

Historic Structure #1

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|----|-------------------------|--|
| 1. | Name | Spratt-Grier House |
| | Location | 8006 Robbie Circle; Charlotte, North Carolina; Mecklenburg County |
| | Physical Description | The historic core is a mid-19th century hall-parlor dwelling that stands one story high and three bays wide under a side-gabled tin roof. A slope-shouldered brick chimney, resting on a foundation of corbeled brick, anchors the north gable end. The house was expanded in the late 19 th or early 20 th century to a center passage form and the original hall-parlor block now serves as a side wing. |
| | Date of Construction | Estimated to be around 1826-1865 |
| | Style | Antebellum hall-parlor house enlarged to center-passage form during the late Victorian era. |
| | Associated Outbuildings | Slave house, chicken house, Shed |
| | Setting and Landscaping | Rural, built up |
| | Integrity | Deteriorated |
| | Historical Background | Original owner, between 1826-1865 was the Spratt Family
Significant later owner, between 1866-1885, was the Grier Family. |
| 2. | Evaluation | Criteria C |
| 3. | Photographs | |



The historic core of the previously-mentioned Spratt-Grier House is a mid-19th century hall-parlor dwelling that stands one story high and three bays wide under a side-gabled tin roof. A slope-shouldered brick chimney, resting on a foundation of corbeled brick, anchors the north gable end. The house was expanded in the late 19th or early 20th century and the original hall-parlor block now serves as a side wing.

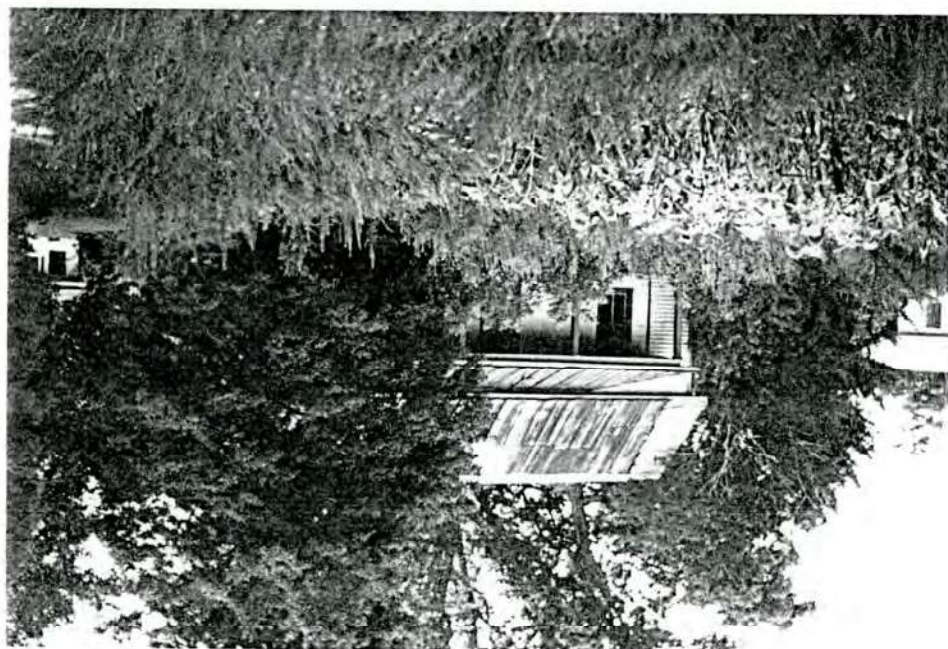
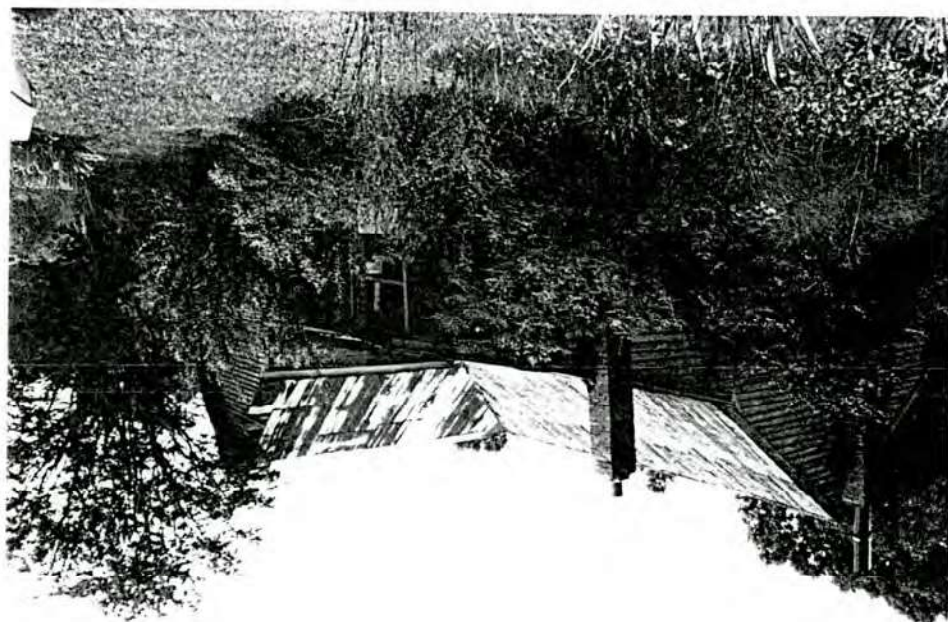
The Spratt-Grier House, built as a hall-parlor dwelling, was expanded to center passage form during the late Victorian era. The addition, made to the south end of the original block, is polygonal in shape with a low, hipped roof of complex form, and an encircling veranda. The main doorway, likely dating from the same building campaign, contains twin arched lights. Windows are 6/6 or 2/2 sash. The exterior of the house is sheathed in beaded siding. Inside, one of the partitions of the central passage has been removed. Walls are flush-sheathed or covered with tongue-and-groove siding. Several late 19th century mantelpieces, of carved hardwood, remain in place. An ell was appended to the rear in the 1930s; it is covered in clapboard and, unlike the rest of the house, is in poor condition with holes in floor and roof.

