

Pineville Historic Survey-James Street

Prepared by Paul Archambault for the Charlotte-Mecklenburg Historic Landmarks Commission, 2004.



1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

407 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509647E 3882008N

4. Tax Parcel Number of Property

22107302

5. Owner of Property

Timothy and Carol Ann Jenkins

6. Period or Date of Construction

1940

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

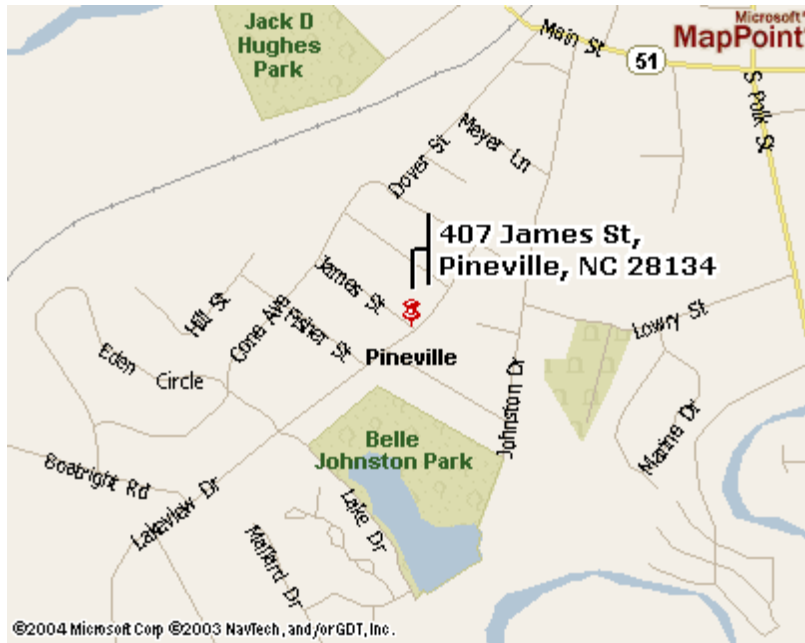
The one-story, hipped-roof house is three-bays wide and three-bays deep. It sits close to James Street facing north. A partial-width, gabled porch shelters a fanlight door and two small four-over-four windows. The porch is supported by wood posts. Original features include four-over-four windows. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

C

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

This one-story, three bedroom house is representative of the mill village's expansion in the 1940s when Cone Mills bought the mill.

407 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

409 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509632E 3882018N

4. Tax Parcel Number of Property

22107303

5. Owner of Property

Leah Curtis

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one-story, hipped-roof cottage with a shed dormer and inset porch sits close to James Street facing north. It is three-bays wide and three-bays deep. The porch is supported by turned spindle posts and

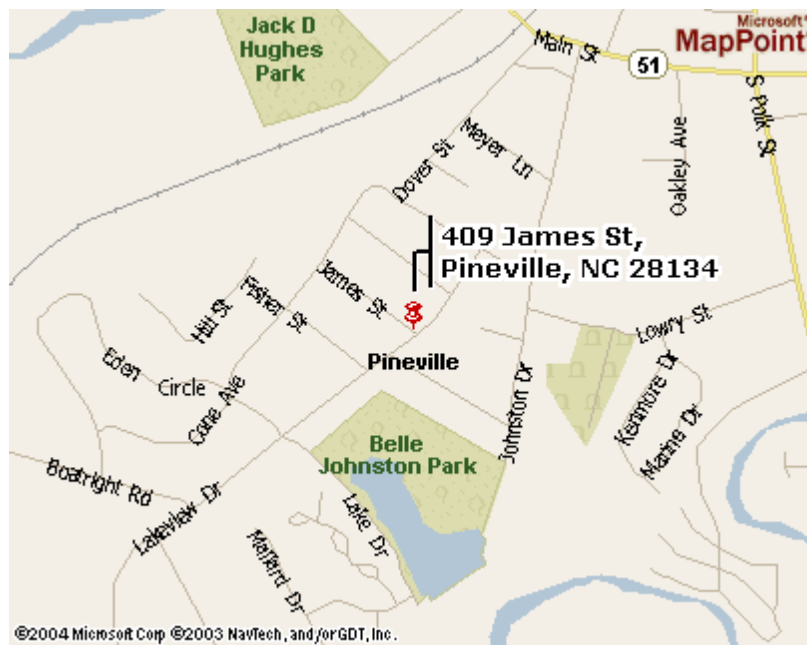
shelters a Craftsman style door and original sixteen light window. Features include replacement windows and original rectangular, wooden vents. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

