

PROPOSAL OF
THE A.W. DAVENPORT HOUSE, 1830 WITH 1890 ADDITION
RIVERBEND TOWNSHIP
TO THE GASTON COUNTY HISTORIC PROPERTIES REGISTER
NOVEMBER, 1998



GASTON COUNTY HISTORIC PRESERVATION COMMISSION

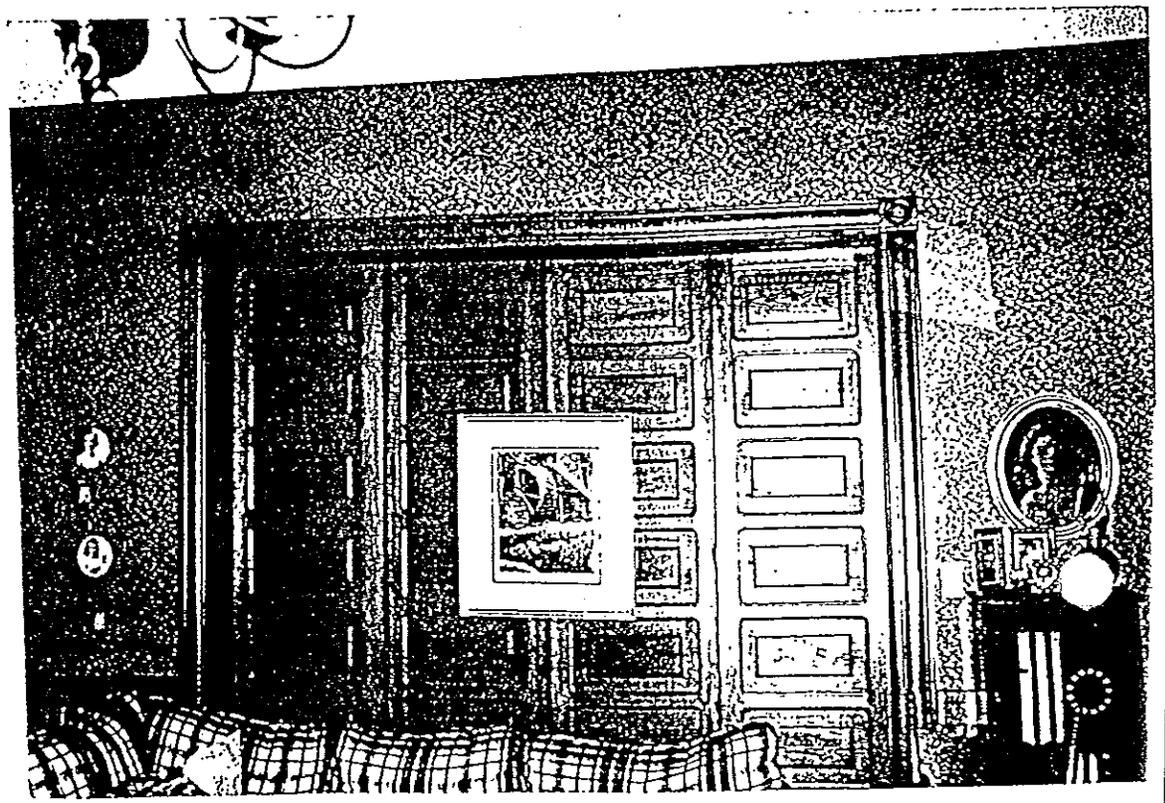
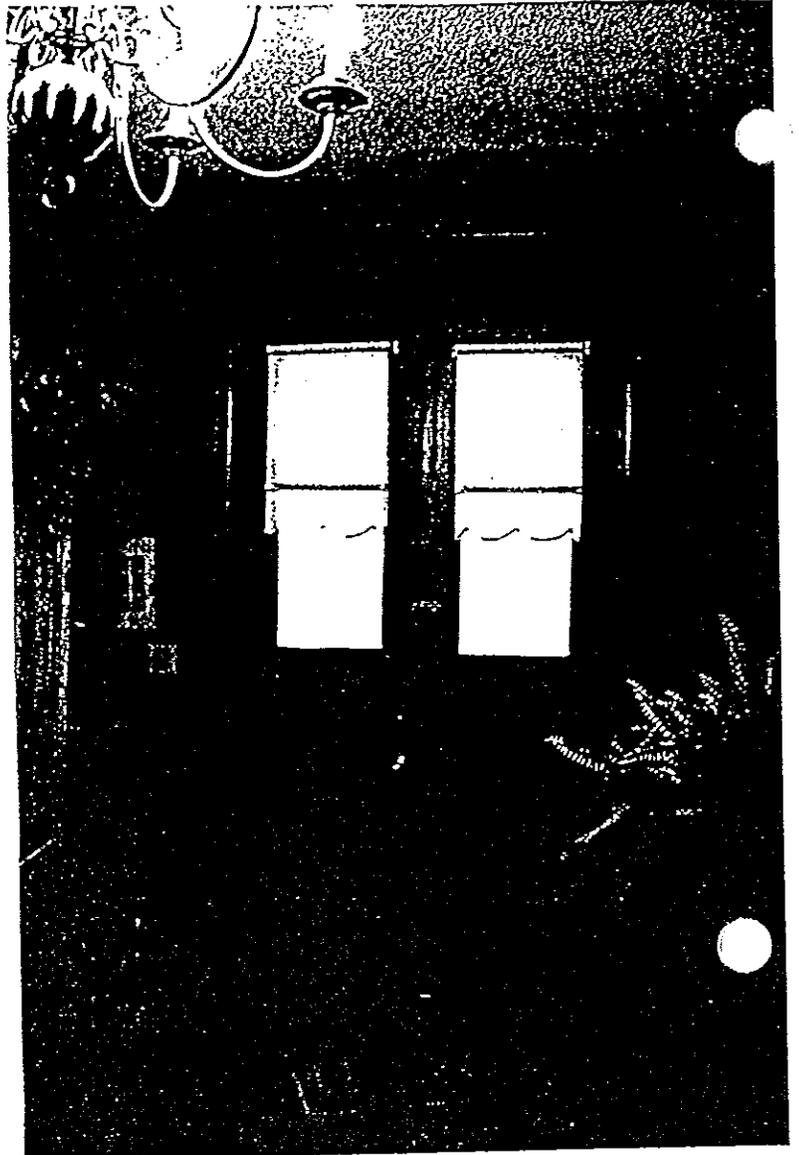
Mrs. Lucy R. Penegar, Chrmn.
Mr. Robert C. Carpenter, VChrmn.
Mrs. Wilma R. Craig, Sec.
Mrs. Theresa S. Williams, Treas.
Mrs. Suzzanne Deal
Mr. Mike Peters
Mrs. Jane Alice Todd
Mr. Jim Love
Dr. Alan May
Mrs. Nancy Shannon