Within view of the house are a former chicken house and tool/tractor shed constructed by the owners in the 1940s, and a single-pen log structure (discussed in greater detail in the context of log buildings). While of comparatively recent vintage, the chicken house and shed are traditional in form (forward-facing gables, modest scale) and materials (wood frame, weatherboard) and thus harmonize with the earlier buildings rather than striking a discordant note. The main house and outbuildings are part of a well-preserved rural landscape enhanced by historic trees and plantings, and gravel driveways. The property formerly included 200 acres, most of which have been subdivided; 4.5 acres now remain. A modern ranch house nearby is largely screened from view by plantings. The Spratt-Grier House provides an excellent illustration of the organic evolution of a rural vernacular home into a stylish dwelling whose design reflects the influence of national trends.

The house in its final form illustrates the influence of fashionable, popular styles on domestic architecture during the late 19th and 20th century. Its two components, side by side, provide a striking representation of the disparate strains commingled in rural building during an era of change. The ensemble of house and outbuildings maintains a high degree of integrity under all its aspects and thus appears potentially eligible for *National Register* listing under Criterion C.

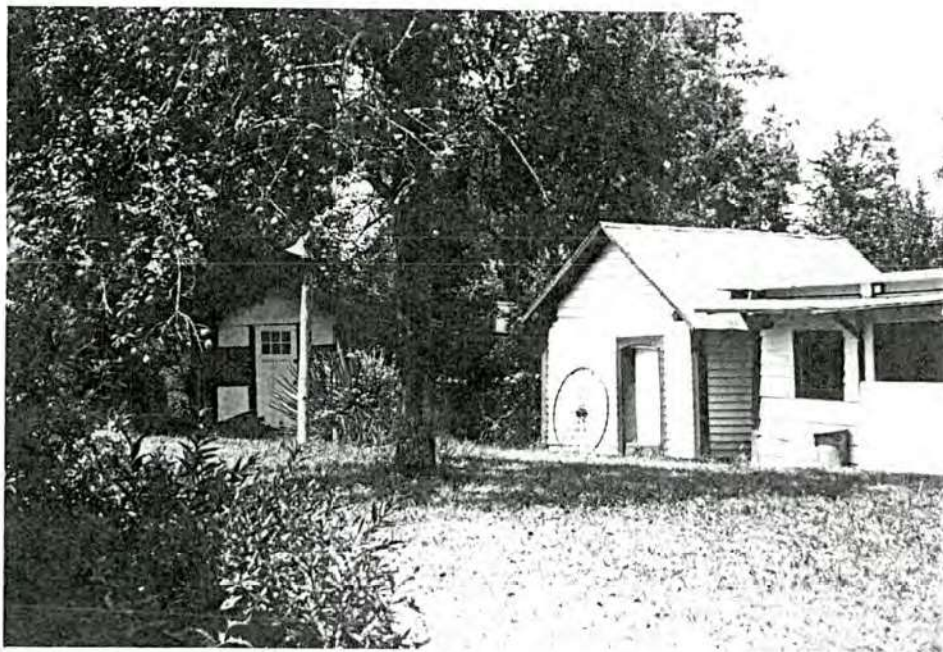
Historic Structure #1 Photographs cont.