^[1] Mattson, Richard. "The Rise of Small Towns," in *Small Towns of Mecklenburg County*. Located at <http://www.cmhpf.org/neighborhoods/small-index.html> : 1991.

409 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

410 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509647E 3882048N

4. Tax Parcel Number of Property

22107216

5. Owner of Property

Amy Z. Lux

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing south. The porch is supported by replacement wood posts

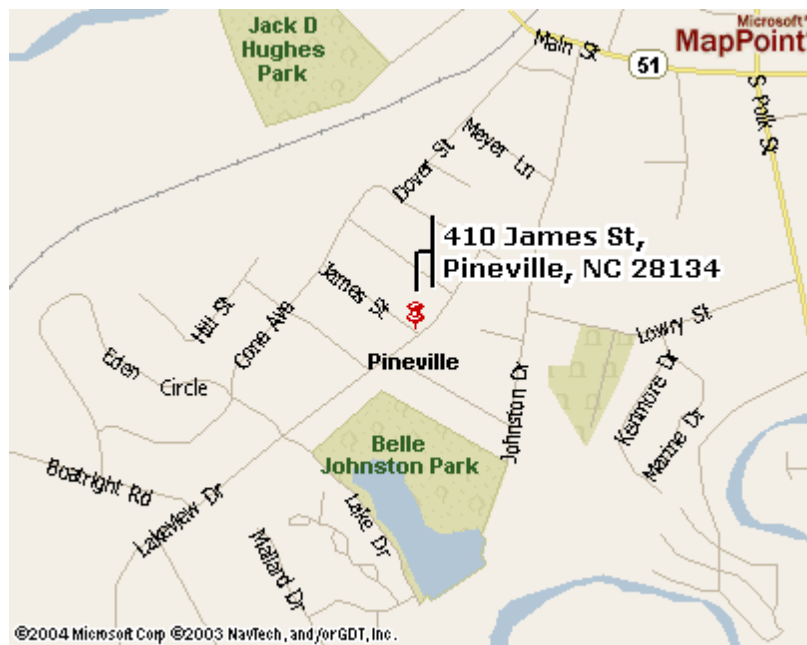
and shelters a Craftsman style door and original sixteen light window. Original features include eight-over-eight windows and rectangular, wooden vents. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

^[1] Mattson, Richard. "The Rise of Small Towns," in *Small Towns of Mecklenburg County*. Located at <http://www.cmhpf.org/neighborhoods/small-index.html> : 1991.

410 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

411 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509607E 3882023N

4. Tax Parcel Number of Property

22107304

5. Owner of Property

Robert and Sandra Plyer

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing north. The porch is supported by replacement wood posts

