



**Town of Cornelius
Historic Preservation Commission
Historic Landmark Designation to SHPO**

Date: February 3, 2006

Cornelius Case #: HLD 01-06

Property Name: 21207 Potts Street

Location: 21207 Potts Street
Cornelius, Mecklenburg County, NC

Meck. Co. Tax ID: 003-20-510

Property Owner(s): Donald Morris
21207 Potts Street
Cornelius, NC 28031

Date of Construction: 1890's

Location, Boundaries, and Justification of Proposed Designation

The subject property is located on the west side of Potts Street just south of the Town of Cornelius Sphere of Influence delineation. The entire property, comprised of 0.46 acres and a house, is included in the proposed designation. The property remains largely intact since its origination in the 1890's.

Area Description

Area 4 is located off of the northernmost portion of North Main Street and includes Potts Street, Davidson Street, Cornelius Street, Pecan Street, and a portion of Church Street. The most defining type of structure of Area 4 is the 1950s brick ranch house showing a burst of growth for Cornelius in the 1950s. Also located in Area 4 is a turn of the twentieth century vernacular home on Potts Street and a few 1920s and 1930s bungalows on North Main Street intermingled with 1950s and modern commercial structures. This particular home is unique in that it is the only of it's vernacular style in this area.

Historic Background and Significance Assessment

The house was constructed in the 1890's. Its historic significance is tied directly to the division of the Towns of Davidson and Cornelius in regards to cotton production. The house is located on top of a hill that made it difficult for horse buggy's transporting cotton to traverse. The house is also architecturally significant in that it is an excellent and rare example of Traditional Vernacular style associated with the turn of the twentieth century in Area 4 and the Town of Cornelius.

Physical Description

The following physical description is taken from the *2004 Cornelius Historic Survey Update*:

This house was probably built in the 1890s. It has a high hip roof covered in standing seam metal with a front cross gable. The hip roof porch is supported by round columns. One-over-one replacement windows are found throughout. There is one interior corbelled chimney. The original wood siding is exposed.

The following physical description was provided by the property owner:

Clapboard siding, one-story, original roof beneath existing, 2 chimneys, original oak joist, original pine floors in portions of the house, original wainscoting and chair rail within the main foyer.

Integrity Evaluation

The house has undergone rehabilitation with roof replacement and exterior doors being added to side of the residence. The original roof has been preserved below the replacement roof. The original wood siding has been restored. All replacement wood siding is of like size and species. All original one-over one windows have been replaced with like kind and preserve the original opening size. Overall, the house retains most of its integrity and is one of the oldest structures of its type and architectural style in the Town of Cornelius.

Any rehabilitation proposed to take place following local Historic Landmark designation will require review and approval by the Town of Cornelius Historic Preservation Commission through the issuance of a Certificate of Appropriateness.

Assessed Value of Property

The Mecklenburg County Tax Assessor's Office assessed the value of the entire property including 0.46 acres of land and all structures and improvements at \$92,800 on July 18, 2003.

Other Information

None.