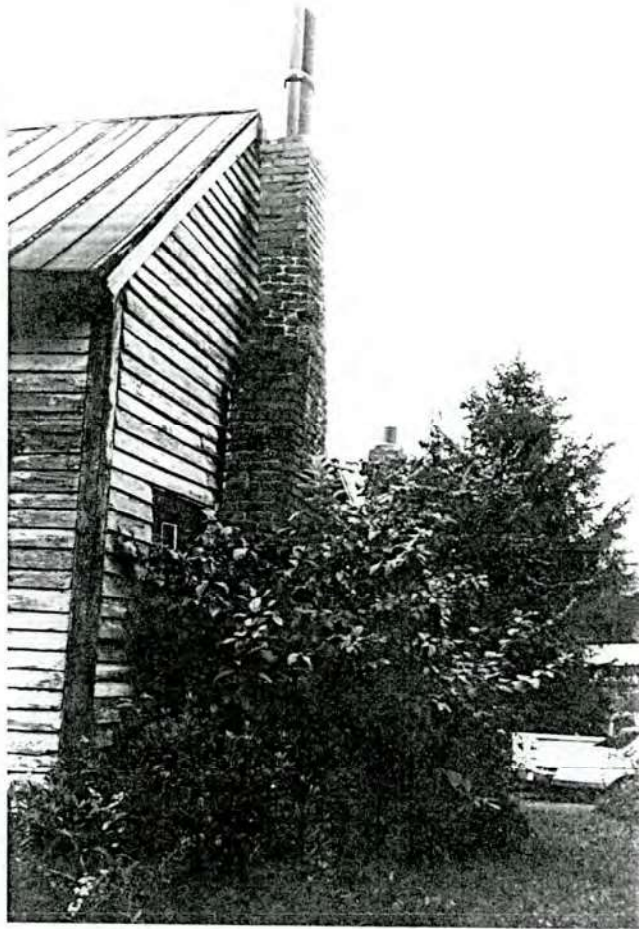


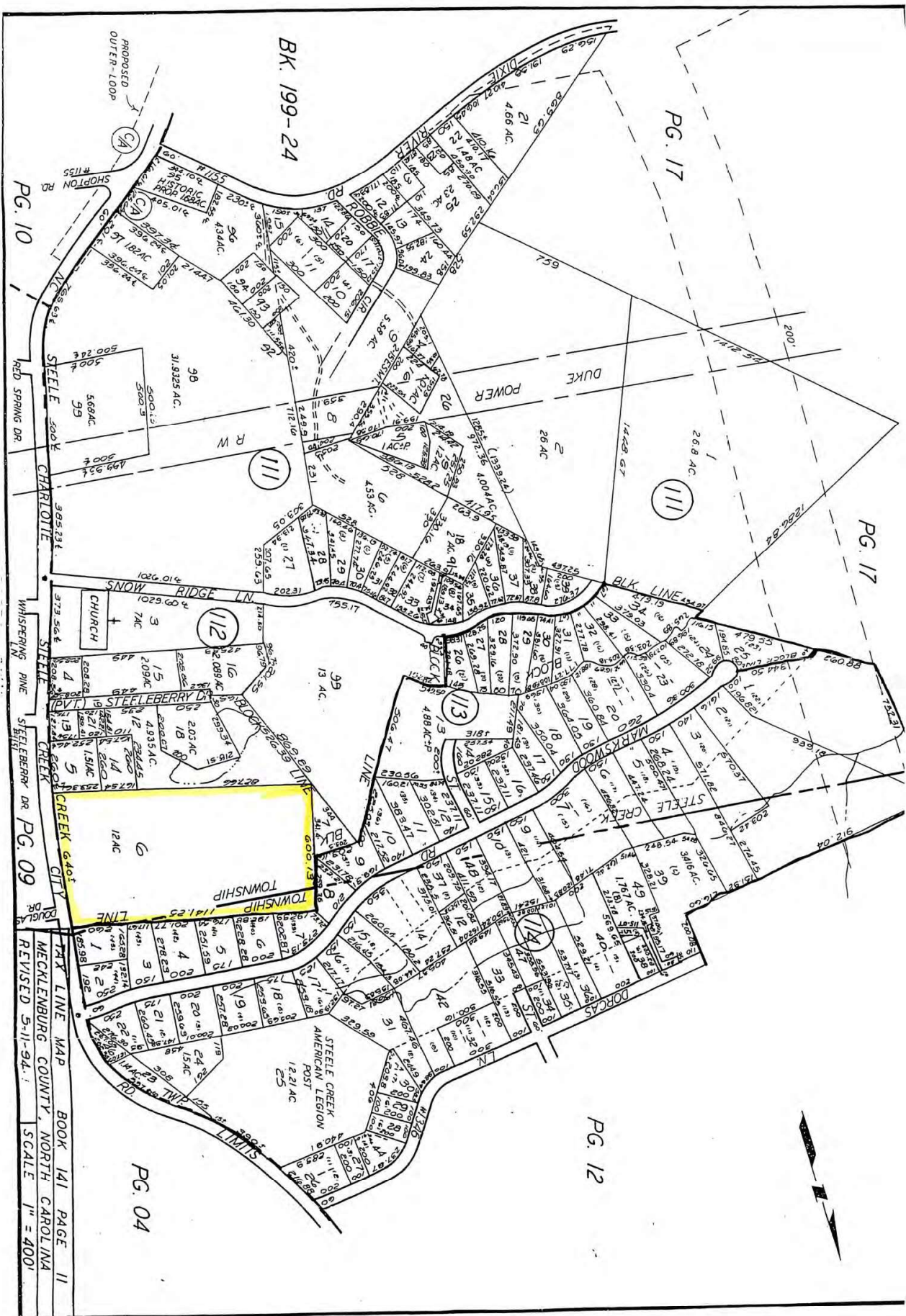
Historic Structure #1 Photographs cont.