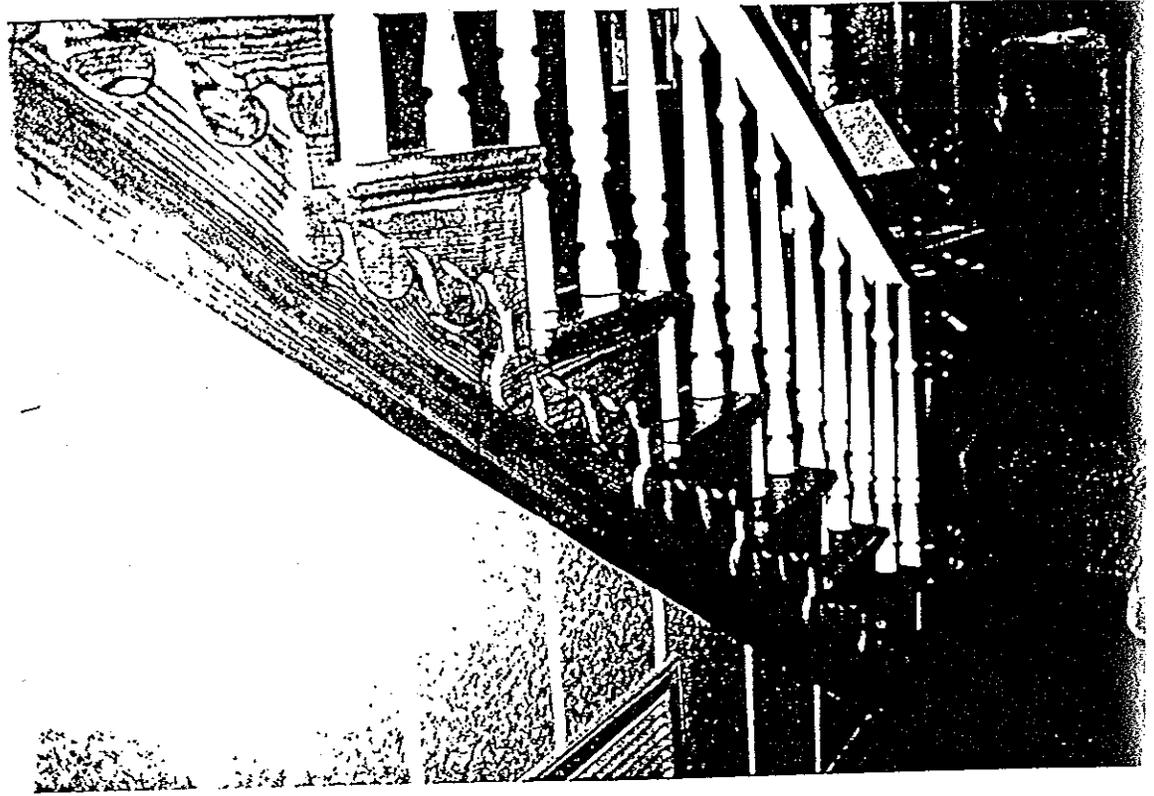
1. Name and location of property. The house known as the A. W. Davenport "Home Place" is located at 1505 North Main Street, Mount Holly, Gaston County, North Carolina.
2. Name, address and telephone number of present owner of the property:
Nancy Jewel Davenport McIntosh
1505 North Main Street
Mount Holly, North Carolina 28120
Telephone: 704-822-6047
3. Representative photographs of the property
4. Maps depicting location of the property (Note acreage = 1.3356)
5. Chain of Title
6. Historical sketch of the property. This report contains a brief historical sketch of the property compiled by the Davenport descendants.
7. Architectural description of the property by:
James C. Stewart
Stewart-Cooper Architects PA
Gastonia, N.C.

