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 of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
   historic name: Ewart, John F., Farm

2. Location
   street & number: 12920 Huntersville-Concord Road (SR 2448)
   city, town: Huntersville

3. Classification
   Ownership of Property: [X] private
   Category of Property: [X] building(s)
   Number of Resources within Property: Contributing: 5 Noncontributing: 2
   1. building(s)
   2. site
   3. object

   Name of related multiple property listing:
   Historic and Architectural Resources of
   Rural Mecklenburg County, North Carolina
   Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act of 1966, 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 forth in 36 CFR Part 60.
   In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
   Signature of certifying official:
   State or Federal agency and bureau:
   Date:

5. National Park Service Certification
   I, hereby, certify that this property is:
   [ ] entered in the National Register.
   [ ] determined eligible for the National Register.
   [ ] determined not eligible for the National Register.
   [ ] removed from the National Register.
   [ ] other, (explain):
   Signature of the Keeper:
   Date of Action:

[Entries continue on the next page for the remainder of the form content.]

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[Footer information includes the form number and a barcode.]
# John F. Ewart Farm, Mecklenburg County, NC

## 6. Function or Use

<table>
<thead>
<tr>
<th>Historic Functions (enter categories from instructions)</th>
<th>Current Functions (enter categories from instructions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC: single dwelling</td>
<td>DOMESTIC: single dwelling</td>
</tr>
<tr>
<td>AGRICULTURE/SUBSISTENCE: agricultural field</td>
<td>AGRICULTURE/SUBSISTENCE: agricultural field</td>
</tr>
<tr>
<td>AGRICULTURE/SUBSISTENCE: agricultural outbuilding</td>
<td>AGRICULTURE/SUBSISTENCE: agricultural outbuilding</td>
</tr>
</tbody>
</table>

## 7. Description

<table>
<thead>
<tr>
<th>Architectural Classification (enter categories from instructions)</th>
<th>Materials (enter categories from instructions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>other: vernacular I-house</td>
<td>foundation brick</td>
</tr>
<tr>
<td></td>
<td>walls weatherboard</td>
</tr>
<tr>
<td></td>
<td>aluminum</td>
</tr>
<tr>
<td></td>
<td>roof asphalt</td>
</tr>
<tr>
<td></td>
<td>other stone</td>
</tr>
<tr>
<td></td>
<td>metal</td>
</tr>
</tbody>
</table>

Describe present and historic physical appearance.

See continuation sheet
Summary
Situated on rolling farmland approximately one mile east of the small town of Huntersville, the John F. Ewart Farm comprises a handsome, two-story, 1898 farmhouse, a contemporary barn, dairy, and smokehouse, as well as a later barn built ca. 1939. Two noncontributing buildings—a metal and wood ca. 1960 auto garage, and a ca. 1960 equipment storage facility—complete the farmyard. All of the farm outbuildings are relatively intact, and the barns still shelter cattle that graze in the pastures beyond the farm complex. The two barns stand approximately 150 feet east of the Ewart House, and face west towards the house and other outbuildings. The dairy and smokehouse are located directly behind the dwelling, reflecting their roles in the domestic life of the Ewart household. Undulating pastures roll away from the farmyard on the east and south sides, and constitute a contributing site in this nomination. Bordered by mature trees and fence rows, this farmland continues to portray vividly the agricultural way of life which once predominated throughout Mecklenburg County. The Ewart Farm consists of approximately 11 acres today, with the house as its architectural centerpiece. Mature pecan and oak trees shade the house and yard, and a row of mature crape myrtle line the unpaved lane leading from the road to the residence.