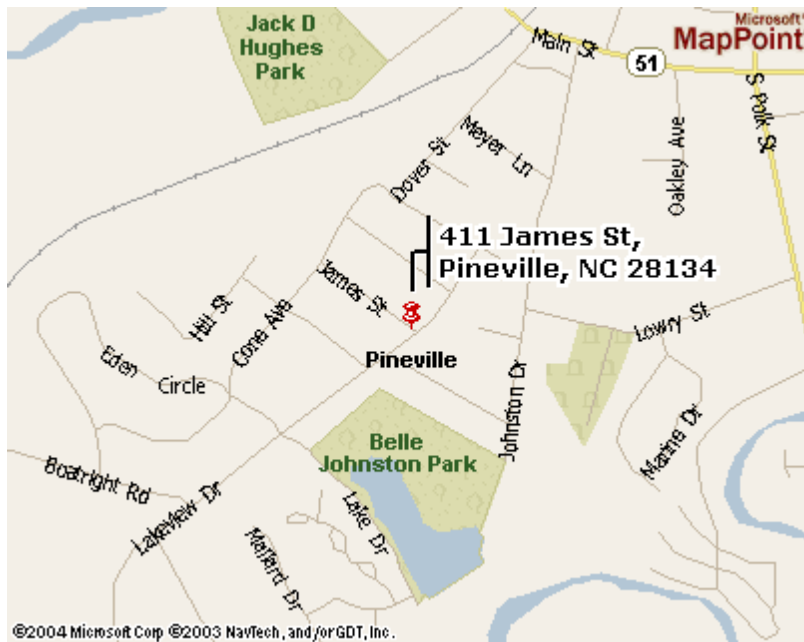
and shelters a Craftsman style door and replacement sixteen light window. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in vinyl and sits on brick piers, which have been infilled with block. A one-story, front-gabled garage sits in the driveway at the rear of the house.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

^[1] Mattson, Richard. "The Rise of Small Towns," in *Small Towns of Mecklenburg County*. Located at <http://www.cmhpf.org/neighborhoods/small-index.html> : 1991.

411 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

412 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509617E 3882058N

4. Tax Parcel Number of Property

22107215

5. Owner of Property

W.A. Yandell Rental and Investment Co. Inc.

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing south. The porch is supported by replacement wood posts

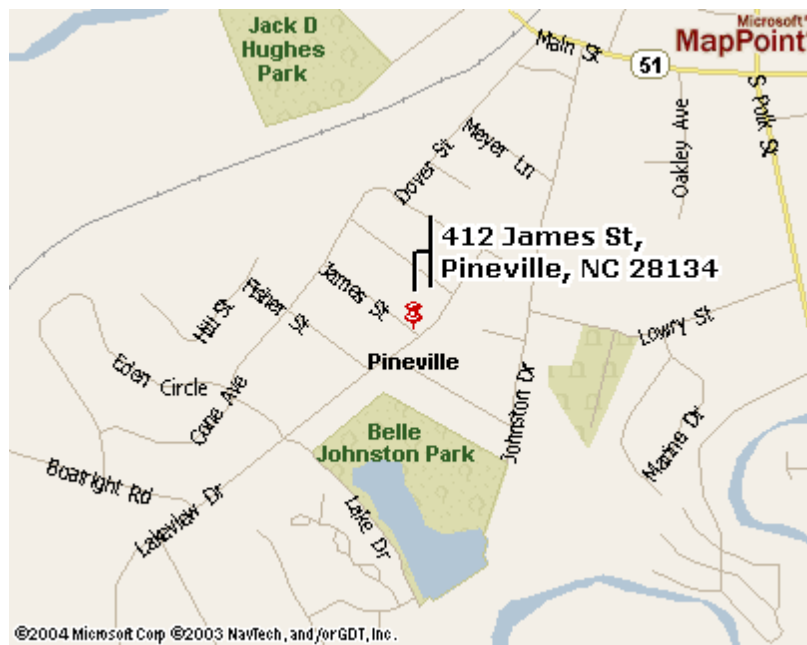
and shelters a Craftsman style door and original sixteen light window. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

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412 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

413 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509587E 3882043N

4. Tax Parcel Number of Property

22107305

5. Owner of Property

Ella and Shirley Crocker

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing north. The porch is supported by metal replacement posts