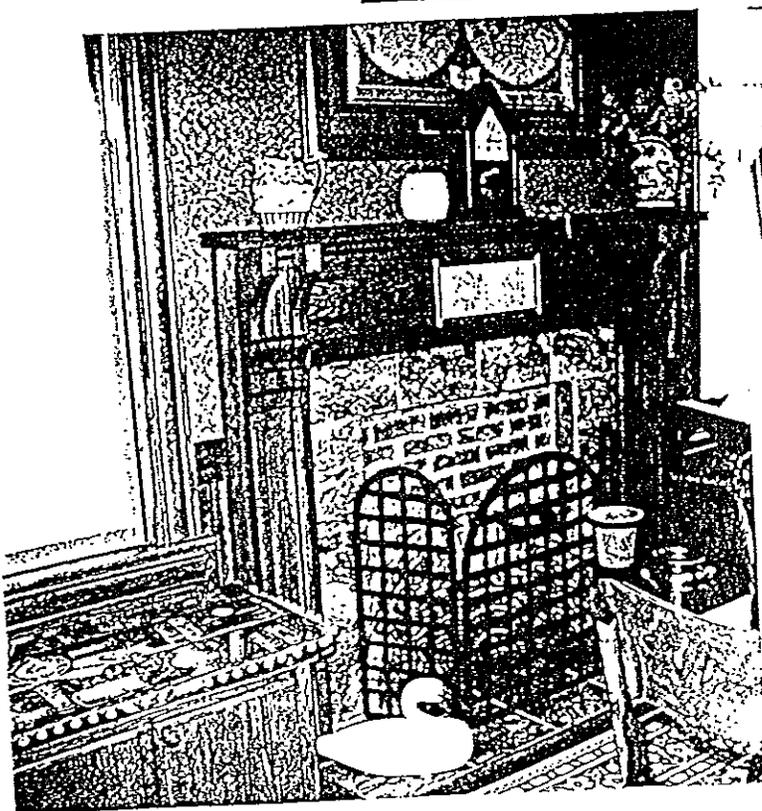
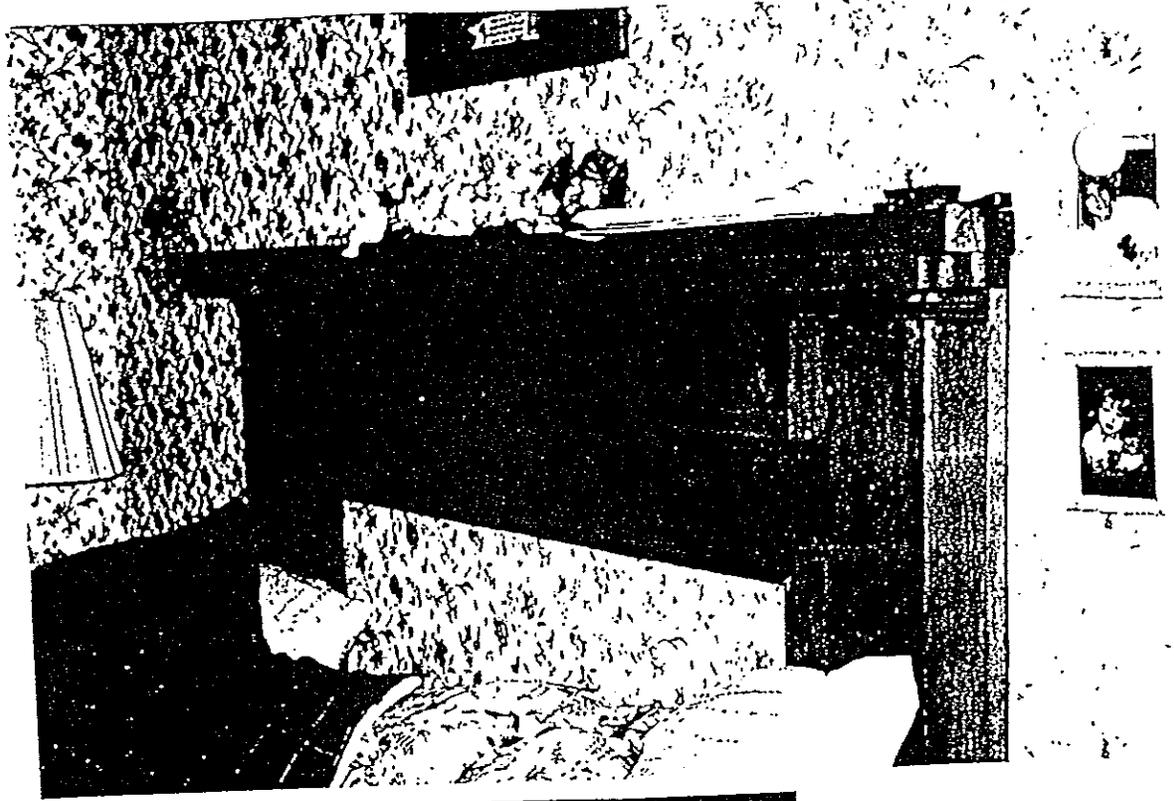