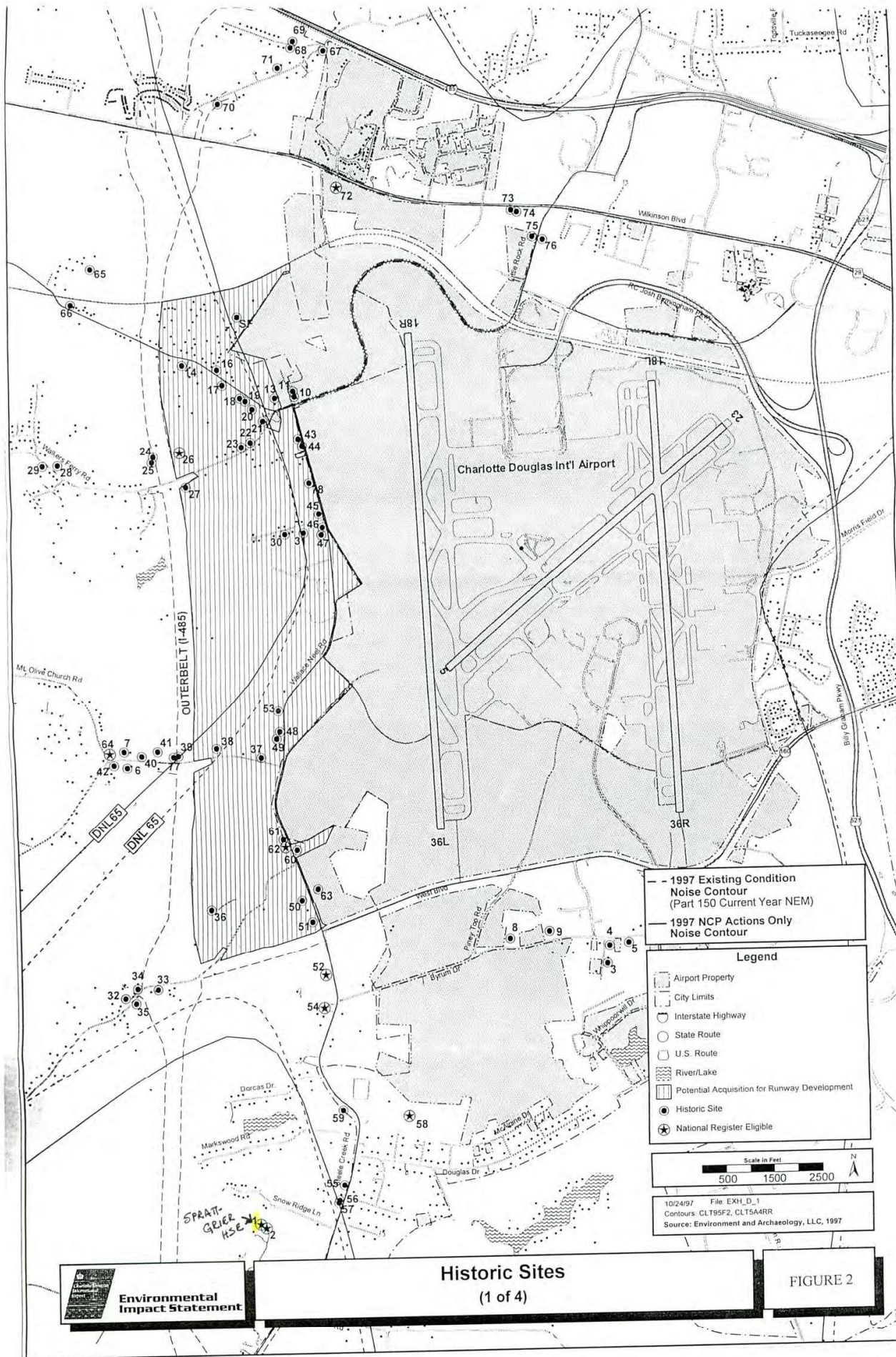
Historic Structure #1 Photographs cont.

