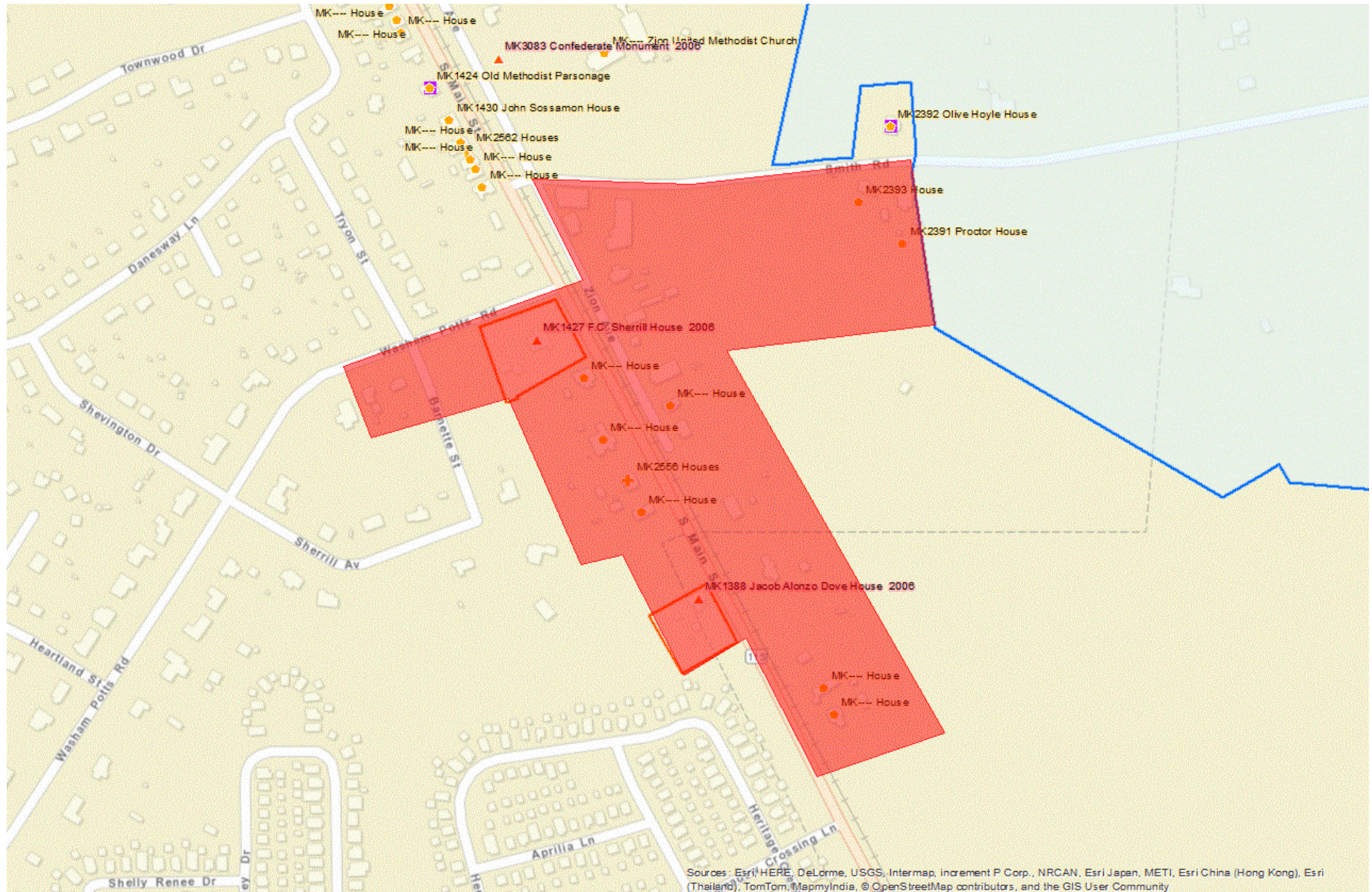
Below left: 19607 Oak St.

Below Right: 19729 Tryon





# Old Statesville Road





## Old Statesville Road Historic Area

The Old Statesville Road Historic Area is composed more than twenty building. A significant number of the buildings do not contribute to the historic character of the area. The historic area contains two of the most significant houses within the historic core of Cornelius: the Dove House and the Sherrill House.



Above: Sherrill House

Below left: Dove House

Below right: 19510 Zion





# Individual Properties





## Knox Barn

The Knox Barn is located at 21420 Bethel Church Rd. The barn dates from the middle of the 20<sup>th</sup> century, and is one of the best preserved agricultural buildings in formerly agricultural areas around Cornelius.





## Samuel Wilson House

The Samuel Wilson house is located at 20902 Bethelwood Lane. The house is a rare surviving 19<sup>th</sup> century farmhouse. The house appears to be in poor condition, and may not have the requisite integrity for landmark designation.





## Alexander House

The Alexander House is located at 8315 Westmoreland Road. The house is a prominent and rare example of a late 19<sup>th</sup> century farmhouse, and has an intact collection of farm buildings.





## Bethel Church

The 1895 Bethel Presbyterian Church is located on Bethel Church Road. The sanctuary was enlarged in 1955. In terms of Cornelius, Bethel Church is the best example of traditional rural church architecture, and is notable for its intact rural setting, including a rock-walled cemetery that dates from 1829





## Potts House

The Potts House is located at 9910 Washam-Potts Road. The Craftsman-style bungalow is a prominent example of an early-20<sup>th</sup> century farmhouse. The house appears to have retained a high level of integrity and is in good condition. In terms of Cornelius, the Potts house is rare as a bungalow farmhouse with an intact rural/agricultural setting.





## Junker House

The late-19<sup>th</sup>-early 20<sup>th</sup> century Junker House is located at 18955 West Catawba Avenue. The two-story frame house is a prominent example of farmhouse architecture in the radically altered landscape west of Interstate 77 in Cornelius.





## **Bustle House**

The Bustle House is located at 19422 Meta Road in the Peninsula neighborhood. The house is a good example of a substantial late-19<sup>th</sup>-early 20<sup>th</sup> century farmhouse. The two-story side-gabled house appears to have retained a high degree of integrity and is in good condition. The outbuildings and the large undeveloped lot help to preserve the house's historic setting.





## 18916 Old Statesville Road

The house at 18916 Old Statesville Road is a well preserved brick bungalow. It is one of the few surviving rural historic homes to the south of the historic boundaries of Cornelius.





## 18916 Old Statesville Road

The house at 18916 Old Statesville Road is a rare example of Tudor Style architecture. The house is also one of the few surviving rural historic homes to the south of the historic boundaries of Cornelius.





## **Cornelius School Agricultural Building**

Located on School Street on the Cornelius Elementary School campus, the Cornelius School Agricultural Building was built with support of the federal government's Depression-era relief programs. The building has a high degree of integrity and is eligible for the National Register.





## The Cornelius Mill Store

The Cornelius Mill Store is located at 20017 North Main Street. The prominent two-story brick commercial building features significant brick corbelling, and may be the best single example of late-19<sup>th</sup>-early 20<sup>th</sup> century commercial architecture in Cornelius.