Ewart House

Facing north, the two-story, frame, 1898 farmhouse exemplifies the enduring popularity of the I-house type in rural Mecklenburg County. The dwelling's three-bay front facade, common-bond brick end chimneys, and rear dining room/kitchen ell typify the local I-houses of the late 19th and early 20th centuries. The house's center roof gable, creating a triple-A configuration, also represents a popular late 19th-century version of the standard gable-roofed I-house. Treated with board-and-batten sheathing, this gable is embellished with especially ornate spindlework and bargeboard, and is pierced by a louvered vent. The pedimented gable of the front porch has similar treatment. The basically intact porch also has lathe-turned posts, a spindlework frieze, and spindlework brackets. The windows have original sash with two-over-two panes, and the first-floor windows have segmental arches. Although the house's weatherboarding was covered with aluminum siding in the early 1960s, the original decorative trim survives, qualifying the Ewart House as among the most intact late 19th-century I-houses in the county.
The essentially intact interior reinforces the Ewart House's status as one of the finer surviving late 19th-century rural residences in the county. The house follows a central-hall plan with one first-floor room on each side of the hallway. The dining room/kitchen ell is located on the west side of the rear facade, and extending from the west elevation of this ell is a ca. 1950 bedroom wing. Two bedrooms are located in the upstairs of the main two-story block organized around a center hall. The first-floor center hallway features a closed-string stairway with a sturdy chamfered newel as well as applied decorative step-end blocks. Throughout the main body of the house, mantels, door surrounds, and five-panel doors remain intact, reflecting vernacular Victorian influences. The mantels in the main first-floor rooms have slender square reeded supports and applied floral motifs. Mantels in the dining room, kitchen, and upstairs bedrooms have simpler chamfered and reeded pilasters. Although in 1952 the original flooring was replaced with new wood floorboards and original wainscot was removed in the first-floor rooms; wainscot remains in the stairhall; and tongue-and-grooved ceilings survive throughout the main two-story portion of the Ewart House.

Outbuildings (keyed to map) C-contributing; NC-noncontributing

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Name</th>
<th>C/NC</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Dairy (well canopy)</td>
<td>C</td>
<td>ca. 1898</td>
<td>Frame, gable-front structure including a canopy sheltering a well (now covered). The building was used for keeping dairy products and foodstuffs cool and fresh. Trough for running water leads from well to the dairy. Good condition.</td>
</tr>
<tr>
<td>C</td>
<td>Smokehouse</td>
<td>C</td>
<td>ca. 1898</td>
<td>Situated adjacent to dairy, this frame, board-and-batten building has gable-front roof and doors on both the north and west elevations. Wide-board flooring. Good condition.</td>
</tr>
<tr>
<td>D</td>
<td>Auto garage</td>
<td>NC</td>
<td>ca. 1960</td>
<td>Located west of house, this building has gable-front roof and rounded wooden posts</td>
</tr>
</tbody>
</table>
(outbuildings continued)

<table>
<thead>
<tr>
<th>Section</th>
<th>Type</th>
<th>Location</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Equipment shelter</td>
<td>NC</td>
<td>ca. 1960</td>
<td>Erected to shelter modern farm machinery, this side-gable metal and frame building is located at the rear (south end) of the farmyard.</td>
</tr>
<tr>
<td>F</td>
<td>Barn</td>
<td>C</td>
<td>ca. 1898</td>
<td>Frame gable-front building with two units on each side of the central passage. Shed-roofed additions are located on the side-gable elevations. Loft area once housed unbaleed cotton, while baled cotton was sheltered in the side sheds. Today, barn shelters cattle. Fair condition.</td>
</tr>
<tr>
<td>G</td>
<td>Barn</td>
<td>C</td>
<td>ca. 1939</td>
<td>Frame, gable-front building following basic form and plan of 1898 barn (F). Continues to shelter cattle and feed. Fair condition.</td>
</tr>
</tbody>
</table>

**Pasturage (Contributing Site)**

Surrounded by farmland and woods that continue to characterize the Mecklenburg landscape east of Huntersville, pasturage historically associated with the Ewart Farm is located to the east and south of the farmyard. This rolling, tree-shaded acreage has been used to graze cattle since the turn of the century (Mary Cato Interview 1989). A barbed wire fence supported by unfinished wooden posts borders the present Ewart pasturage.
8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

- [ ] nationally
- [ ] statewide
- [x] locally

Applicable National Register Criteria

- [x] A
- [ ] B
- [x] C
- [ ] D

Criteria Considerations (Exceptions)