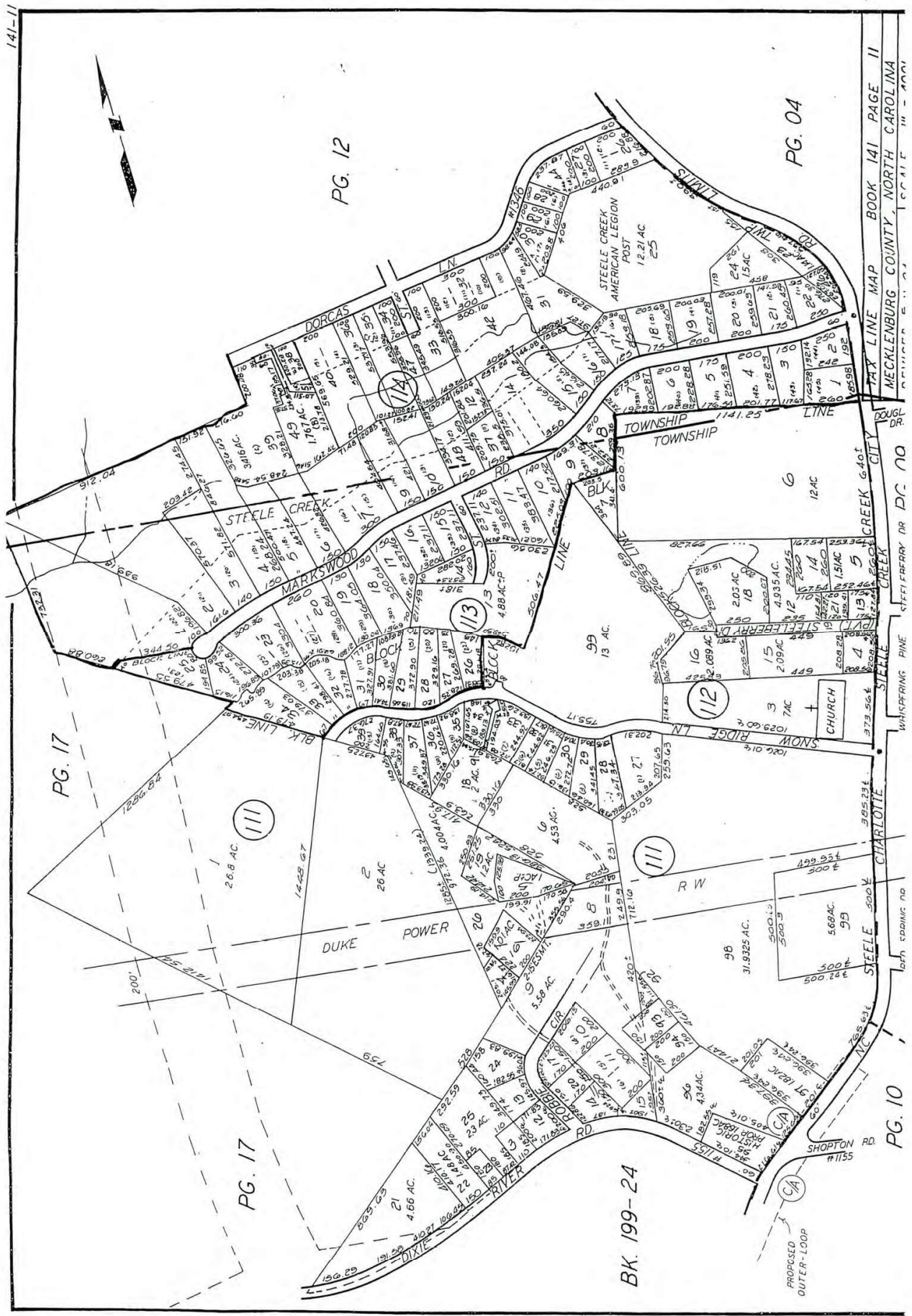


Historic Structure #1 Photographs cont.









