

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Ingleside

Huntersville, Mecklenburg County, MK1471, Listed 12/15/2020
Nomination by Heather Fearnbach, Fearnbach History Services, Inc.
Photographs by Heather Fearnbach, February 2019 and November 2020



Façade (south elevation)



First-floor southeast room, looking north

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ingleside

other names/site number Davidson, William Speight McLean, House

2. Location

street & number 7225 Bud Henderson Road

N/A not for publication

city or town Huntersville

N/A vicinity

stat North Carolina

code NC

county Mecklenburg

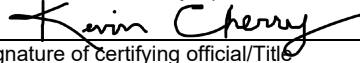
code 119

zip code 28078

e

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)



11-10-2020

Signature of certifying official/Title

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Ingleside
Name of Property

Mecklenburg County, NC
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in count.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival-Italianate

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD: Weatherboard

roof METAL: Tin

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Name of Property

Mecklenburg County, NC
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

circa 1865

Significant Dates

circa 1865

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ Previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☒ Other

Name of repository:

Wilson Library, University of North Carolina at Chapel Hill

E. H. Little Library, Davidson College, Davidson, N. C.

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County and State

10. Geographical Data

Acreage of Property two acres

UTM References

(Place additional UTM references on a continuation sheet.)

t
1
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ See continuation sheet

Latitude: 35.402438 Longitude: -80.914519

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heather Fearnbach
organization Fearnbach History Services, Inc. date 10/1/2020
street & number 3334 Nottingham Road telephone 336-765-2661
city or town Winston-Salem state NC zip code 27104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Abigail M. Jennings and Randolph M. Lewis
street & number 7225 Bud Henderson Road telephone (704) 763-1338
city or town Huntersville state NC zip code 28078

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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7. Narrative Description

Setting

Ingleside is located on a two-acre parcel on Bud Henderson Road's north side approximately three miles west of Huntersville's commercial center in north Mecklenburg County. The sizable tract provides an appropriate setting for a house once surrounded by agricultural fields, but now encroached upon by residential subdivisions. Development is pervasive due to the area's proximity to the Interstate Highway 77 corridor, Lake Norman, Davidson, and Charlotte. A two-story, frame, Colonial Revival-style, 2001 house occupies the almost 3.5-acre parcel west of Ingleside. The fenced twelve-acre tract that wraps around the Ingleside parcel's east and north perimeter encompasses a pasture, woods, and a stable and two sheds erected in 1980. The agricultural lot extends east to Bud Henderson Road and north to a 7.5-acre parcel that is currently wooded but zoned for residential development.

Landscape

Ingleside has an approximately 120-foot setback from Bud Henderson Road, allowing for an open front lawn separated by a white picket fence from the public right-of-way. Historic photographs indicate that the current fence was erected between 1988 and 1994. The two square brick lampposts on either side of the double-leaf entrance gate were constructed between 1964 and 1988, following the removal of a four-horizontal-board fence. Large holly bushes flank the entrance to the running-bond brick-paver walkway that extends west from the straight asphalt-paved driveway to the front porch. Boxwood, viburnum, holly, and Indian hawthorne shrubs line the dwelling's south and east elevations. Deciduous and evergreen shrubs and mature cedar, dogwood, elm, hackberry, oak, maple, magnolia, mulberry, and sugarberry trees punctuate the lawn and the lot's perimeter. According to nineteenth-century accounts, horticultural efforts in proximity to the house included formal and vegetable gardens and fruit trees, but the only remaining traces of these elements are two Eastern red cedars north of the house, an overgrown circular boxwood parterre in the rear lawn's northwest section, and a square boxwood parterre west of the house. With the exception of the parterres and cedar, mulberry, and sugarberry trees, landscape features were added in the mid- to late-twentieth century.¹ Non-historic plantings and the brick walkway are being removed in 2020. New landscaping will include vegetation, pit gravel walkways, a masonry terrace west of the house, and a pit gravel parking area on the asphalt-paved driveway's southeast side.

The driveway terminates northeast of the house. A late-twentieth-century basketball goal stands at the driveway's north end. A late-twentieth-century wood deck adjacent to the dwelling's rear wing, a

¹ Circa 1920s, 1964, 1969, and 1988 Ingleside photographs in William Speight McLean Davidson alumnus file, Special Collections, E. H. Little Library, Davidson College, Charlotte, North Carolina.

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concrete pad east of the deck, and a black-plastic-coated chain-link fence around an interior portion of the rear yard were removed in 2020 to allow for the installation of a masonry terrace, water feature, and paths. A prefabricated, gambrel-roofed, late-twentieth-century, frame shed stands in the rear yard's central section south of the boxwood parterre. Deciduous and evergreen shrubs and an orchard were added in the lot's northwest corner. A wood-post-and-barbed-wire fence delineates the east, north, and west property lines. The well (a minor structure that does not merit counting) northeast of the shed has a fiberglass cover.

Ingleside, circa 1865, contributing building

Exterior

The remarkably intact transitional Greek Revival-Italianate house comprises a two-story-on-raised-basement hip-roofed, double-pile, weatherboarded main block; a one-story, low-hip-roofed porch that spans almost all of the three-bay façade (south elevation); and a one-story, low-hip-roofed rear wing (originally an open porch flanked by small storage rooms). The dwelling is distinguished by symmetrical fenestration, deep bracketed eaves, large multipane double-hung wood sash, and wide, flat corner pilasters. Rectangular panels of various widths punctuate the cornice between triangular brackets with rounded lower edges. Robust parged brick Tuscan columns and pilasters support the front porch. A simple short wood railing with square balusters and a molded handrail spans the columns.² A matching late-twentieth-century railing flanks the flight of ten wood steps that lead to the central entrance. Wide drop-channel wood siding sheathes the south elevation beneath the porch roof as well as the porch ceiling. The narrow tongue-and-groove floor boards are mid-twentieth century replacements. The front porch rests on parged brick piers spanned by mid-twentieth-century wood lattice. The main block's parged continuous foundation and the piers of the rear wing are scored to emulate stone block. The slightly recessed painted brick infill between the rear wing's piers was added after 1976.

Two parged brick chimney stacks with corbelled caps pierce the main block's standing-seam metal roof. Late-twentieth-century aluminum downspouts mounted on the pilasters drain internal eave gutters. The front porch and rear wing have standing-seam metal porch roofs, fascia-mounted aluminum gutters, and aluminum downspouts. Eave vents were added in the late-twentieth century.

The primary entrance at the south elevation's center is recessed within an opening with a flat-board surround and rectangular-paneled interior walls and ceiling. An eight-pane transom and four-pane sidelights frame the double-leaf three-panel door and double-leaf, three-section, wood-frame screen

² Architect Jack O. Boyte indicated in his 1976 architectural description of the property that the original railing had been salvaged and would be reinstalled, but it is unclear if that transpired. Dan L. Morrill, "Ingleside," Survey and Research Report, Charlotte-Mecklenburg Historic Properties Commission, September 1, 1976.

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door. Two pairs of tall, narrow, four-over-four, double-hung wood sash flank the entrance and three matching pairs pierce the second story. On the east and west elevations, four large double-hung six-over-six wood sash (taller on the first story), illuminate the interior. Two short double-hung six-over-six vinyl sash were installed in recessed basement window openings in the late-twentieth century. Operable wood-louver shutters were removed from the upper stories between 1964 and 1969, but wrought-iron pintles remain. Fixed three-board-and-batten shutters hung after 1988 on the south, east, and west elevations were removed in 2020 and period-appropriate louvered wood shutters will be installed on all elevations.³

Three pairs of tall, narrow, four-over-four, double-hung wood sash pierce the north (rear) wall's second story. Below, the low-hip-roofed wing spans the first story, where the fenestration originally mirrored that of the south elevation: a double-leaf three-panel door with an eight-pane transom and four-pane sidelights flanked by two pairs of tall, narrow, four-over-four, double-hung wood sash. The door remains, but the windows were removed and stored in the attic during the porch's 1975-1976 remodeling. The original porch appearance is unknown, but the posts and railing were likely more simply executed than the front porch. Photographs taken in 1975 show that two narrow weatherboarded rooms had been created at either end of the porch and the three intermediary bays screened by that time. Wood lattice spanned the parged and scored porch piers. Non-historic wood steps with wood railings provided access to the entrance in the center bay.

By 1976, Ralph and Dean Skipper had enclosed the outer screened sections with weatherboards to create a breakfast room, pantry, and restroom accessible from the kitchen at the east end, and a full bathroom adjacent to the northwest bedroom.⁴ A group of three double-hung six-over-six wood sash pierced the breakfast room's north elevation and a smaller window of the same type lit the restroom. Two windows matching the restroom window flanked the north bathroom's high central translucent glass-block window. The porch between was screened above a low vertical-board kneewall. Square pilasters embellish the wing's corners. Brick steps with wood railings led from a late-twentieth-century wood deck to a single-leaf screen door with a paneled base. The deck, which had a wood railing and wood steps flanked by matching railings at the east and west ends, was removed in 2020. The wing's north wall was modified to comprise a central double-leaf glazed wood-frame door accessed by two flights of wood stairs with simple wood railings that lead to a wood landing and the stair's upper run. On either side of the porch entrance, two double-hung four-over-four wood sash flank a three-vertical-pane wood-frame casement window with a vertical-board kneewall.

³ Circa 1920s, 1964, 1969, and 1988 Ingleside photographs in William Speight McLean Davidson alumnus file; 1975, 1976, and 1988 photographs in Ingleside survey file, North Carolina State Historic Preservation Office (hereafter abbreviated NCSHPO), Raleigh.

⁴ Ibid.; Pat Johnson, "Inglesides" – Historic and Beautiful," *Mecklenburg Gazette*, November 25, 1982, p. 3.

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The rear wing's east and west elevations are blind. A late-twentieth-century gabled wood canopy with slender square wood posts shelters the double-leaf narrow-vertical-board door at the basement entrance in the east foundation. A small single-leaf plywood door in the west foundation provides access to the crawl space beneath the wing.