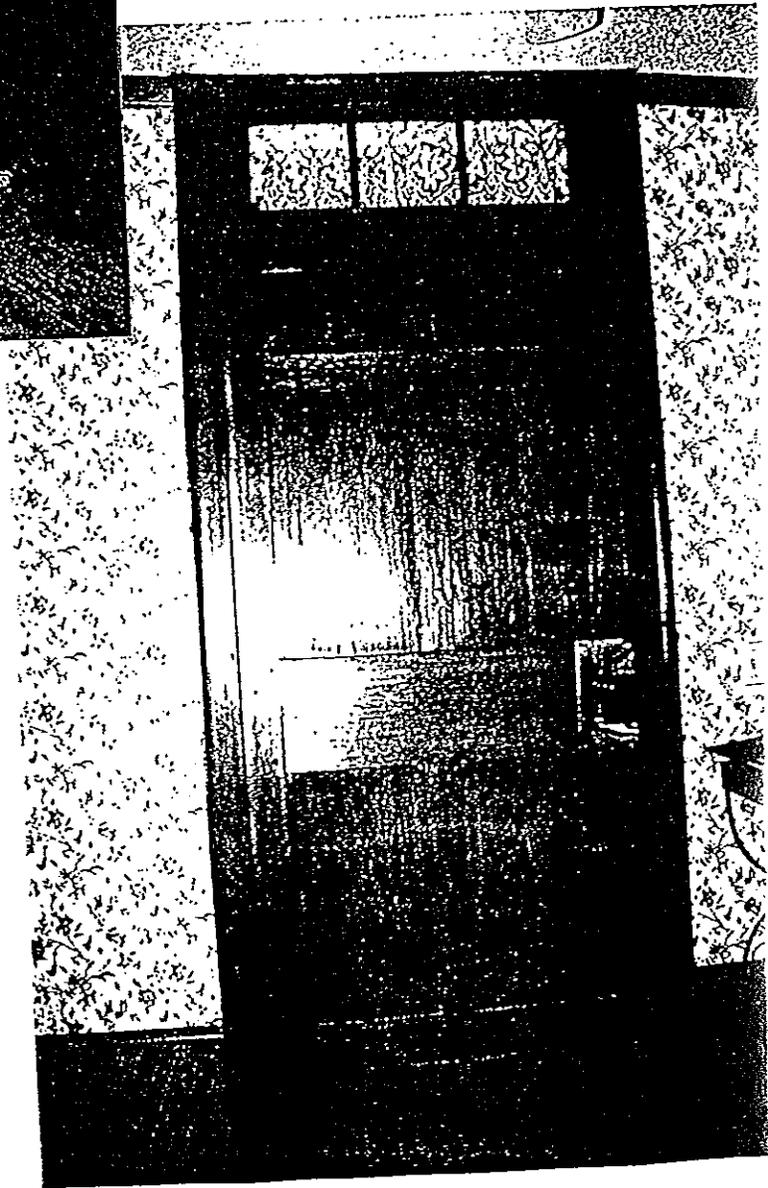
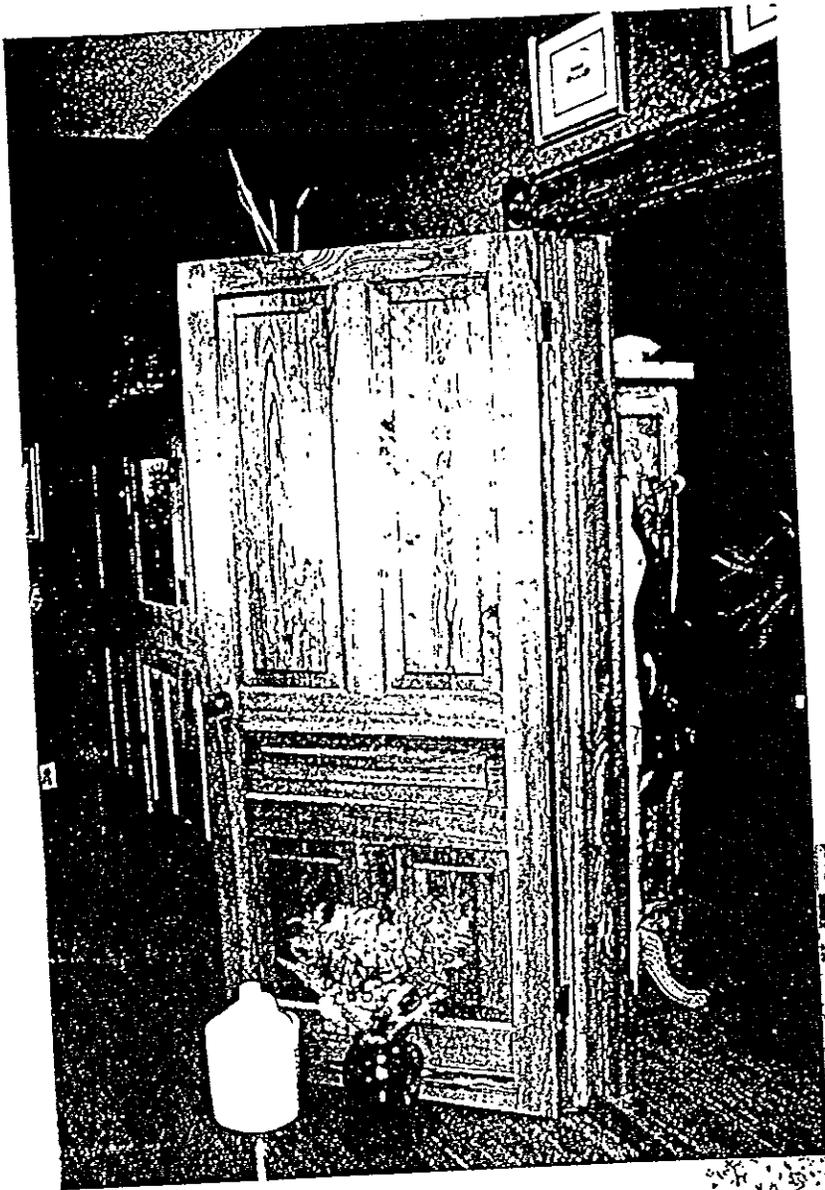