Historic Structure #2

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|----|-------------------------|--|
| 1. | Name | Spratt-Grier Log House |
| | Location | 8006 Robbie Circle, Charlotte, North Carolina 28208; Mecklenburg County |
| | Physical Description | Diminutive single-pen log structure said to have been used as a slave dwelling. The building, located within view of the main house, presents a forward-facing gable and rests on a packed earth foundation. The narrow facade contains a single batten door. The hand-hewn logs are secured with half-dovetail notching, and the roof beams are chamfered. The original hand-planed roof boards remain in place, as do the unpeeled log rafters (one has been replaced). The roof is raised-seam metal. |
| | Date of Construction | Estimated to be between 1826-1865 |
| | Style | Diminutive single-pen log structure of the 19th-20th century traditional vernacular style |
| | Associated Outbuildings | None |
| | Setting and Landscaping | Rural, built up |
| | Integrity | Fair |
| | Historical Background | Original owner, between 1826-1865, was the Spratt Family. Significant later owner, between 1866-1885, was the Grier Family. |
| 2. | Evaluation | Criteria C (contributing element of the Spratt-Grier House) |
| 3. | Photographs | |



INTRODUCTION

The City of Charlotte, North Carolina is proposing to expand the existing facilities at the Charlotte-Douglas International Airport (CDIA). The proposed expansion project will include a third north-south runway and ancillary facilities. The project is the subject of an on-going Environmental Impact Statement (EIS) as required under the National Environmental Policy Act (NEPA) and FAA Technical Bulletin 5050.4A. As part of the EIS, CDIA officials and the FAA are required to evaluate the potential impact of the proposed project on a variety of social, biological and cultural resources.

The following report details the background research, field survey, and results of a historic resources survey of properties to be impacted by the expansion of the Charlotte Douglas International Airport in Mecklenburg County, North Carolina. This survey deals strictly with those areas around the airport which may receive new construction or noise-related impacts. Areas already impacted by on-going airport operations are not included in this report. This includes areas off the north and south ends of Runway 18L/36R (the easternmost runway) and 5L/23R (the crosswind runway). The project area, located directly west of the airport, was roughly bounded by Interstate 85, the proposed alignment of the Charlotte Outer Loop (Interstate 485) and Shopton Road (Figure 1).

The survey was conducted by architectural historian Margaret Warminski in August 1997. A total of 78 properties were recorded; of these, seven had been surveyed previously. A list of surveyed properties is contained in the index. Throughout this document, structures are noted by "survey number", this number relates to the index provided in Appendix A.

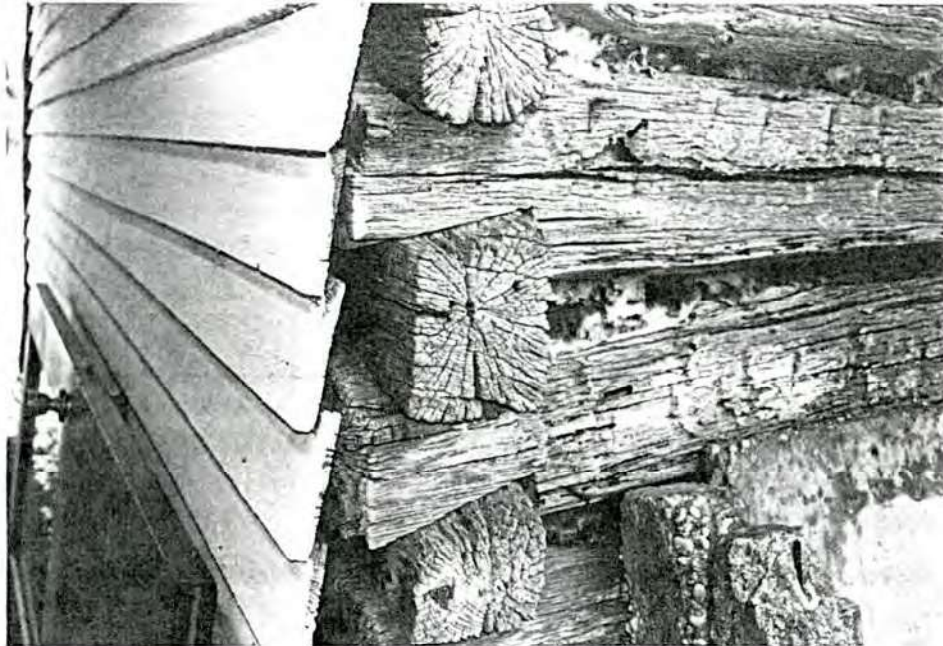
All structures that appeared to be at least 50 years old were surveyed. In a few cases properties that did not meet the 50-year requirement, such as the Berryhill Baptist Church (built in 1952) were recorded because of their uniqueness or significance. All extant properties surveyed previously were resurveyed with the exception of the Steele Creek Presbyterian Church, which is already listed in the *National Register of Historic Places* and will not be impacted by the proposed action.