Interior

Ingleside has a finely crafted but unpretentious interior. Primary rooms in the double-pile main block retain original volumes and finishes. The first and second floors comprise central entrance halls flanked by four large rooms. Smooth plaster walls and ceilings; molded wood cornices, chair rails, window and door surrounds; wood panels beneath window sills; baseboards with molded upper edges; post-and-lintel mantels, and heart-pine floors characterize the interior. Unless otherwise noted, all doors have six panels. Most original doors retain late-nineteenth or early-twentieth-century hardware. The large windows provide ample light and views of the picturesque landscape, thus affording connectivity with the natural world. All woodwork is painted.

First Floor

The rooms flanking the first-floor center hall most recently functioned as a living room (southwest), dining room (southeast), kitchen (northeast), and bedroom (northwest). The rear wing, originally an open porch, encompasses a breakfast room, pantry, restroom, central porch, closet, and bathroom. A wide arched opening spans the center hall north of the living and dining room entrances, creating a reception hall at the passage's south end. The four primary rooms and the reception hall have molded wood cornices and twelve-foot-tall ceilings. North of the opening, the stair connecting all four levels (basement, two primary floors, and attic) rises on the east wall. The stair features painted risers, pine treads, slender turned painted balusters, a molded pecan handrail, and a robust turned pecan base newel post. The straight lower run rises to a full-width landing, turns, and continues to the second story. The enclosure beneath the lower run contains the basement stair.

Fireplaces are centrally located on east-west partition walls. The living room mantel is the most elaborate, with paneled pilasters on stepped plinths and a stepped molded shelf above a paneled lintel with an arched base. A cast-iron coal-burning insert with a canted green-glazed ceramic-tile surround fills the shallow brick firebox. The hearth comprises three large granite slabs. The upper portion of the tall built-in cabinet east of the fireplace appears to be original, but the base has been modified. Glazed eight-pane doors enclose the upper shelves. The open central shelf, row of three small drawers, and double-leaf paneled door were created in 1976. This room may have initially functioned as the plantation office and a parlor.

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In the dining room, chamfered edges embellish the mantel's flat pilasters and lintel beneath a molded cornice and thick shelf. The shallow brick firebox surround is parged and painted and the central hearth stone is cracked. A single-leaf door secures the closet east of the fireplace. The deep door opening west of the fireplace facilitates kitchen egress. Shallow full-height cabinets with double-leaf two-panel doors line the opening's interior walls. According to oral tradition, the doorway once connected waiting and treatment rooms utilized by physician William Davidson, the home's initial owner. However, it is possible that the opening was added at a later date. It is more likely that the room initially served as a parlor.

The kitchen mantel is similar to the dining room mantel, but has a stepped plinth base, straight post-and-lintel edges, and a central foliated bas-relief lintel medallion. In 2020, the late-twentieth-century patterned-ceramic-tile hearth was replaced with brick and late-twentieth-century wood cabinets with a ceramic-tile backsplash and laminate countertops lining the north and southeast walls and a central island were removed. The plaster ceiling's northeast corner, which had collapsed due to water damage from a leaking pipe that served the mid-twentieth-century bathroom above, was repaired. A small section of original plaster on wood lath was replaced with plaster on metal lath in conjunction with the plumbing installation. It is unknown when this room became a kitchen. It may have initially served as the dining room. Nineteenth- and early-twentieth-century cooking was probably done in a detached building and the basement. New kitchen cabinets and fixtures were installed in 2020.

A five-pane transom and molded surround frame the large opening in the kitchen's north wall that leads to what is now an open room, most recently a circa 1974 breakfast room, pantry, and restroom. Gypsum-board wall and ceiling sheathing, restroom and pantry framing, and the terra-cotta-colored hexagonal-ceramic-tile floor framed by diagonal boards were removed in 2020, revealing the original heart pine porch floor and heavy-timber porch and storage room framing. The west wall, including the single-leaf door that permits rear porch access, was moved to this location from an original storage room at one end of the porch in 1974. The heart-pine floor were repaired and refinished in 2020, and the room now functions as a kitchen extension.

The central entrance on the main block's north elevation is intact within the rear porch enclosure, featuring, like the primary south entrance, a double-leaf three-panel door with an eight-pane transom and four-pane sidelights. Wide flush boards sheathe the porch walls and ceiling and large square ceramic tiles cover the floor. On the porch's west side, the closet's east wall, including the single-leaf door with wrought-iron strap hinges, was moved to this location from an original storage room at one end of the porch in 1974. The ceramic tile floor was removed and the heart-pine floor was repaired and refinished in 2020. The closet now serves as a restroom.

The northwest room may have originally been a bedroom as it is now. The mantel comprises flat plinths with molded upper edges, paneled pilasters, and a thick shelf above a molded cornice and

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paneled lintel. The shallow brick firebox surround is parged and painted and the hearth consists of three large granite slabs. A tall double-leaf three-panel door secures the closet west of the fireplace. The built-in cabinet east of the fireplace has a matching double-leaf two-panel upper door. The short lower double-leaf single-panel door was added after 1976.⁵

A wide opening at the center of the bedroom's north wall provides access to the rear wing's west section.⁶ A small vestibule with a built-in bench on its west side and a square ceramic tile floor separated the bedroom and bathroom until 2020. Square white ceramic tiles with a black-ceramic-tile diamond-pattern border sheathed the large walk-in shower walls in the southwest corner and the white porcelain clawfoot tub surround at the east end. Smaller square white ceramic tiles covered the shower floor and variegated-terra-cotta-colored hexagonal and square ceramic tiles the bathroom floor. All late-twentieth-century fixtures, finishes, and partition walls were removed in 2020. New walls enclose a toilet room and shower at the room's west end and ceramic tile covers the floor.

Second Floor

The second floor encompasses a central hall originally flanked by four bedrooms, all with approximately ten-foot-tall ceilings. The stair winds around the hall's north end and continues to the attic. Shallow brick firebox surrounds are parged and painted and hearths are stone. The bedroom closets were fitted with shelves and rods in the mid-twentieth century, and may have been constructed at that time, as were the two small closets with double-leaf raised-panel doors located at the hall's south end.

The northwest room's mantel comprises a thick shelf, molded cornice, chamfered lintel with pointed-arch base, flat pilasters with chamfered edges, and flat plinths. A closet is west of the fireplace. The southwest room's mantel lintel features central foliated bas-relief ornamentation and a pointed-arch base, flat pilasters, and flat plinths. The closet door east of the fireplace has a replacement brass lock plate and faceted glass knob. A molded chair rail embellishes the walls.

The southeast room's mantel has more compact dimensions, a thick shelf, molded cornice, flat lintel with a segmental-arch base, and flat pilasters and plinths. The walls were papered in the mid-twentieth century and a canted short plywood wall erected in the southeast corner. The canted wall was removed in 2020. A closet is on the fireplace's west side. The door to the east accesses a short passage to a bathroom created in the late-twentieth century when the northeast bedroom was bisected by a north-south partition wall. Shallow full-height cabinets with double-leaf three-panel doors line the opening's interior walls.

⁵ 1975 and 1976 photographs in Ingleside survey file, NCSHPO, Raleigh.

⁶ The doorway is larger than the original window opening at this location.

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The east bathroom retains the original northeast bedroom mantel, which has a flat lintel, pilasters, and plinths. A tall cabinet and sink on the east wall, small shower in the northeast corner, white porcelain toilet, and triangular Jacuzzi tub with a square-white-ceramic-tile surround were added in the late-twentieth century. The west bathroom, accessible from the center hall as it served the other two bedrooms, had a beige tub with a square-beige-ceramic-tile surround, small wall-mounted porcelain corner sink, and white porcelain toilet. All fixtures and the partition wall's south section were removed in 2020. New walls enclose a central shower, laundry closet, and passage between the two bathrooms.

Attic

The stair connecting the second floor and attic comprises an open lower run that leads to a low-ceilinged intermediate landing and an enclosed upper run terminating at a single-leaf plywood door. The landing bisects a pair of windows. The riven lath within the plastered stair enclosure walls is visible in the attic, which is unfinished with an open plan. The exposed roof structure comprises hewn and sawn members, wide decking boards, and some supplemental dimensional lumber. Many wide floor boards are original. Fiberglass insulation was added between joists in some areas and electrical conduit and HVAC equipment and ductwork was installed in the late-twentieth century.

Basement

A straight run of enclosed wood steps leads to the basement, which according to oral tradition originally contained servants' quarters, a winter kitchen, and storage rooms. The space was completely remodeled in the late-twentieth century to encompass a kitchenette and recreational room, two bedrooms, and a full bathroom. The basement has gypsum-board-clad walls and very low ceilings, stained-concrete floors in the bedrooms and recreational room, ceramic tile in the bathroom, and single-leaf six-panel doors.⁷ The stair terminates in the recreational room. A small mechanical and storage room is west of the stair.

The chimney in the west bedroom is enclosed with gypsum board. The east bedroom has a reconstructed running-bond brick firebox and brick-veneered ceiling-height surround. A small vestibule at the basement's northeast corner permits exterior egress and access to the crawl space beneath the rear wing, which contains HVAC ductwork and electrical conduit. Moisture-damaged gypsum board, the northeast bedroom's south wall, and the kitchenette cabinets, appliances, and ceramic-tile floor were removed in 2020.

⁷ The original basement floor material is unknown. The existing concrete floor is eight inches thick.

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The bathroom's small white octagonal ceramic tile floor is punctuated with small square black ceramic tiles. Fixtures include a white fiberglass tub and shower surround and a white porcelain toilet and wood lavatory cabinet on an elevated platform. Gypsum-board soffits house HVAC ductwork.