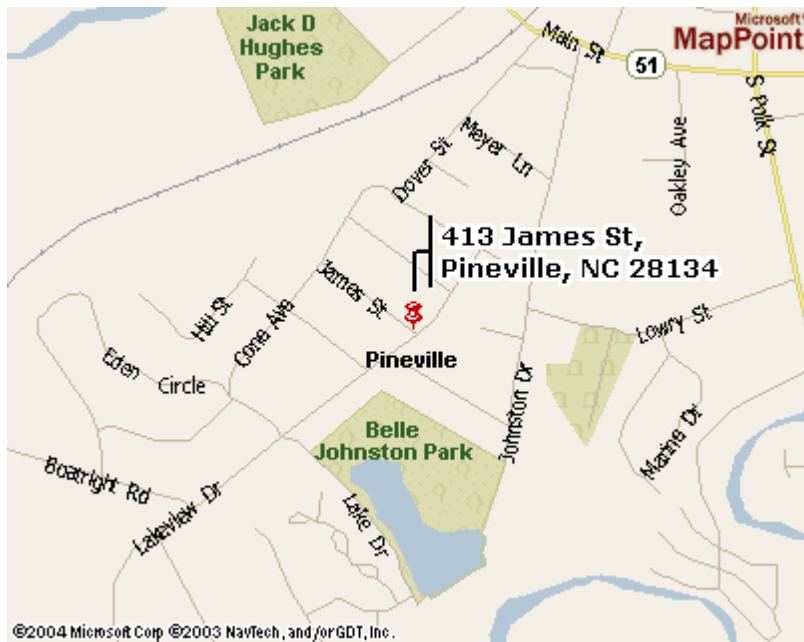
and shelters a Craftsman style door and replacement sixteen light window. Features include replacement windows and original rectangular, wooden vents. The house is covered in asbestos and sits on brick piers, which have been infilled with block. A front-gabled two-story garage sits in the driveway at the rear of the house.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

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413 James Street



1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

415 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509306E 3882063N

4. Tax Parcel Number of Property

22107306

5. Owner of Property

Kevin Boatwright and Debra Bradley

6. Period or Date of Construction

1945

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one-story, hipped-roof house is three-bays wide and three-bays deep. It sits close to James Street facing north. The facade includes a six-panel door and a picture window. Original features include eight-

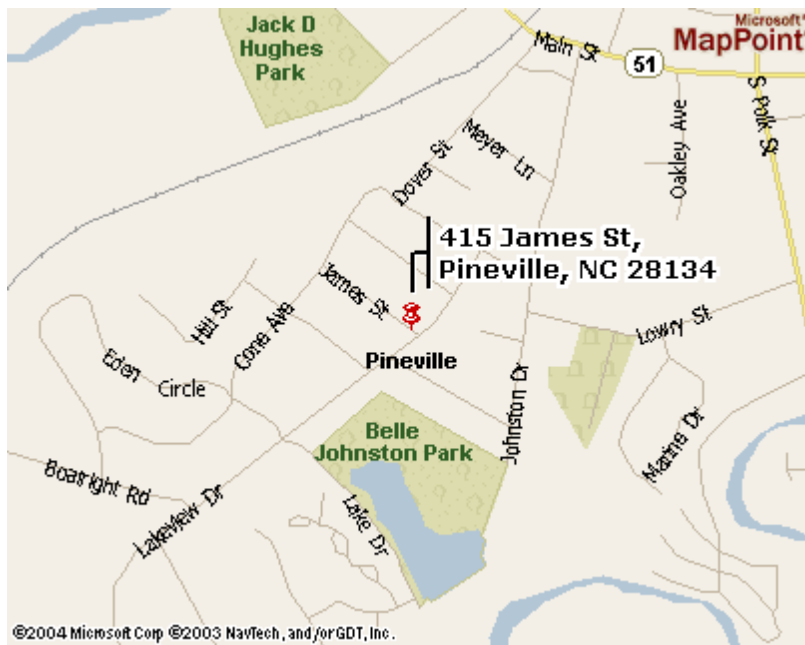
over-eight windows. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

C

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

This one-story, three bedroom house is representative of the mill village's expansion in the 1940s when Cone Mills took over the operations at the mill.