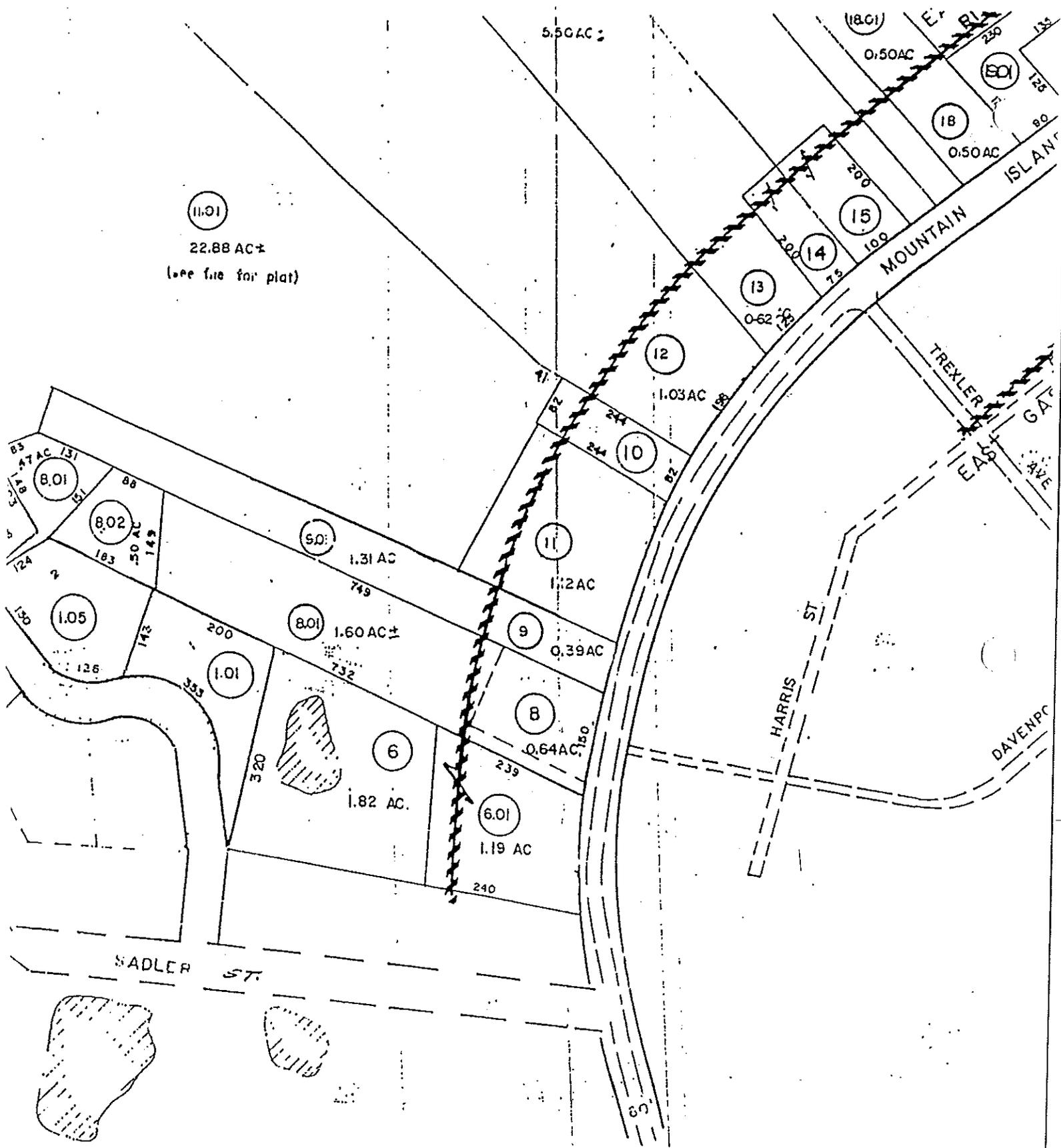












CHAIN OF TITLE

1. On the 28th day of December A.D. 1825 William Devenport, Sr. deeded 240 acres to his son Anderson W. Devenport, "including the house and improvements where said William Devenport now lives". Lincoln County Register of Deeds, Deed Book 3, Page 663. Lincoln County, NC
2. On the twentieth of March, 1831, Mary Devenport made and published her Last Will and Testament. The will was probated in Lincoln County, NC in January 1840 with William Johnston designated as Executor. Section 4, Mary Devenport bequeathed to her son Wesley (Davenport) all and singularly the property she possessed, etc.. having bequeathed only One Dollar to each of her five other children. Lincoln County Clerk of Court, Will Book 2, Page 28. Lincoln County, NC.
3. On the 21st day of December, 1880 A. W. Davenport made his last will and testament which was probated in Gaston County the 28th day of January, 1886 with James A. Davenport as executor. Section Four of the will gives ownership of the "home place" and farm, as tenants in common, to sons Richard K. and George W. Davenport, less the 100 acres, in Section Three, given to daughters Dora and Eunice on the north boundary of the home place. Gaston County Probate Office, Wills, Book 2, Page 249.
4. On the 12th day of August, 1886 Richard K. Davenport and George W. Davenport divided the "home place" property. George W. Davenport received the property described in the deed executed that day, leaving Richard K. Davenport in possession of the A. W. Davenport home. Gaston County Register of Deeds, Deed Book 15, Page 592.
5. On the 28th day of April, 1923 Richard K. Davenport made his last will and testament which was probated in Gaston County on the 18th day of May, 1923. Harvie W. Davenport and Frank L. Rankin were executors. In the Second Item of the will, Mary G. Davenport and sons Harvie Davenport, George W. (A.) Davenport and Marshall Davenport received the "home or farm", with all the improvements, etc.. Gaston County Probate Office, Wills Book 4, Page 268.
6. On October 18, 1930 ownership of the residence of the late Richard K. Davenport and 400 acres was transferred by deed to George A. Davenport and Marshall K. Davenport for the sum of \$100 by Mary G. Davenport, Harvie W. Davenport and wife Mary Frances Davenport. Gaston County Register of Deeds, Deed Book 254, Page 640.
7. On February 3, 1931, ownership of residence of the late Richard K. Davenport (A. W. Davenport home) along with 400 acres of land was transferred to Gaston County, Geo. B. Mason, Trustee by deed of trust for \$700. Gaston County Register of Deeds, Trust Book 267, Page 276.

CHAIN OF TITLE (cont.)

8. Foreclosure for Deed of Trust Book 267, Page 276 executed on January 30, 1934. On February 5, 1934, ownership of the residence of the late Richard K. Davenport (A. W. Davenport home) along with 400 acres of land was purchased at public auction by Marshall K. Davenport for \$885. Gaston County Register of Deeds, Deed Book 296, Page 471.