Shed, late-twentieth century, noncontributing building

The prefabricated, gambrel-roofed, German-siding clad, late-twentieth-century frame shed north of the house has a double-leaf vertical-board door flanked by two small square windows on the south elevation. The other walls are blind. Dimensional lumber studs and rafters are exposed on the interior. The building rests on concrete-block piers.

Integrity Statement

Ingleside possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for National Register designation. The dwelling maintains integrity of location as it stands on its original site. Although the Davidson family holdings have been subdivided and residential development encroaches, the residual two-acre parcel associated with the house is sufficient to convey its rural character, thus allowing for integrity of setting, feeling, and association. Nineteenth-century landscape features include mature cedar, mulberry, and sugarberry trees, an overgrown circular boxwood parterre in the rear lawn's northwest section, and the square boxwood parterre in the front lawn's west section. Other landscape features were installed in the mid- to late-twentieth century.

Ingleside also retains integrity of design, materials, and workmanship. Except for rear porch enclosure, the edifice has remained remarkably unaltered since its mid-nineteenth-century construction. The two-story, hip-roofed, double-pile, weatherboarded, transitional Greek Revival-Italianate dwelling is characterized by symmetrical fenestration, deep bracketed eaves, large multipane double-hung wood sash, and flat corner pilasters. The robust Tuscan parged brick columns and pilasters that support the one-story, low-hip-roofed porch are rare survivals. Primary rooms retain original volumes and finishes such as smooth plaster walls and ceilings; molded wood cornices, chair rails, window and door surrounds; wood panels beneath window sills; baseboards with molded upper edges; post-and-lintel mantels, heart-pine floors, and single-leaf six-panel doors in excellent collection.

Archeological Potential Statement

Ingleside is closely related to the surrounding environment. Archaeological remains, such as trash middens, remains of garden planting beds and fence lines, former outbuildings, and other structural remains which may be present, can provide information valuable to the understanding and interpretation of the property. Information concerning the character of daily life at Ingleside, as well as

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structural details and landscape use, can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to document these remains, but it is likely that they exist, and this should be considered in any development of the property.

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8. Statement of Significance

Summary Statement

Ingleside, an exceptionally intact and rare mid-nineteenth-century residence in rural Mecklenburg County, meets National Register Criterion C for its local architectural significance as one of the county's very few extant and largely intact examples of the transitional Greek Revival-Italianate style. The commanding edifice possesses integrity of location, setting, feeling, association, design, workmanship, and materials. The double-pile weatherboarded dwelling manifests common Greek Revival-Italianate characteristics such as a low hip roof, symmetrical fenestration, large multipane double-hung wood sash, deep eaves, and flat corner pilasters. The robust Tuscan parged brick columns and pilasters that support the one-story, low-hip-roofed porch are classical elements, while the eave brackets reflect a picturesque influence. Primary rooms retain original volumes and finishes such as smooth plaster walls and ceilings; molded wood cornices, chair rails, window and door surrounds; wood panels beneath window sills; baseboards with molded upper edges; post-and-lintel mantels, heart-pine floors, and single-leaf six-panel doors. Ingleside's architect and builders have not been identified and its construction date has not been determined, although oral tradition indicates that the house was finished soon after the Civil War, perhaps in preparation for Dr. Davidson's March 8, 1866, marriage to Mary E. Johnston. The period of significance is circa 1865, the dwelling's estimated completion date.

Architecture Context

Only a small number of early- to mid-nineteenth-century Mecklenburg County plantation seats survive in their historic rural settings. In the Hopewell community near Huntersville, substantial homes erected for prosperous residents during that period often manifested Federal and Greek Revival elements copied from popular patternbooks such as Asher Benjamin's *Country Builder's Assistant* (1797), *American Builder's Companion* (1806), and *Practice of Architecture* (1833), or Owen Biddle's *Young Carpenter's Assistant* (1805). Federal architecture prevailed through the early nineteenth century, but by the 1820s sophisticated domestic and public buildings such as Hayes Plantation in Edenton and the Mordecai House and the State House in Raleigh displayed Greek Revival features. Architect William Nichols designed those buildings based upon plates published in Stuart and Revett's *Antiquities of Athens*. It was not until the 1830s, however, that Greek Revival domestic architecture became more mainstream. Few dwellings adopted the temple form; rather, most had symmetrical center-hall plans, low hip or gabled roofs, and large windows.⁸ The selection of ornament drawn from classical precedents was a fashionable choice intended to embody permanence and refinement. The use of such architectural elements reflected the owners' elite social and economic status.

⁸ Catherine Bishir, *North Carolina Architecture* (Chapel Hill: University of North Carolina Press, 1990), 96, 195.

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By the mid-nineteenth century, picturesque styles such as Italianate, characterized by low-pitched hipped roofs, deep bracketed eaves, symmetrical façades, large windows, and simple detailing, also became popular. Designer and horticulturist Andrew Jackson Downing promoted the beauty, richness, and variety of such dwellings in publications including *Treatise on Landscape Gardening* (1841), *Cottage Residences* (1842), and *Architecture of Country Houses* (1850). Comparable works by William Ranlett, Samuel Sloan, Calvert Vaux, and others followed. They utilized Gothic cathedrals, English parish churches, rustic cottages, early Tudor mansions, Italian villas, and Swiss chalets as sources of design inspiration rather than Greek and Roman temples. While classical patternbooks typically presented architectural details for local builders to adapt, picturesque guides included floorplans and elevations with landscape features and furnishings.⁹

Although the Italianate style was nationally popular during the nineteenth century's third quarter, it was seldom seen in North Carolina's rural areas before the late 1870s due to the dearth of construction resulting from the economic depression during Reconstruction. Ingleside, likely completed around 1865 in preparation for Dr. Davidson's March 1866 marriage to Mary E. Johnston, is thus a rare early Mecklenburg County example of the style. Typical of early manifestations of the style in North Carolina, it is transitional in nature, displaying common Greek Revival-Italianate characteristics such as a low hip roof, symmetrical fenestration, large multipane double-hung wood sash, deep eaves, and flat corner pilasters. The robust Tuscan parged brick columns and pilasters that support the one-story, low-hip-roofed porch are classical elements, while the eave brackets reflect a picturesque influence. Davidson may have started planning the house before the war. Its architect and builders have not been identified. However, Davidson was well-versed in classical architecture as seen in sophisticated local examples such as his parents' 1788 home, Rural Hill; his brother Robert's circa 1800 residence, Holly Bend; and his first wife Jane Elizabeth Torrance's parents' 1833 home, Cedar Grove. He likely selected a patternbook design and engaged master masons and carpenters working in the area as well as laborers with building trades skills, perhaps including some of his slaves, or former slaves, to erect it.

Rural Hill was destroyed by fire in 1886, but Holly Bend still stands at 3701 Neck Road west of the Rural Hill property and approximately three miles southwest of Ingleside. Although the two-story, five-bay-wide, side-gable-roofed, weatherboarded, double-pile house with Flemish bond brick end chimneys has a relatively plain exterior, elements such as a molded cornice with a triglyph frieze and classical primary entrance architrave herald sophisticated interior finishes. Like Ingleside, the central passage, flanked by four primary rooms on each floor, is dominated by a commanding stair. Molded

⁹ Andrew Jackson Downing, *The Architecture of Country Houses* (New York: Dover Publications, 1969 reprint of 1850 publication), 27, 34.

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wood cornices, chair rails, window and door surrounds, and baseboards embellish walls clad in wide horizontal boards.¹⁰

Cedar Grove, one mile east of Ingleside at 2136 Gilead Road, is said to be one of North Carolina's finest Greek Revival-style residences.¹¹ Completed in 1833 for merchant and planter James Galbraith Torrance (1784-1847), the substantial two-story-on-basement, side-gable-roofed, double-pile, brick house features pedimented gables with distinctive tall stepped parapets flanking interior end chimneys. Elements such as parged brick columns supporting three-bay-wide hip-roofed front and rear porches, the recessed double-leaf primary entrance, and tall, narrow, double-hung wood sash with operable wood-louver shutters are also seen at Ingleside. The center-hall plan interior is characterized by plaster walls, molded plaster cornices, molded wood chair rails, fluted window and door surrounds with bull's-eye corner blocks, paneled wainscoting, classical mantels, heart-pine floors, paneled doors, and a central stair.¹² Dr. Davidson visited Cedar Grove regularly, as he married James Torrance's daughter, Jane Elizabeth Torrance, in 1842, and was a close friend and college classmate of her brother William.

Historian Mary Beth Gatza identified only a few stylish Italianate houses during her 1988 Mecklenburg County architectural survey, which didn't include Charlotte. Most mid- to late-nineteenth-century rural dwellings included in the survey were vernacular interpretations of picturesque styles expressed through selective application of elements associated with the Italianate, Gothic Revival, Queen Anne, and other styles of the period to basic house types (mostly I-Houses). Many surveyed properties have been demolished or altered.

¹⁰ Holly Bend's name likely references its location at a deep curve in the Catawba River. The dwelling's name during the nineteenth century is unknown, although historian Chalmers Gaston Davidson indicated that the property was always called Holly Bend in his 1969 book. It was also referred to as "Holly Wood" during the early-twentieth century. James H. and Ann Williams, "The Davidsons of Rural Hill, the first three generations: Major John and Violet Wilson Davidson, their parents and some of their children," report commissioned by Historic Rural Hill, August 31, 2012, pp. 54-57; "Holly Bend," Survey and Research Report, Charlotte-Mecklenburg Historic Properties Commission, 1974; Davidson, *The Plantation World Around Davidson*, 67-69.

¹¹ Torrance was among the county's wealthiest men; his holdings grew to encompass approximately 3,000 acres and 109 slaves, some of whom assisted with Cedar Grove's erection. Mason V. Rivafavoli and enslaved laborers utilized clay from the property to make more than 20,000 bricks. Slaves also manned the plantation's saw mill, producing lumber with which builders David Hampton and Jacob Schuman executed most of Cedar Grove's carpentry. Dan L. Morrill, Frances P. Alexander, and Paula M. Stathakis, "Cedar Grove and Hugh Torrance House and Store," Survey and Research Report, Charlotte-Mecklenburg Historic Properties Commission, April 22, 1993; Torrance-Banks Family Papers, Part 1, Box 2, Folder 43 B, Account Book 4, Folders 19-20, University of North Carolina at Charlotte, J. Murrey Atkins Library, Special Collections; Chalmers Gaston Davidson, *The Plantation World Around Davidson* (Davidson, N.C.: Briarpatch Press, 1982), 70-72.