415 James Street



1. Name of Property if any

Harold Smith House

2. Street Address, including City and Zip Code

416 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509587E 3882078N

4. Tax Parcel Number of Property

22107214

5. Owner of Property

Maybelle Smith and J.W. Smith

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one-half story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing south. The porch is supported by wood-column posts and

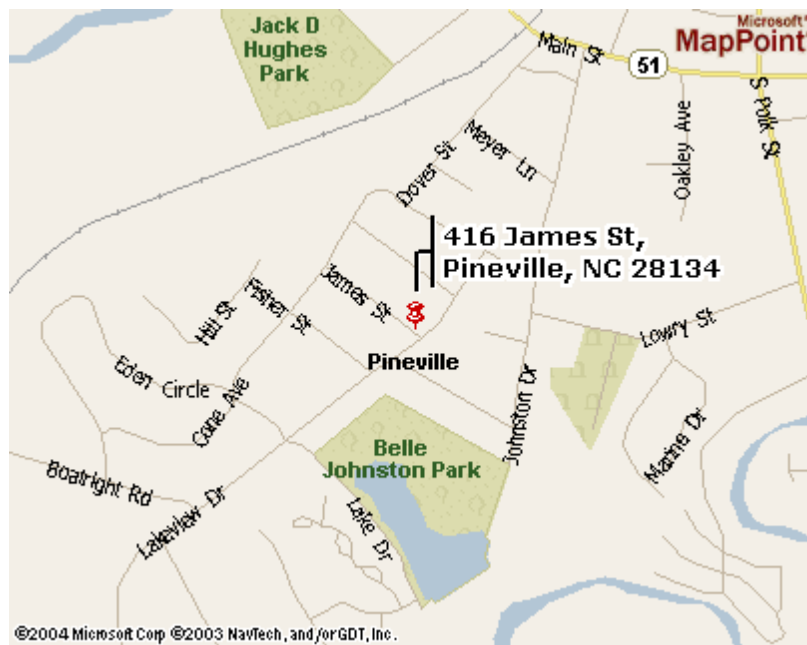
shelters a Craftsman style door and replacement sixteen light window. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in asbestos and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

Harold Smith, resident of 416 James Street, grew up in this house as his father, William, began working at the mill in 1908 at the age of 6 and retired in 1968. Mr. Smith followed in his father's footsteps and worked at the mill from 1953 until 1970. Growing up, Harold and his family never struggled through financial troubles. Steady mill work and self-sufficiency at home with a garden and farm animals (chickens, pigs) always provided the family with great support.(Interview with Harold Smith, 6/8/04)

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

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416 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

417 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509537E 3882083N

4. Tax Parcel Number of Property

22107307

5. Owner of Property

James L. Osborne

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one-half story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing north. The porch is supported by metal replacement posts

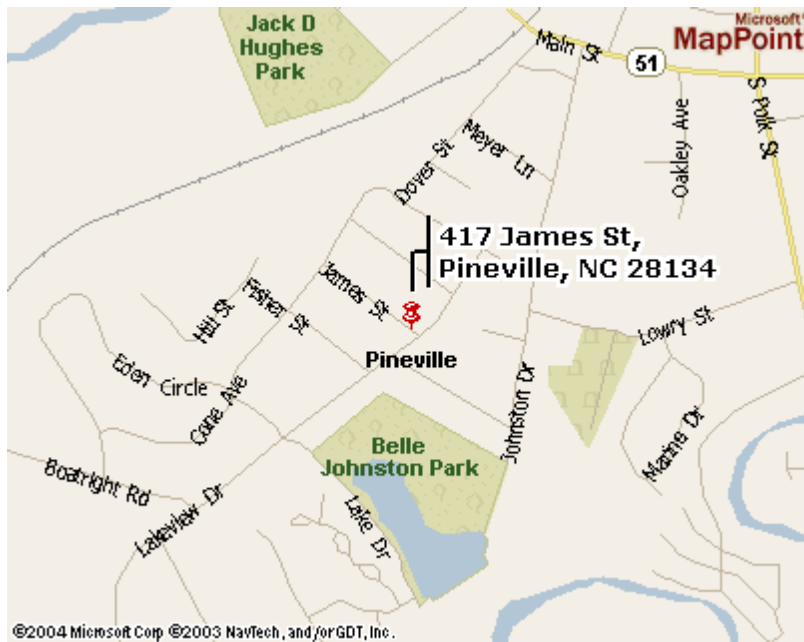
and shelters a Craftsman style door and replacement sixteen light window. A one-room wing, aligned with the west elevation, extends from the rear elevation. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in asbestos and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