North Carolina Historic Structure Short Data Sheets were completed for all properties. In a few cases outbuildings of particular significance were recorded on a separate form. All site forms have been provided separately from this report.

While most property owners cooperated with the survey, several did not permit survey. This was the case with two houses on Walkers Ferry Road, the house at 9751 Garrison Road, the Shaw Farm on Tuckaseegee Road, a house at 7751 Dixie Road, and the Freeman House (MK 1363). Site forms were completed for the Freeman House and both of the Walkers Ferry Road houses, however, with photos taken from the road right of way; these properties are listed as "minimal survey" in the index. Properties for which no forms or photos were completed are listed as "survey not allowed." These include structures 33, 71, and 77. For planning purposes, however, all properties, whether surveyed or not, are indicated on the map.

A diminutive single-pen log structure, said to have been used as a slave dwelling, can be found on the property of the Spratt-Grier Farm near Shopton. The building, located within view of the main house, presents a forward-facing gable and rests on a packed earth foundation. The narrow facade contains a single batten door. The hand-hewn logs are secured with half-dovetail notching, and the roof beams are chamfered. The original hand-planed roof boards remain in place, as do the unpeeled log rafters (one has been replaced). The roof is raised-seam metal. The Spratt-Grier Slave House is a contributing element of a historic farmstead recommended as eligible for the *National Register*, which is discussed in greater detail in "T-plan houses."

Historic Structure #2 Photographs cont.

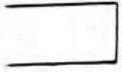


Historic Structure #2 Photographs cont.



↑ N

modern
house



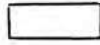
shed



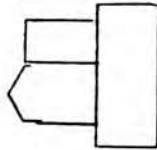
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log
house



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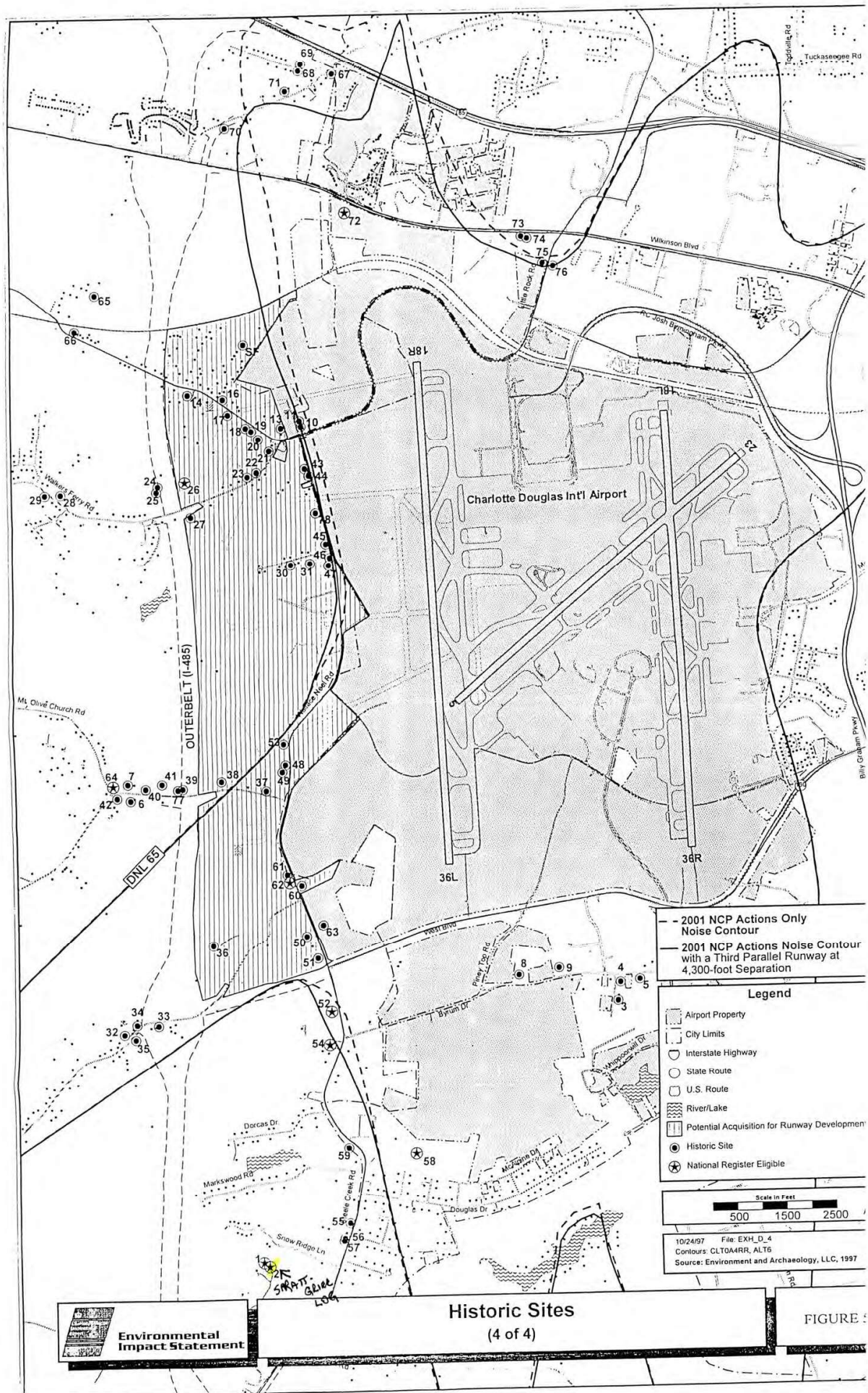