¹² Morrill, et. al., "Cedar Grove."

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One of the few residences comparable in style to Ingleside is physician Thomas T. Sandifer's once rural house at 12601 Moore's Chapel Road in Paw Creek Township, approximately six miles west of Charlotte's center, now within the city limits. Like Ingleside, the two-story weatherboarded 1850s dwelling manifests elements of the Greek Revival style such as a symmetrical three-bay façade, low-pitched hip roof with deep eaves, tall flat cornice, and flat corner pilasters. Operable louvered wood shutters flank large six-over-six wood sash. A multipane transom and sidelights frame the 1940s single-leaf wood-panel and glass door. The hip-roofed full-width front porch is supported by paired slender square posts on brick plinths spanned by a simple wood railing, all of which, along with the central brick steps, were added in the 1940s. The brick end chimneys have been replaced in kind, the stone foundation sheathed with brick veneer, and the rear porch enclosed since 1950. The center-hall-plan main block encompasses a first-floor parlor, dining room, and kitchen, and two second-story bedrooms. Intact interior elements include smooth plaster walls, molded chair rails and window and door surrounds, baseboards with molded upper edges, and post-and-lintel mantels.¹³

The no-longer-extant 1860 residence of Andrew Robinson and Rachel Roxanna Henderson, located in Long Creek Township southeast of Ingleside in a bend of the Catawba River, was quite similar to Ingleside except that it was executed in brick. The house burned in the late 1950s. The two-story dwelling featured a symmetrical three-bay façade, low-pitched hip roof with deep bracketed eaves, paneled cornice, interior chimneys with corbelled stacks, large paired sash, and a one-story almost-full-width front porch with paired square posts and exposed rafter ends.¹⁴ Coincidentally, Andrew and Roxanna's son Robert Eugene Henderson owned Ingleside from 1905 until 1945.

The McManaway House in Charlotte is likely the county's most sophisticated and intact extant example of the Italianate style. Jewish merchant Jacob Rintels, who operated a series of wholesale and retail mercantile establishments, commissioned the dwelling's construction at 406 West Trade Street in 1874, the same year he opened a West Trade Street store. Rintels died two years later; his widow Bettie Rintels occupied the house until early 1901, when physician Charles G. McManaway purchased it. In 1916, McManaway orchestrated the dwelling's move from its original site to 1700 Queens Road in the Myers Park subdivision.¹⁵ The two-story stuccoed dwelling's low-pitched hip roof with deep eaves, tall denticulated cornice punctuated by paired brackets and roundels, symmetrical five-bay façade with a central projecting entrance bay, bold labels accenting large multipane round and segmental-arched windows, and double-leaf wood-panel and glass front door evoke villas on the Mediterranean coasts of France, Spain and Italy. Tuscan columns flanked by shaped brackets and a

¹³ Frances P. Alexander and Dan L. Morrill, "Thomas T. Sandifer House," Survey and Research Report, Charlotte-Mecklenburg Historic Properties Commission, June 15, 1996.

¹⁴ Documentary photograph and information provided by John Blythe in email correspondence with Abigail Jennings, June 2019; Kay Dixon, "Historic Homes of Gaston County," *Gastonia Gazette*, November 26, 1955, p. 10.

¹⁵ Dan L. Morrill, Survey and Research Report, "McManaway House," Charlotte-Mecklenburg Historic Properties Commission, June 1, 1977.

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turned balustrade support the full-width hip-roofed front porch. A twentieth-century hip-roofed porte cochere with similar bracketed columns extends from the south elevation. The tall mansard roof that originally topped the entrance bay, creating a tower-like feature commonly seen in Italianate and Second Empire-style buildings, has been removed.

Cedar Grove, Holly Bend, Ingleside, and the Sandifer and McManaway houses embody their owners' wealth and status. Dr. Davidson, like many of his peers, favored traditional elements such as symmetrical fenestration, large multipane double-hung wood sash, a center-hall plan, and classical woodwork. The robust Tuscan parged brick columns and pilasters that support the one-story, low-hip-roofed porch resemble those at Rural Hill and Cedar Grove. However, the two-story, hip-roofed, double-pile, weatherboarded dwelling's form, symmetrical fenestration, large multipane double-hung wood sash, deep bracketed eaves, and flat corner pilasters epitomize mid-nineteenth-century architectural trends, making Ingleside the most intact extant transitional Greek Revival-Italianate residence in rural Mecklenburg County. The primary rooms' smooth plaster walls and ceilings; molded wood cornices, chair rails, window and door surrounds; wood panels beneath window sills; baseboards with molded upper edges; post-and-lintel mantels, heart-pine floors, and single-leaf six-panel doors reflect the skill of free and enslaved craftsmen.¹⁶

Historical Background

Fertile land along the banks of rivers and streams drew English, Scots-Irish, and German settlers to what is now Mecklenburg County in the southwest Piedmont's Catawba River basin during the early eighteenth century. The area's plantation culture burgeoned after a 1763 treaty ended the French and Indian War. Most colonists initially erected log dwellings, replacing them with more finely-crafted heavy-timber frame and masonry structures as circumstances allowed. Almost all were self-sufficient farmers who depended upon the labor of family members, day laborers, and slaves to facilitate the relentless cycle of tasks related to planting and harvesting fields, tending livestock, and erecting and maintaining farm buildings and structures. Given that many land grants and property acquisitions encompassed sizable tracts, residents typically lived at great distances from each other, meeting at churches and in crossroads communities and small towns to socialize, trade, and address business matters. Much of Bud Henderson Road follows the path of an early-eighteenth-century wagon road that connected to the Salisbury Post Road. Many northwest Mecklenburg County Presbyterians attended Hopewell Church, organized in 1762, or Gilead Church, formed in 1787. Both congregations later erected brick meeting houses fronting Beatties Ford Road that remain in use.¹⁷

¹⁶ Dan L. Morrill, "Ingleside," Survey and Research Report.

¹⁷ The 1831 Hopewell sanctuary is at 10500 Beatties Ford Road and Gilead Associate Reformed Presbyterian Church's 1882 sanctuary at 15303 Beatties Ford Road.

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Scots-Irish farmer Samuel Wilson (1711-1778) moved from Pennsylvania to North Carolina and began purchasing acreage in the Hopewell community as soon as land grants were available in 1749. He accumulated 3,880 acres by 1753. Samuel had six children with Mary Winslow between 1742 and 1752, a daughter with Sarah Howard, and five children with Margaret Jack after their 1765 marriage. The Wilsons and their descendants became some of the county's most prominent and prosperous residents, establishing a series of plantations near the Catawba River and McDowell Creek. In 1761, Samuel and Mary's eldest daughter Violet married Lancaster County, Pennsylvania, native John Davidson, who since 1759 had owned a three-hundred-acre farm on Coddle Creek approximately six miles east of what became the town of Davidson. The couple resided there until 1765, when John purchased 250 acres on McDowell Creek from his father-in-law and erected a two-room log dwelling known as Rural Retreat that was enlarged several times to accommodate his growing family. John Davidson served in the North Carolina Colonial Assembly from 1772 until 1774 and led troops as a major in the Mecklenburg Militia during 1775 and 1776. After the Revolutionary War ended in 1781, he expanded his holdings, gradually acquiring an additional 1,024 acres. In 1788, John and Violet Davidson oversaw the construction of an imposing two-story-on-basement, hip-roofed, brick, vernacular Georgian house called Rural Hill. John Davidson partnered with his sons-in-law Alexander Brevard and Joseph Graham in 1792 to establish an ironworks with two Lincoln County furnaces and forges.¹⁸

In 1795, John and Violet Davidson gave 435 acres to their son Robert, who erected a substantial dwelling, Holly Bend, on the property around 1800. Robert's brother John married Sarah Harper Brevard that year. The couple occupied Rural Retreat, remaining as the family grew to encompass ten children. Their son William Speight McLean Davidson, born on November 2, 1817, and other family members maintained close connections to the property. William Davidson's brother Brevard and sister-in-law Mary Laura Springs resided at Rural Hill after their 1836 marriage, moved to Rural Retreat in 1837, and lived there for many years. The couple had sixteen children.¹⁹

The Davidson family was instrumental in the founding of Davidson College, named in honor of Revolutionary War general William Lee Davidson, who died at the battle of Cowan's Ford on February 1, 1781. His son of the same name sold 469 acres to the college's planning committee for a nominal price and contributed to a professorship fund, as did John Davidson. Brevard Davidson supplied lumber and served on the board of trustees. The college opened on March 1, 1837. William S. M. Davidson and his brother Edward Constantine, who were among the institution's first eleven

¹⁸ Chalmers Gaston Davidson, *Major John Davidson of "Rural Hill," Mecklenburg County, N.C.: pioneer, industrialist, planter* (Charlotte, N.C.: Lassiter Press, 1943), 9, 41-48, 56-57.

¹⁹ Rural Hill was destroyed by fire in 1886 and Rural Retreat burned in 1898. Davidson, *Major John Davidson of "Rural Hill,"* 41; Williams, "The Davidsons of Rural Hill," 102-105.