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417 James Street



1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

419 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509517E 3882093N

4. Tax Parcel Number of Property

22107308

5. Owner of Property

Ricky and Eury Nicholson

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with an inset porch replacement gabled dormer is three-bays wide and three-bays deep. It sits close to James Street facing north. The porch is supported by replacement wood

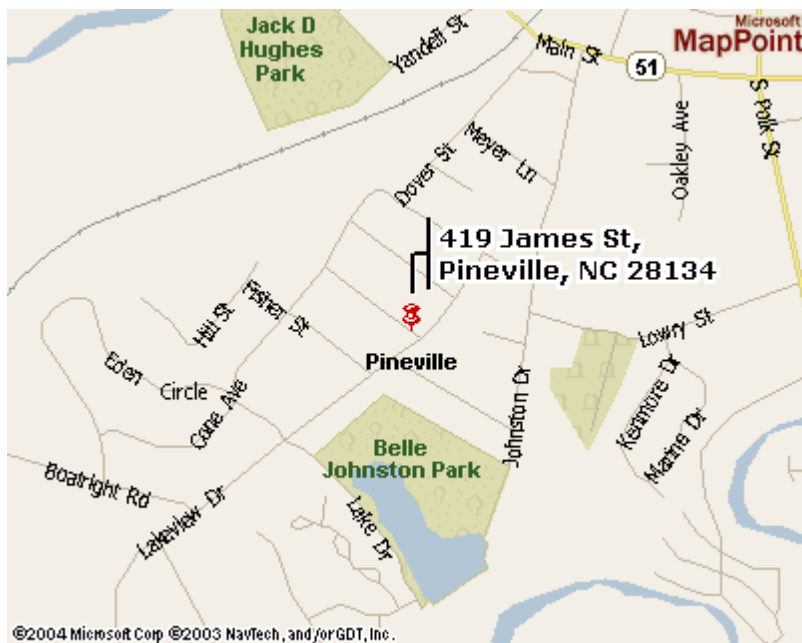
posts and shelters a Craftsman style door and replacement sixteen light window. Features include replacement windows. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



13. Paragraph Briefly Summarizing Known History Of The Property.

The one-story square cottages with hipped-roofs, shed dormers, and inset porches were originally occupied by the mill operatives. These domiciles were representative of the mail-order housing market which had a tremendous influence in the mill villages and suburbs in the 1910s and 1920s. Earle Draper, designer of the mill village, ordered plans and materials from a company in Charleston, South Carolina called “Quick-bill Bungalows.”^[1]

In 1946, The Dover Yarn Mill sold the mill to Cone Mills. The new company built additions to the mill, which included a new weave

room. In addition, they renovated the mill village by adding bathrooms and asbestos shingles to the homes. Eventually, Cone Mills ceased their rental business and initially offered to sell the domiciles to the employees. The new owners continued to make improvements to the homes.

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419 James Street



1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

420 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509562E 3882088N

4. Tax Parcel Number of Property

22107212

5. Owner of Property

Herman and Peggy Vick

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one-story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing south. The porch is supported by replacement wood posts