- [ ] A
- [ ] B
- [x] C
- [ ] D
- [ ] E
- [ ] F
- [ ] G

Areas of Significance (enter categories from instructions)

- [ ] Architecture
- [ ] Agriculture

Period of Significance

- 1898-1939

Significant Dates

- 1898

Cultural Affiliation

- N/A

Architect/Builder

- Barnette, Neil, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
The John F. Ewart farmhouse, outbuildings and historically associated pasture combine to represent one of the more intact late 19th- and early 20th-century farmsteads in Mecklenburg County. The significance of the Ewart Farm grows stronger as commercial and residential development engulfs the county and obliterates the county's historically rural character. The Ewart Farm is architecturally significant under National Register Criterion C for both vividly reflecting the late 19th-century vernacular I-house as well as representing traditional outbuilding types. Built in 1898 by local contractor Neil Barnette, the Ewart House asserts Ewart's status as a middle-class farmer. The house combines the traditional form of the I-house with such vernacular Victorian flourishes as a dominant center roof gable with decorative bargeboards and spindlework. The turned-post porch with spindlework frieze is one of the more intact late 19th-century porches in rural Mecklenburg County. The house is a clear portrayal of the blend of tradition and up-to-date taste that characterized local rural architecture in the late 19th and early 20th centuries (see Associated Property Type 1 - Houses - Postbellum Farmhouses). The contributing frame outbuildings are traditional forms that were perpetuated into the early decades of the 20th century in Mecklenburg County. The central-passage, four-unit barns, erected about 35 years apart, the gable-front, board-and-batten smokehouse, and the dairy with attached well canopy are all examples of vernacular types and materials which once prevailed throughout Mecklenburg County (see Associated Property Type 2 - Outbuildings). The Ewart Farm is also historically significant under Criterion A for portraying the agrarian society that once held sway in the county. It was a typical farm in size and types of production, and the house and remaining outbuildings reflect both the way of life and the structure of a late 19th- and early 20th-century farm in the county (see Context Statement - Post-Bellum and Late 19th- to Early 20th-Century Agriculture (1865-1939)).
Historical Background

The Ewarts are among the few families of German descent who settled in Mecklenburg County during the early settlement period (see Context Statement - Early Settlement). The deed records show that four different settlers of that name bought land in the county between 1764 and 1817.1 The John F. Ewart Farm can be traced back to a deed from William Dixon to Hugh Dixon Ewart dated 20 January 1849 for 53 acres on the waters of Clark's Creek (price: $175.45).2 Hugh Dixon (1816-1877) and Mary M. Carrigan Ewart (1827-1911) were the parents of John Frank Ewart (1871-1952). J. F. Ewart was only five years old when his father died, and in 1898, Hugh Ewart's land, by then 88-3/4 acres, was divided among the heirs.3 Immediately after the division, John F. bought a 42-1/2-acre tract from one of the heirs in August, 1898, and hired a local builder, Neil Barnette, to build a new house on the site.4 Neil Barnette (1861-1940) was a local farmer who, in the fall of the year, would build houses. Over a period of years, he built a number of houses in that section of the county.5

From 1898 to 1916, J. F. Ewart bought out the interests of the other heirs in his father's property so that he became the sole owner by the latter date.6 On June 6, 1912, he was married to Ella Elliot (1880-1962), and they had two children, Joe Elliot (1914-1959) and Mary (Mrs. William H. Cato).7 Since the last Agricultural Schedules of the census are not available after 1880, it is not possible to know the exact production figures of the Ewart farm. According to J. F. Ewart's daughter, Mary Ewart Cato, they raised cotton, corn, wheat and had a small orchard. Judging from this and the type of farm buildings extant from about 1898, the dairy, smokehouse and barn, it is reasonable to assume that the farm raised crops and livestock typical for a Mecklenburg County farm of this size (see Context Statement - Post-Bellum Agriculture).