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graduates in 1840, paid thirty dollars tuition and forty dollars board per semester in 1839. Subsequent generations of Davidson family members also attended the college.²⁰

On December 8, 1842, William married a neighbor, Jane Elizabeth Torrance, the nineteen-year-old daughter of prosperous farmer and merchant James Torrance and sister of his close friend and college classmate William. The Torrance plantation, Cedar Grove, was three miles northeast of Rural Hill. William and Jane's only child, James Torrance Davidson, was born on October 21, 1843. Jane Davidson and her son remained at Cedar Grove when William began pursuing a degree at the Medical College of South Carolina at Charleston the next month. He returned to Mecklenburg County after Jane died on December 3, 1844. Later that month, he bought eighty-nine acres on McDowell Creek's south side from Rocinda Wilson, his uncle William Jack Wilson's widow, for \$1,400.²¹ According to local tradition, the property included a house.

Dr. Davidson travelled throughout Mecklenburg County and the surrounding area to visit patients and also treated them at his home. He was an active member of Hopewell Church. The manner in which he met his second wife, Rebecca Reid of Alabama, is unknown. The connection might have been via Davidson relatives who resided in Alabama, or at a North Carolina resort where low country inhabitants vacationed in cooler climes. After the couple married on August 15, 1850, their household included William's son James and forty-year-old white housekeeper Mary Miller. Federal census takers indicated that Dr. Davidson owned \$2,500 worth of real property, eleven male slaves (eight of whom were between the ages of one and ten), and thirteen female slaves (including eight youth aged four to thirteen).²²

By 1860, Dr. Davidson's holdings had increased to \$10,000 worth of real estate and \$37,450 worth of personal property including thirty-one slaves who occupied four houses. He was among Mecklenburg County's most elite plantation owners, one of only thirty who held more than thirty slaves at that time.²³ His household comprised Rebecca, James, Mary Miller, and four-year-old Helen Ezzell from Alabama, whose relationship to the family is unknown. Davidson's parents and brothers lived on adjacent farms in 1860. His brother Brevard and sister-in-law Mary were the wealthiest of the Davidson clan, with real estate valued at \$51,000 and personal property at \$157,700 that year. Brevard and Mary Davidson's eleven children and twenty-year-old white overseer William Linebarger resided in their home, while thirty-six slaves lived in five quarters. Among other endeavors, Brevard

²⁰ General William Lee Davidson's wife Mary Brevard Davidson was Sarah Harper Brevard Davidson's aunt. Williams, "The Davidsons of Rural Hill," 75; Withers, W. A., ed., *The Semi-Centennial Catalogue of Davidson College* (Raleigh: E. M. Uzzell, printer, 1891), 26; Davidson College tuition and board receipts, copies in William Speight McLean Davidson alumnus file, Special Collections, E. H. Little Library, Davidson College, Charlotte, North Carolina.

²¹ Mecklenburg County Deed Book 1, p. 562.

²² U. S. Census, population and slave schedules, 1850.

²³ Davidson, *The Plantation World Around Davidson*, 25.

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speculated in real estate. The couple also owned Dickson (sometimes spelled Dixon) plantation in Gaston County, which, along with cash, nineteen slaves, furnishings, tableware, linens, bacon, livestock, and feed had been a wedding gift from Mary's father John Springs III in 1836.²⁴ Dr. Davidson's brother, farmer and Harvard-educated lawyer Constantine, and his wife Rebecca owned real estate valued at \$4,800 and personal property totaling \$19,525 including nineteen slaves housed in two dwellings. Census takers reported his parents John and Sarah held \$14,000 worth of personal property including twenty slaves who lived in three houses.²⁵

The Civil War significantly impacted the lives of farmers in Mecklenburg County and throughout the divided nation who suffered great economic challenges including substantial losses of material goods and livestock during and after the war. The absence of a young male labor force due to military service made farm management difficult, and the cost of basic staples rose dramatically, leaving many households unable to afford basic necessities. These stressors generally resulted in declining farm values.

Dr. Davidson fared better than most economically, but his wife Rebecca died in 1862. Oral tradition indicates that Ingleside was finished soon after the war ended in April 1865, perhaps in preparation for his March 8, 1866, marriage to Gaston County native Mary E. Johnston, one of Robert and Mary Reid Johnston's eleven children. Although area residents faced myriad challenges during Reconstruction, the close-knit community came together to operate farms, erect buildings, and hold social activities and worship services. African American freedmen purchased or leased land and provided critically needed labor. At Ingleside, hired white and black workers planted crops including cotton, which was processed at the farm's cotton gin. Dr. Davidson's personal property declined in value to \$1,500 by 1870.²⁶

The Davidsons' social engagement included collaborating in June 1873 with a group of white farmers to form Lemley Grange, one of six Mecklenburg County chapters of the National Grange of the Order of Patrons of Husbandry created at that time. The fraternal organization, with rituals and practices modeled on Freemasonry, provided a mechanism for farmers' to improve their economic and social position through community-based initiatives and to advocate for agricultural regulation. Dr. Davidson was the Lemley Grange chaplain, while Mary represented the group at county-wide meetings

²⁴ Williams, "The Davidsons of Rural Hill," pp. 85-87; Brevard sold 111 wooded acres adjacent to Dr. Davidson's property that had belonged to the Wilsons in 1869. "Valuable Land for Sale," *Charlotte Democrat* (hereafter abbreviated *CD*), June 29, 1869, p. 1.

²⁵ U. S. Census, population and slave schedules, 1860.

²⁶ It is not known exactly when Dr. Davidson's plantation became known as Ingleside, but the name is used throughout a series of 1868-1874 ledgers. It does not appear that earlier plantation documentation survives. Ingleside Plantation Ledger, 1868-1874, Folder 15, Volume 14, Davidson Family Papers #204, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.; U. S. Census, population and industry schedules, 1870.

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of the subordinate Granges, collectively referred to as a Pomona Grange, which sponsored programs, events, and community service endeavors.²⁷

The Davidson family documented their business transactions in ledgers and correspondence archived at Wilson Library at the University of North Carolina at Chapel Hill. The collection includes materials related to the operation of Ingleside, Rural Hill, and Dixon plantation in Gaston County. The Ingleside ledger, which spans the period from January 1868 until February 1874, provides invaluable insight into the farm's operation as well as Dr. Davidson's medical practice. Relatives and white and African American neighbors received loans and purchased or bartered for items at the plantation store. Inventory included footwear (shoes, boots, and shoe soles), clothing and accessories (socks, pants, shirts, coats, dresses, bonnets, hats, and handkerchiefs), foodstuffs (bacon, chicken, sugar, molasses, salt, butter, lard, flour, corn meal, Irish potatoes, and coffee), feed (corn, oats, hay), fabric by the yard, yarn, linseed oil, plug tobacco, cotton, soap, plates, buckets, tools, harnesses, wagons, window sash, watches, and medicine. Customers could also lease a wagon and team for \$3.00 per day. Farm laborers averaged about \$0.50 in daily compensation. Dr. Davidson typically charged between \$1.50 and \$2.50 for general consultation and similar amounts for treatments such as tooth extractions or lancing blisters. Obstetric visits for childbirth ranged from \$5.00 to \$10.00.²⁸

Dr. Davidson worked until his death at the age of fifty-six on December 15, 1873. He was survived by Mary and James, but James died on March 4, 1874.²⁹ Mecklenburg County probate judge E. A. Osborne had appointed Dr. Davidson's brother Brevard the estate's executor on February 10, 1874. Later that month, the court awarded Mary a dispensation valued at \$200 encompassing household furniture, bacon, corn, lard, and a \$10.00 expense reimbursement. Brevard organized the March 26-27 auction at which Dr. Davidson's relatives and myriad area residents purchased household and kitchen furnishings, books, farm equipment, tools, building materials (lumber, brick, nails, and window sash and shutters), conveyances (wagons, a carriage, and a buggy), livestock (horses, mules, cattle, and hogs), feed (fodder, corn, oats, and hay), foodstuffs (ham, bacon, Irish potatoes), twenty bags of cotton, a cotton gin, cotton seed, and other items. Auction proceeds totaled \$3,537.00. Sales of Dr. Davidson's stock in the Charlotte, Columbia, and Augusta and Atlantic, Tennessee, and Ohio railroads generated \$400, and loan repayments from J. W. Moore \$1,300 and Dr. Davidson's brother-in-law

²⁷ The organization, had established a strong presence in North Carolina by 1875. Grange histories assert that the organization, officially created in 1867, was the first of its type in the nation to afford full membership to all races and entire families. From its inception, women voted and served as officers and teenagers fourteen and older were encouraged to join. Youth between the ages of five and thirteen participated in Juvenile Grange activities. "The 'Granges' of Mecklenburg," *CD*, June 17, 1873, p. 2; Stuart Noblin, *The Grange In North Carolina, 1929-1954* (Greensboro: Piedmont Press, 1954), 2-3, 10; National Grange, *The Grange Blue Book* (Washington, D. C.: National Grange, 1955), 14-15, 24.

²⁸ Ingleside Plantation Ledger, 1868-1874, Folder 15, Volume 14, Davidson Family Papers #204, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.

²⁹ Dr. Davidson is interred at Hopewell Presbyterian Church burial ground, as is his son James.