9. On December 29, 1937 ownership of the R. K. Davenport home place (A. W. Davenport home) and 24.57 acres of land was purchased by Jewel Virginia Davenport and George A. Davenport for \$1 and other valuable considerations. Gaston County Register of Deeds, Deed Book 342, Page 434.

10. On July 8, 1965, George A. Davenport executed his last will and testament which bequeathed all his property (A. W. Davenport home) to his wife Jewel Virginia Davenport as probated in 1983 and recorded in Gaston County Probate Office, Wills File # 83E 637.

11. On December 4, 1987, Jewel Virginia Davenport executed her last will and testament which bequeathed all her property (A. W. Davenport home) to Allan M. Davenport, Sr., Barbara D. Craig and Nancy D. McIntosh as probated in 1988 and recorded Gaston County Probate Office, Wills File # 88E 233.

12. On May 15, 1991, Allan Morris Davenport and wife, Vivian Andrews Davenport; Barbara Ann Davenport Craig and husband, Allan F. Craig; and Nancy Jewel Davenport McIntosh and husband, Forrest K. McIntosh transferred ownership, by deed, of the A. W. Davenport home place and 24.57 acres of land to Nancy Jewel Davenport McIntosh and husband, Forrest K. McIntosh recorded in Gaston County Register of Deeds, Deed Book 2148, Page 706.

13. On August 29, 1998 with the death of Forrest K. McIntosh, the ownership of the A. W. Davenport home place was transferred to the sole ownership of Nancy Jewel Davenport McIntosh by will. Will # _____ (in probate)

HISTORICAL SKETCH OF THE A. W. DAVENPORT HOME

William Davenport, Revolutionary War soldier and farmer, was born in Louisa County, Virginia¹, and first visited this area when he fought in the Battle of Kings Mountain in October, 1780 with a militia company from his home state. His name first appears in the court records of Lincoln County, NC in a deed for land purchased November 23, 1786 from one Jain Rutledge, 200 acres of land for 70 lbs of NC money and recorded in January of 1787, Lincoln County Register of Deeds². His name appears in the Court of Pleas and Quarter Session records of Lincoln County, where it is recorded that he bought and sold land, purchased slaves, where he was designated as an Overseer of the road in his area and where he was listed as a witness to the execution of various deeds. These records show that he owned several hundred acres of land, either through purchase or North Carolina State land grants³. This total varied at any given time, depending on whether he was buying or selling land.

These court records show that his property lay east to west between the Catawba River and the west side of Dutchman's Creek and north to south between Mountain Island and the edge of Mount Holly, along the road from Beaty's Ford on the Catawba River to Armstrong's Ford on the South Fork River (a.k.a. Beaty's Ford to Yorkville Rd.). It has been difficult to locate the exact boundaries of his holdings. The various references to oak trees and stones, meandering of branches and other markers used at that time, make it nearly impossible to locate the various tracts on a map of the area. There is evidence of only one plat having been made and that is on a North Carolina Land Grant.

Family records and North Carolina Census records indicate that William Davenport and his wife, Mary Nunnally had six children: John, Polly, Lucy, William, Jr., Sarah and Anderson Wesley^{4,5}. His two sons living in the area were each deeded 240 acres of land by William Sr., William, Jr. on December 25, 1825 and Anderson Wesley on December 28 1825⁶. William died, intestate, before January 9, 1826. Court records of the settlement of the estate are not in the Lincoln County Clerk of Court's Office. We do not have the court settlement records of the suit, for a division of the property, brought by Samuel Beaty on behalf of his wife, Sarah Davenport Beaty, and the five minor children of her two deceased sisters, Lucy Davenport Boyd and Polly Davenport Gazeway, to determine the extent of the property remaining for Mary N. Davenport. These records are in the State Archives in Raleigh. There are no records of deeds where William sold large acreage before his death. Mary may have inherited about as much acreage as was given to William, Jr. and A. W. William, Sr.'s homeplace was on the land deeded to A. W.

As tradition has it, A. W. Davenport was to be married about the time of his father's death and had built or was going to build a new home for his bride. The restoration of this house in 1992-93 revealed that the materials were prepared off-site and brought to the site and assembled. The studding extended from the sill to the plate of the second story, each numbered consecutively. Sills under the older part were joined by mortis and tenon⁷. The exposure of the lathes for the plastering in an upstairs room on the southwest corner of the house put the construction as pre-Civil War⁸. The house appears to have had nine rooms.

A picture made of the home before the 1896 addition shows the rear section of the house to be two stories, also, and contained four rooms.

A. W. married Mary Asenath Abernathy, the daughter of Miles David and Susan Parr Abernathy of Lincoln County, N. C., on June 8, 1834. A. W. Davenport and his first wife Mary Asenath reared six children in the home from the time of its construction until Mary's death in 1850-51⁹.

On June 5, 1853, A. W. married Mary Elizabeth Cansler¹⁰, daughter of Peter and Nancy Rozzelle Cansler of the Rozzelle's Ferry area. A. W. and Elizabeth reared seven children in the home before Elizabeth's death in 1879.

A. W. was a successful farmer. Through this means he supported his wives and thirteen children. Known for his hospitality and recognized as a leader in the community, his home was a place for social activities. A Methodist, following the tradition of his parents, he served as a trustee of the local church as had his father. He was a Justice of the Peace and was elected to serve in the State Legislature in 1862. Through the years, the home was the site of the marriages of his daughters and a place where one might find lodging when needed. Tradition tells us that Fredrick Nims, formerly of Massachusetts, after leaving Columbia, S. C. in 1854, had sought lodging at the Rozzelle home at Rozzelle's Ferry. They were not able to provide for his family and sent him down to A. W. Davenport's home where lodging for the family was provided. Fredrick Nims purchased property a few hundred yards down the road from A. W.'s home. A son, Luther Nims, later married, Eunice, the youngest daughter of A. W. and Mary Elizabeth.