former main
house (now
vacant)



→
To public
civic

Gravel drive



William Grier House (MK1364/MK3993)

The William Grier House is associated with a prominent planter in Mecklenburg County (Figure 5 and Figure 6). In 1978, the Charlotte-Mecklenburg County Historic Landmarks Commission judged the house, a county landmark, potentially eligible for National Register listing for the following reasons: “First, the structure formed the focal point of an antebellum plantation in Mecklenburg County. Second, the structure is one of the few Federal style plantation houses which survives in Mecklenburg County. Third, individuals of local prominence inhabited the structure.”

Since that time, however, the house has been relocated to a new site and has lost much of its integrity of setting. Important features have been removed as part of the move, most notably the monumental gable-end brick chimneys, diminishing its integrity of design, materials and workmanship. The house also has been abandoned by its owner and is seriously deteriorated. Originally set on a brick foundation, the house has been haphazardly reset on concrete block piers and is suffering from structural failure. The porch is pulling away from the house, its roof is collapsing, windows are broken and paint peeling (Photo Proof Set 1).

NRHP Recommendation: The William Grier House has been previously determined eligible for listing in the NRHP. CLT purchased this property not knowing its condition nor its potential historical nature. This property is covered under the existing MOA between the FAA and NCDCNR.

Spratt-Grier Farm (MK1875)

This one-story frame L-plan residence was previously determined eligible for Register listing by the North Carolina SHPO in 1998 (Figure 5 and Figure 6). It represents a variation on a popular late-19th-century house type, the L- or T-plan cottage. Little altered on the exterior, it retains numerous historic features including a distinctive wrap-around porch with raised-seam metal shed/pyramidal roof, supported by wood posts; wood siding; front door with arched glazed panels; and original 2/2 and 6/6 wood windows. The brick porch piers are replacements of the originals. At the same time, however, the long-vacant house is suffering serious deterioration that threatens its material integrity, including brick chimney collapse, a failing porch with warped and patched metal roofing and collapsing ceiling, and a porch enclosure in poor condition (Photo Proof Set 2).

NRHP Recommendation: The Spratt-Grier Farm has been previously determined eligible for listing in the NRHP. This property is covered under the existing MOA between the FAA and NCDCNR.

MK1875, Spratt-Grier Farm, 8006 Robbie Circle, V.W., March 2020



MK1875_SprattGrierFarm_03 20_V.W._01

Front View



MK1875_SprattGrierFarm_03 20_V.W._02

Back View



MK1875_SprattGrierFarm_03 20_V.W._03

Right View



MK1875_SprattGrierFarm_03 20_V.W._04

Left View

8006 Robbie Circle, MK1875, Map #4, Spratt-Grier Farm