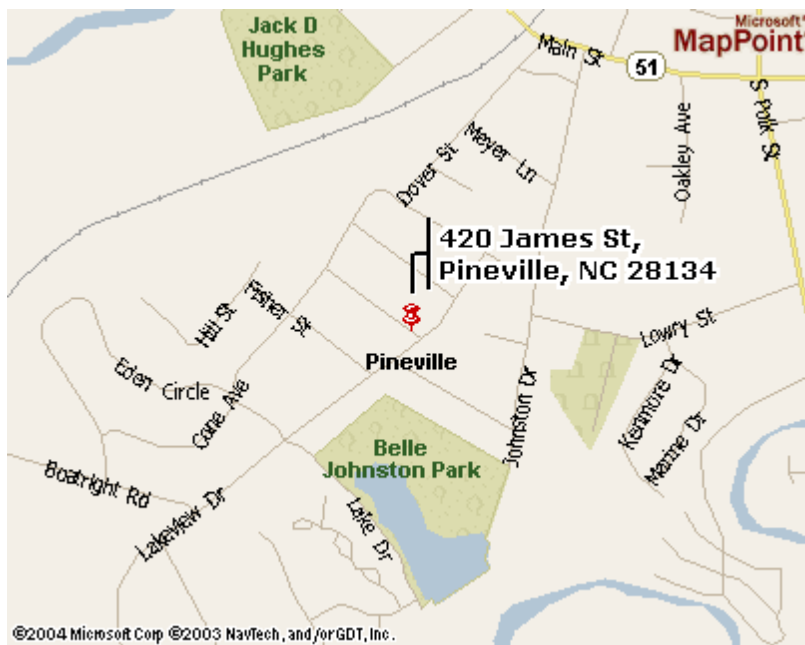
and shelters a Craftsman style door and replacement sixteen light window. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in vinyl and sits on brick piers, which have been infilled with block.

11. Architectural Significance

A

a. Outstanding, b. Excellent, c. Notable, d. Commonplace

12. Map Showing Location of Property



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420 James Street





1. Name of Property if any

Unknown

2. Street Address, including City and Zip Code

422 James Street

Pineville, N.C. 28134

3. UTM of Property

17 509542E 3882108N

4. Tax Parcel Number of Property

22107211

5. Owner of Property

Stephen R. Taylor

6. Period or Date of Construction

1911

7. Source of Information for #6.

Mecklenburg County Tax Records

8. Present use of Property

J

a. Agricultural, b. Commercial, c. Educational, d. Entertainment, e. Government, f. Industrial, g. Military, h. Museum, i. Park, j. Private Residence, k. Religious, l. Other

10. Architectural Style

The one- story, hipped-roof cottage with a shed dormer and inset porch is three-bays wide and three-bays deep. It sits close to James Street facing south. The porch is supported by replacement wood posts

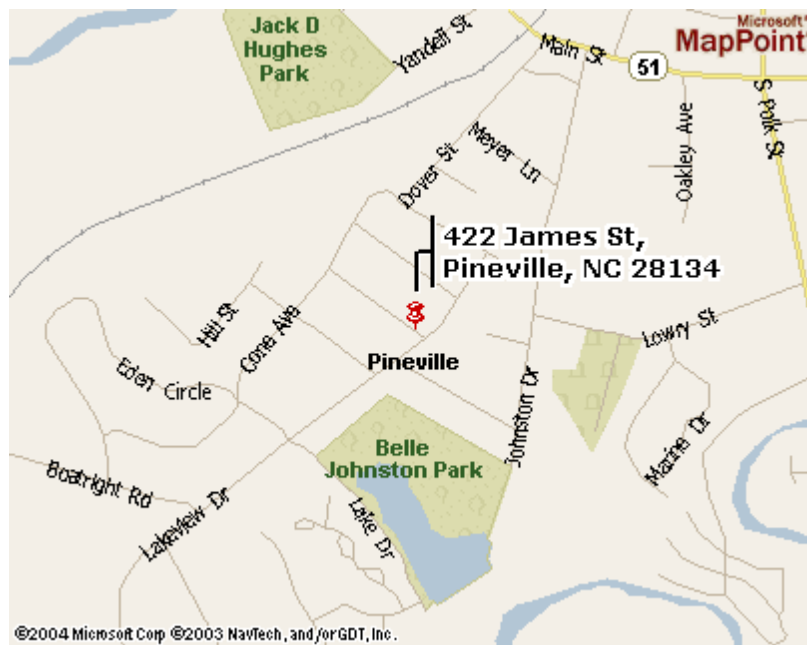
and shelters a Craftsman style door and replacement sixteen light window. Original features include six-over-six windows and rectangular, wooden vents. The house is covered in asbestos and sits on brick piers, which have been infilled with block.

11. Architectural Significance

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a. Outstanding, b. Excellent, c. Notable, d. Commonplace

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422 James Street