In addition to farming, John F. Cato was a long-time member of the Huntersville school board and the tax lister for the Huntersville Township. He was, as a Charlotte newspaper noted, "widely known throughout the area."8 After his death in 1952 and that of his son in 1959, much of the farmland, including the 1898 house, came to the ownership of daughter Mary Ewart Cato.9 The remainder is presently owned by Joe E. Ewart's widow, Edith H. Ewart.10 An 11-acre lot with the farmhouse on it was made into a separate parcel in 1971.11
Section number 8    Page 3

1Mecklenburg County Old Deed Books 2, p. 329; 2, p. 407; 6, p. 25; 12, p. 472; 13, p. 322; 13, p. 385; 14, p. 251; and 17, p. 280.
2Ibid., Book 2, p. 408.
3Ibid., Book 127, p. 446. Mecklenburg County Record of Settlements, Book 7, p. 525.
4Mecklenburg County Deed Book 127, p. 313; interview with Mary Ewart Cato by William H. Huffman, 1989.
7Charlotte Observer, January 8, 1952, p. 8A. Family dates from tombstones in Huntersville ARP Church cemetery.
8Charlotte Observer, January 8, 1952, p. 8A.
9Mecklenburg County Deed Books 3314, p. 271; 3315, p. 551; 3314, p. 283; Will Book 17, p. 470.
10Mecklenburg County Deed Book 3277, p. 177.
11Ibid., Book 3314, p. 271.
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
  
  Record #

- [ ] recorded by Historic American Engineering Record
  
  Record #

10. Geographical Data

Acreage of property: approximately 11 acres

UTM References

<table>
<thead>
<tr>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1,7</td>
<td>8,1,5</td>
</tr>
<tr>
<td>B</td>
<td>1,7</td>
<td>8,1,8,7,2</td>
</tr>
<tr>
<td>C</td>
<td>51,6</td>
<td>8,1,6</td>
</tr>
<tr>
<td>D</td>
<td>51,6</td>
<td>8,1,8,7,1</td>
</tr>
</tbody>
</table>

Verbal Boundary Description

The nominated property consists of all of parcel 10 on page 22 of Mecklenburg County Tax Book 19. A copy of that page accompanies this nomination.

Boundary Justification

Remaining parcel that contains original house and outbuildings associated with the farm, as well as cultivated fields and pastureland.

11. Form Prepared By

name/title: Richard Mattson and William Huffman
organization:
street & number: 477 Reusseliper
city or town: Charlotte
state: N.C.
date: July, 1990
telephone: 704-375-3226
zip code: 28203


Charlotte Observer

Mecklenburg County. Deed Books.

------------------------. Will Books.
IDENTIFICATION OF PHOTOGRAPHS

John F. Ewart Farm
12920 Huntersville-Concord Road (SR 2448)
Huntersville vicinity
Mecklenburg County
Photographer: Richard Mattson
June 5, 1989
North Carolina Division of Archives and History, Raleigh

1. Ewart House, front facade, looking southeast
2. Ewart House, porch details, front facade, looking south
3. Ewart House interior, mantel in east front room, looking east
4. Ewart House interior, staircase, looking south
5. Ewart House, east elevation and ell, auto garage, smokehouse, and dairy (with well canopy), looking west
6. Dairy (with well canopy), east elevation, looking west
7. Barns, looking southeast
8. Barn, ca. 1898, west and north elevations, looking southeast
9. Equipment shelter, looking south
10. Pasture, looking east
John F. Stewart Farm

(Approx. 11 acres)
Mecklenburg Co., NC
Scale - 1" = 200'

Huntsville - Concord Road
(SR 2418)

Trees

Farmyard
(see close-up map)

Pasture

Trees

Pasture

R. Mathews
9/89
John F. Ewart Farm

(close-up map)

Scale 1" = 100'

Contributing Buildings

A - House
B - Dairy (w/well canopy)
C - 1940's Barn
D - 1939 Barn
E - Smoke House

Noncontributing Buildings

D - auto garage
E - equipment shelter

Contributing Site

Pasture

Pasture

R. Mathsen 7/89