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William Johnston \$976. Forty-seven other individuals settled outstanding account balances equaling \$3,118.15.³⁰

Mary Davidson, along with some of Dr. Davidson's relatives, retained a lifetime interest in Ingleside. She initially resided in Lincoln County, but moved in February 1892 to the Charlotte home of her nephew Latta C. Johnston, the only child of her brother Rufus and his wife Cecilia Latta Johnston, both of whom were deceased. Latta died on February 28, 1892, after suffering from a week-long case of pneumonia, leaving his wife of almost five years, Annie Thorne, a son, and a six-week-old daughter. Mary remained with Annie and the children until her February 17, 1897, death. Two of Mary's other siblings were long-time Charlotte residents. Her sister Martha M. Rankin survived her, but their brother Colonel William Johnston, an attorney, railroad company president, and Charlotte's mayor 1875-1878 and 1885-1887, died on May 21, 1896.³¹

On several occasions beginning in September 1874, Dr. Davidson's estate executors offered to sell or lease the 376-acre farm, which then encompassed the primary residence, a large barn and stable, a cotton gin house, a cotton press, other outbuildings, cultivated fields, meadows, and peach and apple orchards.³² However, the family leased Ingleside to a series of tenants until January 25, 1899, when W. C. Maxwell, E. L. B. Davidson, and C. H. Hicks conveyed 376- $\frac{1}{4}$ acres to Walter S. Alexander. A November 1897 auction advertisement indicated that about fifty percent of the land was being cultivated. The property also included ample woodland, water sources, and a twenty-acre meadow. Walter and his wife Lillian sold the property to John P. Long on October 14, 1899.³³

Richmond resident Albert B. Alsop acquired Ingleside at a February 1904 auction precipitated by Long's mortgage default and sold the house and 385- $\frac{3}{4}$ acres to Hopewell native and farmer Robert Eugene Henderson (1868-1952), known as "Bud," for \$4,500 in September 1905. Henderson owned Ingleside until 1945, but did not live there, instead allowing some of his cousins to do so. The acreage was leased to local farmers when purchased in 1905, and it is not clear if that practice continued or if Henderson cultivated the land. Regardless, he resided in Charlotte at the time of his 1900 marriage to Addie Miller (1875-1938). The couple then commissioned the construction of a house on College

³⁰ "Administrator's Sale," *Southern Home*, March 2, 1874, p. 3.

³¹ "Latta Crawford Johnston," *Charlotte Observer* (hereafter abbreviated *CO*), February 29, 1892, p. 4; "The Shadow of Death," *CO*, March 3, 1892, p. 3. Mary was buried in Elmwood Cemetery. "Death of Mrs. Davidson," *CO*, February 18, 1897, p. 4; "Tablet to Mrs. Davidson," *CO*, February 12, 1897, p. 4; "Col. William Johnston Dead," *CD*, May 21, 1896, p. 3.

³² "Valuable Lands and Residence for Sale," *Southern Home*, September 14, 1874, p. 3.

³³ Mecklenburg County Deed Book 132, p. 437; Deed Book 140, p. 123; "Commissioner's Sale of Valuable Land," *CO*, November 7, 1897, p. 10.

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Street in Huntersville, completed in June 1910, where they resided until their deaths.³⁴ Henderson, his daughter Anna H. and her husband Miller Matthews, and his daughter Sarah and her husband William E. Ranson sold Ingleside and 121 acres to Long Creek township farmer Floyd Kerr McClure, his wife Minnie, and Jessie C. McClure in 1945. The McClures immediately conveyed the property to Charlotte banker Roy Stuart Smith and his wife Kate Stratton Smith, who also purchased 39.7 and 100-acre tracts from the Hendersons in 1945.³⁵ According to local tradition, they renovated the house for use as a retreat called “Sunnyside,” which was also the name of the Charlotte street where their primary residence was located in the 1930s and 1940s. Kate Smith died in 1953 and Roy Smith married Mildred L. Hackney the following year. Smith purchased 128.94 acres from L. R. and Isabell Furr in 1961.³⁶

Hall Morrison Johnston’s sons and trustees Hall M. Johnston Jr. and Zeke Johnston bought all three parcels comprising 286.64 acres from the Smiths in 1966 and conveyed the property to Carowinds, Inc. in 1970. Grantland Graham acquired it on December 16, 1970, and leased Ingleside to a series of tenants during the early 1970s. The front porch steps were replaced and lattice added between the porch foundation piers during this period. Graham bequeathed the property to the Presbyterian Foundation, Inc., upon his death. Estate executor North Carolina National Bank conveyed it to Huntersville residents Bertram Alexander and Agnes B. Barnette on March 20, 1974. Ralph E. and Margaret “Dean” Skipper purchased the house and 136.54 acres on September 24, 1974. They soon undertook a renovation that included enclosing two sections of the back porch to create a first-floor bathroom and a breakfast room.³⁷

The Skippers sold Ingleside and a two-acre parcel to Dr. Calvin Harris and Vanessa Glass-Harris on August 27, 1986. The Harrisses conveyed the property to the Charlotte Mecklenburg Historic Landmarks Commission’s revolving fund on January 28, 1994. The commission placed protective covenants on the property, which had been designated a local historic landmark in 1977, before selling it to Donald P. and Judith Gundry on September 29, 1994. The Gundrys sold the house to Nicholas J. and Kimberly Price O’Shaughnessy on May 28, 1996. Kimberly O’Shaughnessy became the sole owner upon the couple’s divorce and conveyed the property to Joseph R. Catrambone on October 28, 2002. John Chadwick Grier bought the house from Joseph and Kay Kelly Catrambone on September 9, 2005, and John C. and Nila Grier sold it to Melony K. Covington on March 24, 2009. After

³⁴ Mecklenburg County Deed Book 202, p. 137; Deed Book 182, p. 248; “Henderson-Miller,” *Charlotte News* (hereafter abbreviated *CN*), July 4, 1900, p. 8; “Huntersville Notes,” *CN*, June 7, 1910, p. 6; “Huntersville Items,” *CN*, June 29, 1910, p. 8; death certificates.

³⁵ Mecklenburg County Deed Book 1114, p. 280; Deed Book 1150, p. 114; Deed Book 1163, p. 575; Deed Book 1169, p. 273.

³⁶ U. S. Census, population schedule, 1930 and 1940; Mecklenburg County Deed Book 2253, p. 32.

³⁷ Mecklenburg County Deed Book 2759, p. 589; Deed Book 3247, p. 541; Deed Book 3661, p. 586; Deed Book 3708, p. 762; Pat Johnson, “ ‘Inglesides [sic]’ – Historic and Beautiful,” *Mecklenburg Gazette*, November 25, 1982, p. 3.

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Covington married Brent Cloye Atwood and the couple moved to Utah, they donated the property to the Charlotte Mecklenburg Historic Landmarks Commission on August 22, 2018. Abigail M. Jennings and her husband Randolph M. Lewis purchased the property on August 19, 2019, and undertook rehabilitation work completed in 2020.³⁸

³⁸ Mecklenburg County Deed Book 4018, p. 260; Deed Book 5302, p. 708; Deed Book 7648, p. 133; Deed Book 7932, p. 55; Deed Book 8590, p. 192; Deed Book 12606, p. 553; Deed Book 14291, p. 613; Deed Book 19326, p. 57; Deed Book 24577, p. 331; Deed Book 32968, p. 886; Deed Book 33778, p. 924.

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Section 10. Geographical Data

Verbal Boundary Description

The nominated property consists of Mecklenburg County tax parcel # 01502118 (two acres) as indicated by the heavy solid line on the enclosed map. Scale: one inch equals approximately fifty feet.

Boundary Justification

The nominated two-acre parcel historically associated with the house is sufficient to convey its rural character, thus allowing for integrity of setting, feeling, and association.

Additional Documentation: Current Photographs

All photographs by Heather Fearnbach, Fearnbach History Services, Inc., 3334 Nottingham Road, Winston-Salem, NC, 27104, in February 2019 (numbers 1 and 5-11) and November 2020 (numbers 2-4). Digital images located at the North Carolina SHPO.

* The quantity of November 2020 photographs is limited due to the presence of construction equipment and building materials for ongoing rehabilitation work.



1. Façade (south elevation)

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2. Southeast oblique (above) and 3. Northwest oblique (below)



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4. North elevation (above)

5. Storage shed, southeast oblique (below), noncontributing building



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6. First-floor reception hall, looking north (above)

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7. First-floor southwest room, looking north (above) and
8. First-floor southwest room, looking south (below)



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9. First-floor southeast room, looking north (above) and
10. Second-floor southeast bedroom, looking southwest (below)



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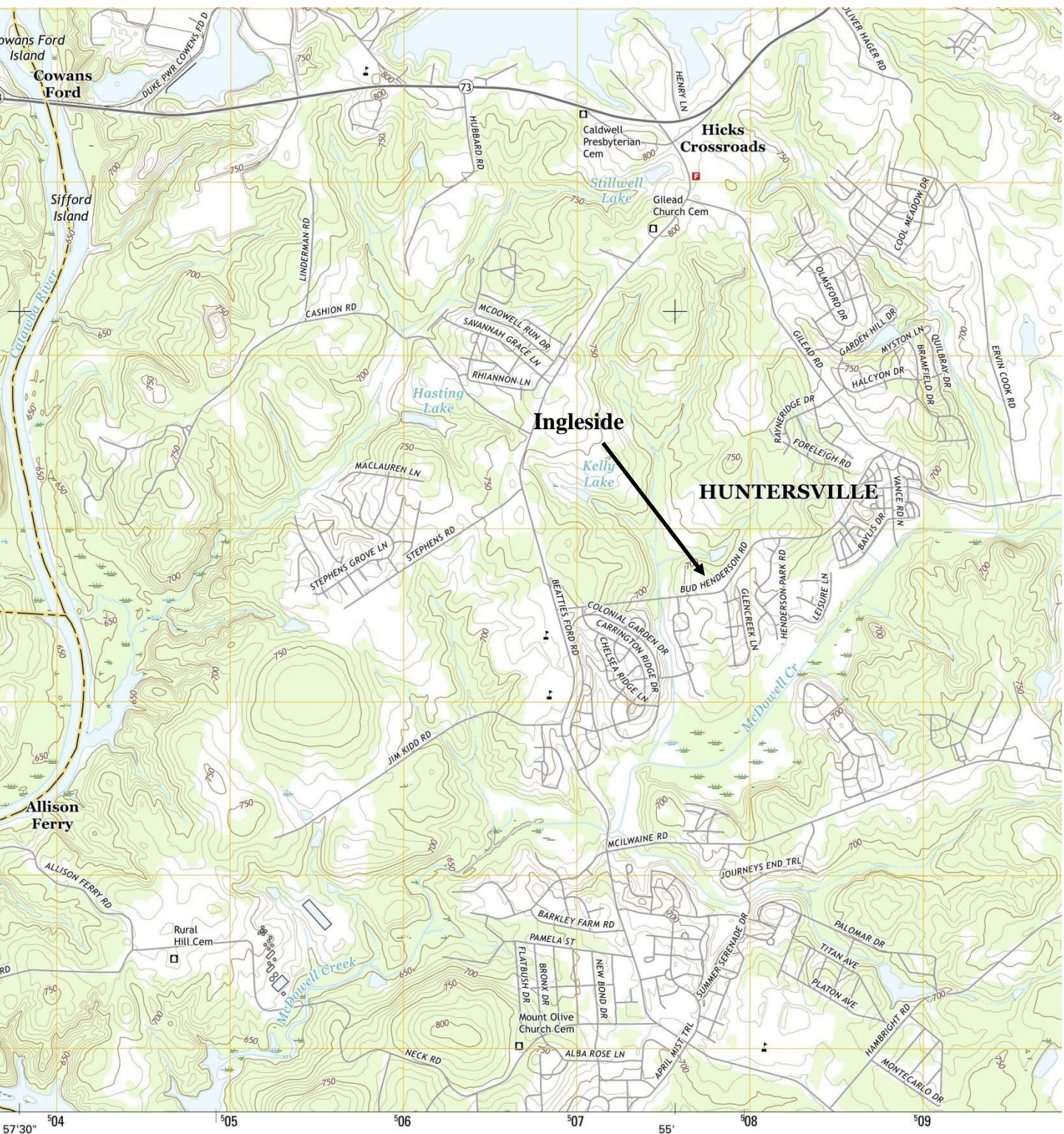
Section number Photos Page 30 Ingleside
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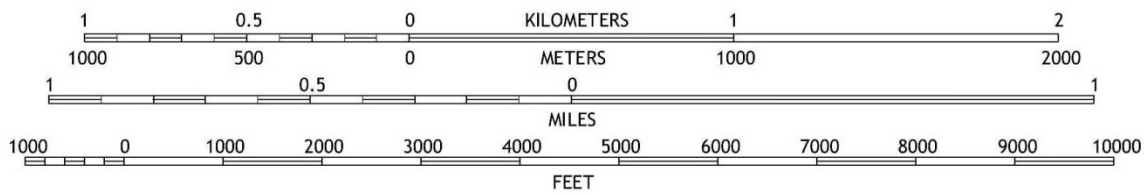
11. Second-floor hall, looking north