A. W. Davenport's will was probated in 1886 with the children by his marriage to Mary Elizabeth Cansler as the recipients. Through A. W.'s will, Richard Kelly (R. K.) Davenport and his brother George W. (G. W.) Davenport became owners of the "home place" and farm as tenants in common¹¹. Later that year R. K. deeded a portion of the land to G. W. in order to retain sole ownership of the "home place" and remainder of the farm¹². On May 1, 1890, R. K. married Mary Goodell Fay, the daughter of Mary Harvey King and Warren Goodell Fay, a textile manufacturer in East Brookfield, Mass. In 1896, R. K. added four rooms to the front of the original structure with some modifications to the interior. The house, as modified by R. K. Davenport, became the center of social activities in Mount Holly for at least two decades. It was the only house in the area which on the first floor had two large rooms, connected by a set of folding doors, located on each side of a wide hallway. This provided ample space for large social gatherings hosted by R. K. and Mary Davenport. As a successful farmer, mercantile store owner, realtor, cotton manufacturing partner and State Legislator, large social gatherings at their home were befitting the lifestyle to which they both were accustomed.

In the late 1930's, R. K.'s son George became the owner of the house¹³ and removed the rooms at the back. George and Jewel Morris Davenport reared their three children in the house. After George and Jewel's deaths, their younger daughter, Nancy and her husband Forrest McIntosh purchased the house and land from the other two heirs¹⁴.

In the restoration in 1992-93 by Nancy and Forrest McIntosh, minor changes were made to the rear exterior of the house by removing the old porch and adding a deck. Interior restoration and modifications were planned to retain the 1890's appearance and yet provide 1990's conveniences for their home. With the death of Forrest McIntosh on August 29, 1998, Nancy Davenport McIntosh became the sole owner of the house and property through Forrest's will, which is in the process of being probated¹⁵.

This house has been the residence of A. W. Davenport, his family, and his descendants since it was constructed.

The A. W. Davenport house is important architecturally because it is one of the few remaining substantially early 19th century buildings in Gaston County. Recently many houses that were listed in the historic inventory in Mount Holly have been lost. Such as: The Fredrick Hoffman house, Thomas Belk house, James A. Costner house, Martin Dewstoe house, Washington F. Holland house, Luther Nims house and the Ramses Hunter house. In addition, the Lentz-Springs house was moved to avoid demolition.

This finely restored house demonstrates two distinctive styles of architecture, showing how the house progressed through 170 years and is therefore an important historic resource.

The Historic Preservation Commission proposes that this property possesses the special significance and integrity for historic designation.

FOOTNOTES

1. Davenport-Begien Family Tree compiled by Norman Begien, Jr. 1932 (copy in the possession of Barbara Davenport Craig.)
2. Lincoln County, NC, Deed Book 3, Old Book 14, # 180, November 23/24, 1786. Register of Deeds Office, Lincoln County Court House, Lincolnton, N. C.
3. Register of Deeds Office, Lincoln County Court House, Lincolnton, N. C. - William Davenport:

Deeds:

Bk. 3, Old Bk. 14,	P.180 From Jain Rutledge - 200 Acres	11-23-1786
Bk 18	P.522 To Isaac West	20 Acres 11-13-1797
Bk.18	P.564 From Isaac West	20 Acres 11-30- 1797
Bk.20	P.184 From Moses Jenkins	8 Acres 2-20-1801
*Bk 23 ?	(168D)To John Davenport	150 Acres 7-1806
Bk. 25	P.195 From John Davenport	150 Acres 11-30-1911
Bk. 20	P. 277 From Isaac West	35 Acres 11-15 1819
Bk. 30	P. 422 From Vincent Morris	31 Acres 1-13-1823

*The Deed is listed in Abstracts of Lincoln County Court Records for the Jul 1807 session, Page 109 by A.B. Pruitt, found in the Lincoln County Library, Lincolnton, N. C. but was not recorded in Deed Book 23 in the Register of Deeds Office, Lincoln County Court House, Lincolnton, N. C..

North Carolina Land Grants:	Amount	Date Entered
L.G. Bk. ? # 565 William Davenport	150 Acres	12-17-1787
**L.G. Bk ? # 659 William Davenport	140 Acres	9- 1- 1788
L.G. Bk. 2 P. 43 # 722 William Davenport	110 Acres	11-27-1792
L.G. Bk. ? P. 37 # 37 William Davenport	110 Acres	12-18-1799 *
L.G. Bk. ? #1234 William Davenport	180 Acres	12 18 1799 ***
**L.G. Book 6 # 119 William Davenport	?	?

**Land Grants applied for and/or granted, listed in Abstracts of Lincoln County, NC Land Entries but unable to locate in Land Grant Books in Register of Deeds Office, Lincoln County Court House, Lincolnton, N. C.

***These may be the same grant..

4. 1800 N. C. Census of Lincoln County, P. 20 # (P. 835) . Abstracted by Paul H. Dellinger [M-1(0 to10), 1(10-16), 1(45 -Up)--F- 2(0 to 10), 1(10-16), 1(26-45)]. Lincoln county Library, Lincolnton, N. C.

5. 1810 N. C. Census of Lincoln County, P. 75 # (P.477). Abstracted by Paul H. Dellinger [M - 1(0 to 10), 1(10-16), 1(45-Up)--F - 1(45 - Up)]. Lincoln County Library, Lincolnton, N. C.