**Ingleside, 7225 Bud Henderson Road, Huntersville
Mecklenburg County, North Carolina - Location Map**

U. S. Geological Survey
Lake Norman South Quadrangle, 2016



SCALE 1:24 000



Ingleside, 7225 Bud Henderson Road, Huntersville, Mecklenburg County, North Carolina
National Register Boundary Map



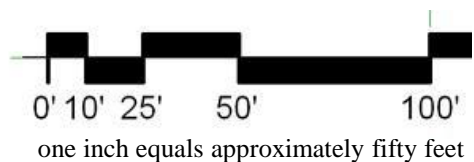
Shed, late-twentieth century,
noncontributing building

Ingleside
Latitude: 35.402438
Longitude: -80.914519

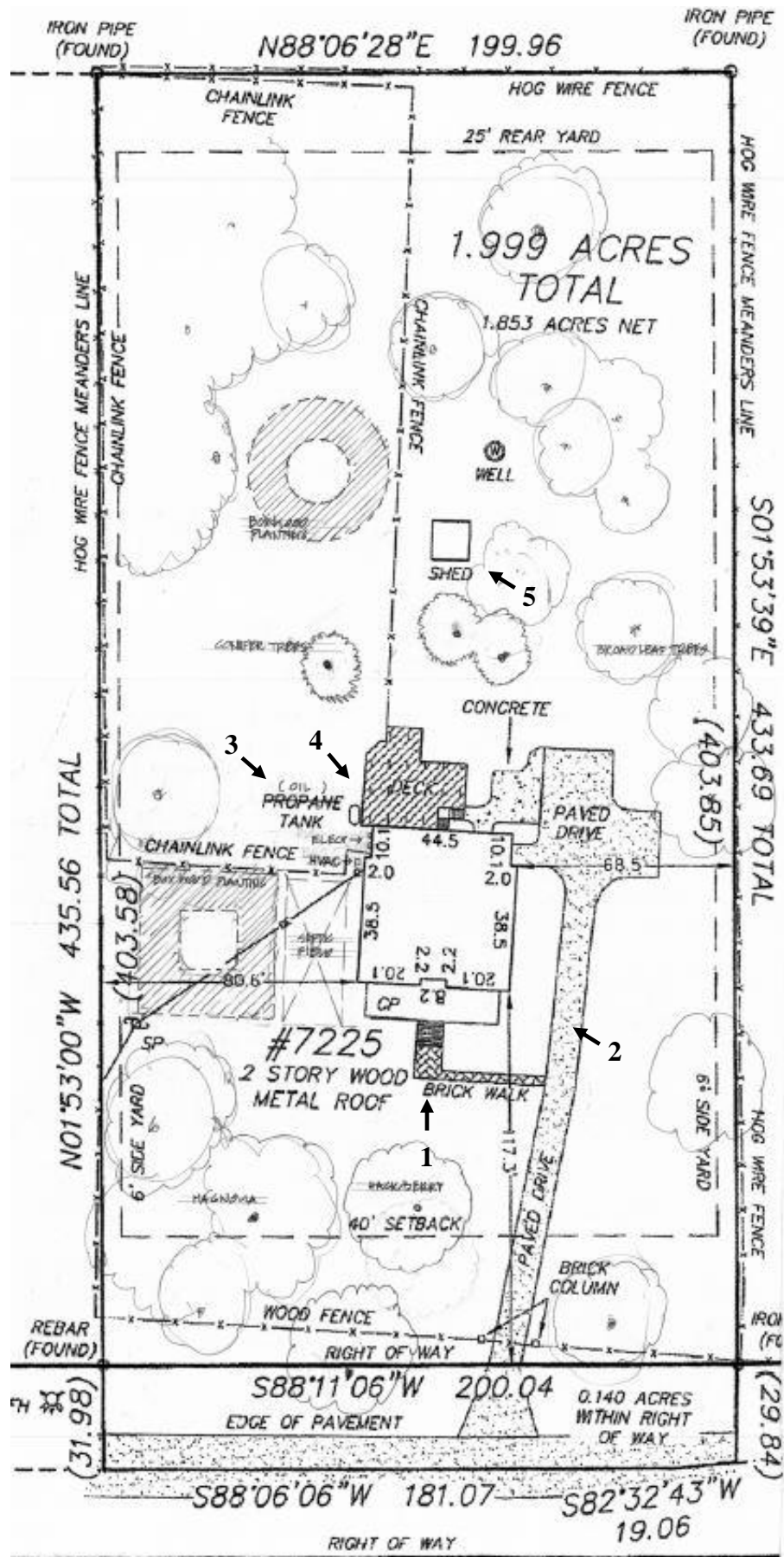
National Register Boundary

Bud Henderson Road

Heather Fearnbach, Fearnbach History Services, Inc. / March 2020
Base 2019 aerial photo courtesy of Mecklenburg County GIS at
<http://polaris3g.mecklenburgcountync.gov/>



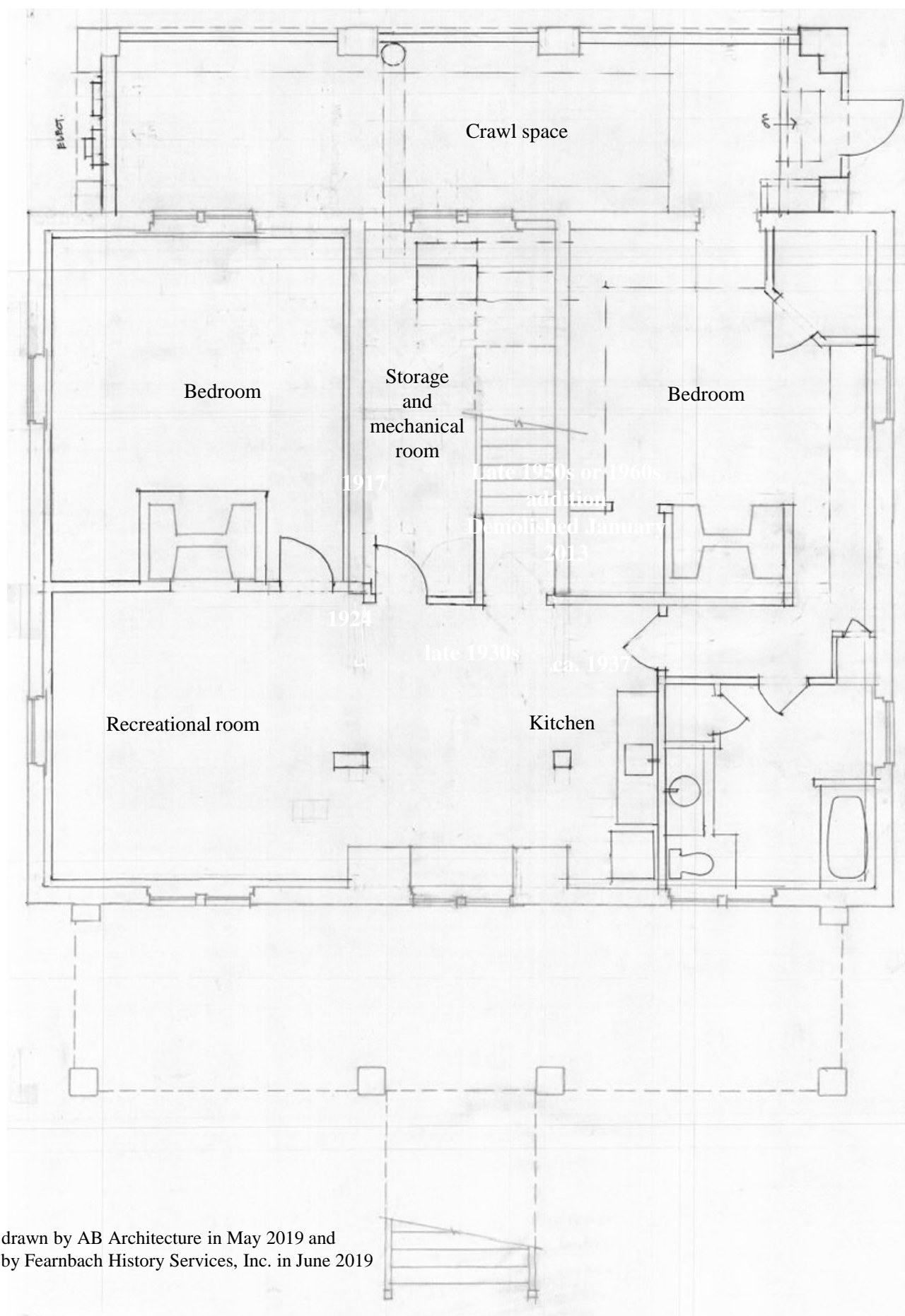
Ingleside, 7225 Bud Henderson Road, Huntersville, Mecklenburg County, North Carolina
Site Plan and Photograph Key