6. Lincoln County Deed Book 31, P. 596 and P. 663. Deeds to William Jr. and A. W. Davenport. 12-28-1825. Register of Deeds Office, Lincoln County Court House, Lincolnton, N. C.
7. John Bomarito, contractor for restoration, 1992 -1993
South Point Construction Co., 107 Dorie Dr., Belmont, N. C. 28012,
Tel: 704-825-2280
8. Lucy Penegar
737 Ferguson Ridge Rd., Gastonia, N. C. 28052, Tel: 704-864-7542
9. Abstract of The U. S. Census 1850 of Lincoln County, N.C., P. 48 # 389. Anderson Davenport. Lincoln County Library, Lincolnton, N. C.
Abstract of the U. S. Census 1860 of Lincoln County, N.C., P. 116 A. W. Davenport. Lincoln County Library, Lincolnton, N. C.
10. Marriage Record, Peter Cansler's Bible, in the possession of Wanda Wyatt White, 406 West Central Ave., Mount Holly, N. C.
11. Chain of Title, # 3
12. Chain of Title, # 4
13. Barbara Davenport Craig, resident of the house 1932-59.
1149 Noles Drive, Mount. Holly, N. C. 28120 Tel: 704-827-4538
14. Chain of Title, # 12
15. Chain of Title, # 13.

WILLIAM DAVENPORT HOUSE

The William Davenport House is located on the west side of Highway 273 in the City Of Mt. Holly in Gaston County, North Carolina. This large two story frame house is handsomely sited on a tract of land that was originally part of the 600 acre estate owned by Col. William Davenport and William Davenport II.

The house was constructed in two distinct time periods. The original portion of the house which is the western most portion was constructed in 1826. This section of the house was a typical three bay Federal Style farm house. The north and south end of the house has chimneys which provide for a fireplace in each of the end rooms on both floors.

The original front porch extended the full length of the front of the house and was flush with the ends. The porch roof was supported by six square box columns. The original cornice and rake trim was very plain which was typical for farm houses of that period.

The original windows, which are double hung with 6 lights in each sash are still intact in the original rear two story section of the house.

There was an ell constructed on the right rear of the house (west side) that had lower ceiling heights than the original main section.

The original structure underwent a major renovation in 1896 in which the main body of the original house was doubled in size. A new three bay structure was added to the front (east) side of the house. During this process, the front porch and the rear ell was removed to make way for the new construction.

The 1896 addition was a major renovation that changed the house from a three bay to a six bay structure. The roof was changed from a simple gable roof to a full hip roof over the entire main structure. The plain boxing was changed to a classic cornice detail. A new front porch was constructed that extended past each end of the house and returned back to two new chimneys to create a much larger more proportionally correct porch. In addition at the second floor, a porch was added in the center of the house. The second floor porch has a flat roof but the roof over the main body of the house has a small dormer that aligns with the second floor porch but only rests on the main roof. The gable end of the dormer contains a vent and sawn decoration. The front porch has five bays with six classical Doric Columns at the first level and two on the second level.

The windows in the newer construction are double-hung with two lights in each sash.

On the right (north) end of the house a bay window with two windows was constructed on the west side of the original chimney and attached to the main body of the original house.

On the rear (west) side an ell was constructed with a shed style roof and on the south side of the ell a bay window with four windows was constructed.

The completed exterior addition and renovation boasts four chimneys and grand presence with Doric Columns and a classical detailing on a beautiful site.

The periods are more pronounced in the interior of the house with the original section still containing the very handsome but simple pine six panel doors with square edge casing and trim with a small molded back band. The original mantels are in place and are composed of layered square edge pine with only a small molding trim around the fireplace opening and just below the mantle shelf. The original floor is narrow pine boards and is still in place.

The 1896 portion of the house has beautiful six panel doors that are taller than the original doors and the panels are evenly divided and spaced for the full height of the doors. The door casings are molded trim with a rosette block at the head on each corner of the door opening. The mantle shelf itself is supported by half newell posts or by sawn brackets. The floors in the newer construction are wider pine boards. There is a simple beaded pine wainscoting in the newer portion of the house.

The interior of the house has had all paint removed from the majority of the wood surfaces and has been refinished to its natural patina pine color.

This Federal Style house has been restored both inside and out to an elegant and stately beauty by its present owners who are direct descendants of the original owners and builders of the house.

James Campbell Stewart, A.I.A., N.C.A.R.B.



North Carolina Department of Cultural Resources

James B. Hunt Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
Jeffrey J. Crow, Director

December 8, 1998

Lucy Penegar, Chairman
Gaston County Historic Preservation Commission
737 Ferguson Ridge Road
Gastonia, NC 28052

Re: Landmark designation report for the A. W.
Davenport House, 1505 N. Main Street, Mount Holly,
Gaston County

Dear Lucy:

Thank you for the landmark designation report for the A. W. Davenport House. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.6.

The report describes the house as being built in 1826 and undergoing major alterations in 1896. The report provides a good architectural description and an informative historical sketch of the property's development, but it lacks a discussion of house's significance in the historic context of Mount Holly. What aspects of the town's history and architectural development does the Davenport House represent? In what ways does the house have special significance when compared with other residential properties of the period. Is it one of the oldest or best or most intact examples of its style and period? Is it one of only a few large homes surviving from the period? This kind of information will strengthen the report and build the case for deeming that this property possesses the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes this property as an important historic resource worthy of preservation. Any substantial exterior design changes will be subject to the design review procedures of the Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains integrity.



Lucy Penegar
December 8, 1998
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Please note that if the local governing board wishes to extend the Commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the interior features to be reviewed and describe the nature of the Commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report and proposed designation. As you know, our comments are advisory only. Once the necessary public hearing or hearings have been held, the local governing board may proceed with the designation decision. If the report is expanded as suggested above, we would appreciate your sending us a copy for our records. Should you have any questions about our comments, please feel free to contact me at 919-733-6545.

Sincerely,



Melinda Coleman
Preservation Commission Services Coordinator
State Historic Preservation Office

cc: Barbara Brose, Staff, Gaston County Historic
Preservation Commission