Site plan drawn by AB Architecture in May 2019
 Photograph views annotated by Fearnbach History Services, Inc. in 2020
 *Deck and concrete pad removed in 2020

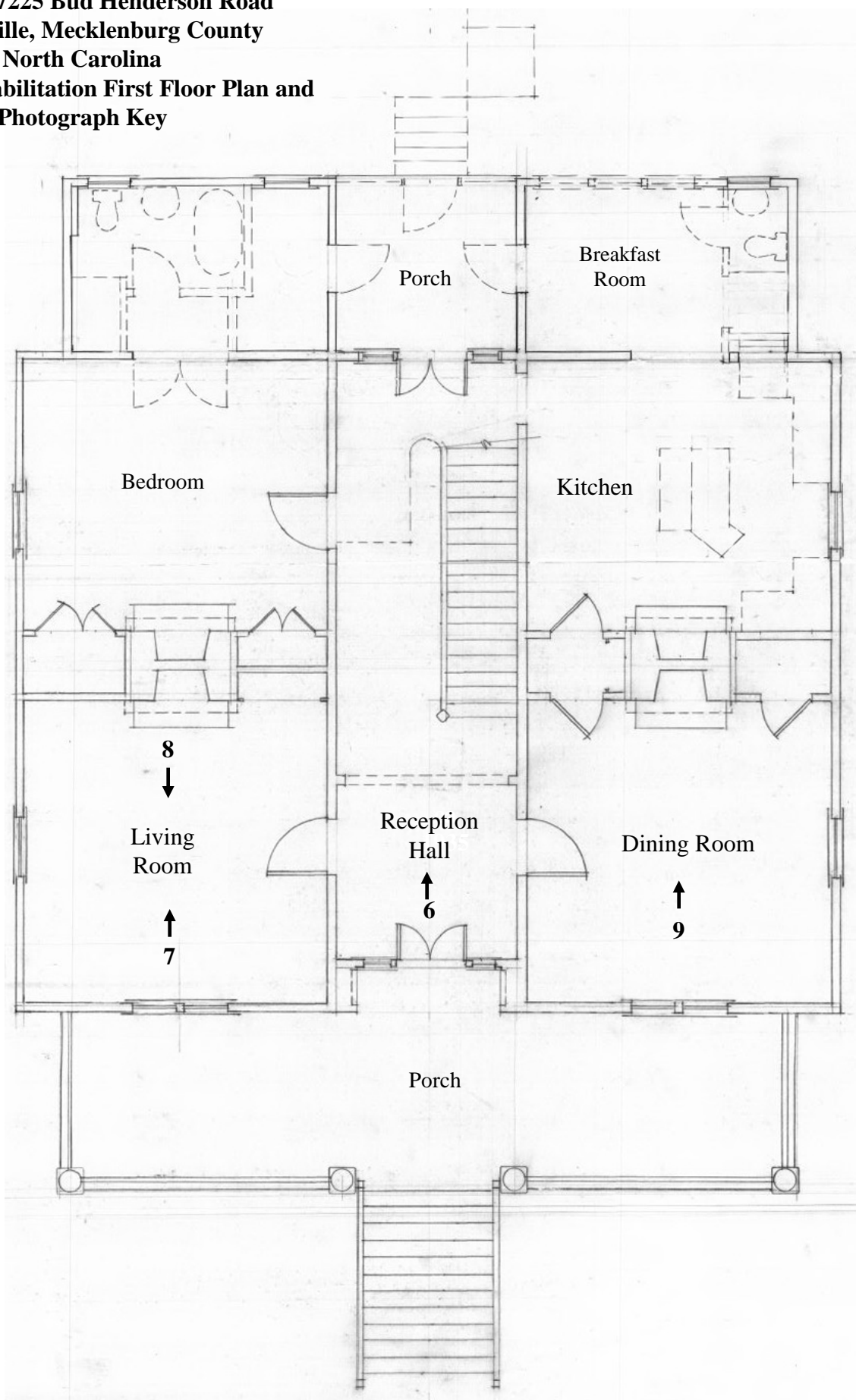


Ingleside, 7225 Bud Henderson Road, Huntersville, Mecklenburg County, North Carolina
Pre-2020 Rehabilitation Basement Floor Plan



Base plan drawn by AB Architecture in May 2019 and
annotated by Fearnbach History Services, Inc. in June 2019

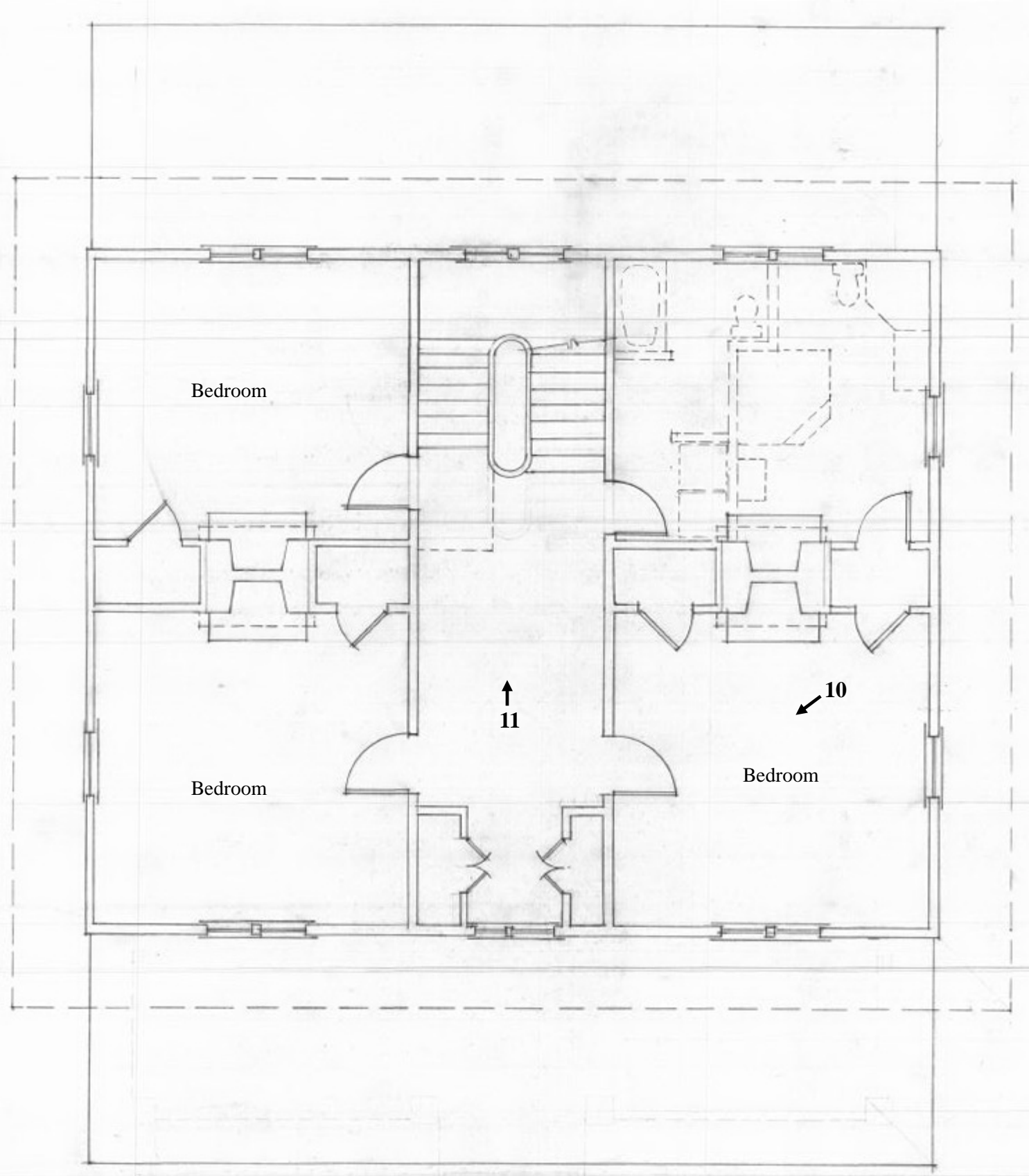
**Ingleside, 7225 Bud Henderson Road
Huntersville, Mecklenburg County
North Carolina
Pre-2020 Rehabilitation First Floor Plan and
Photograph Key**



Base plan drawn by AB Architecture in May 2019 and annotated by Fearnbach History Services, Inc. in March 2020



**Ingleside, 7225 Bud Henderson Road, Huntersville, Mecklenburg County, North Carolina
Pre-2020 Rehabilitation Second Floor Plan and Photograph Key**



Base plan drawn by AB Architecture in May 2019 and annotated by Fearnbach History Services, Inc. in March 2020

