

Historic Landmark Application

Abel Caleb Lineberger House No. 1
203 North Main Street
Belmont, Gaston County, North Carolina



I. General Information

1. Name of Property
 - a. National Registry: Abel Caleb Lineberger House No. 1 (“Lineberger House No. 1”)
2. Location and Tax Parcel ID
 - a. Physical Address: 203 North Main Street, Belmont, NC 28012
 - b. Parcel #: 125409, PIN 3595100670
 - c. Year built: 1910
3. Current Owner Information
 - a. Lighthouse Lodge, LLC (Jodi and John Kines, Managers/Members)
 - b. Jodi 704-458-6002; John 704-737-3710
 - c. john.a.kines@gmail.com
 - d. Mailing address: 3160 Ashwood Park Drive, Belmont, NC 28012
4. Tax Value
 - a. \$1,145,690 per Gaston County tax records on 05/16/2025

II. Abstract

The Lineberger House No. 1 is being proposed for local landmark designation to recognize its historical significance in Belmont and Gaston County, North Carolina. The property is being proposed for local landmark designation so that the building’s material integrity can be maintained through the design review process administered by the Gaston County Historic Preservation Commission.

The Lineberger House No. 1 went through an extensive restoration which was completed in May 2025. The owners replaced rotten exterior siding with like siding, painted the siding and trim, and added an attached garage to match the characteristics/materials of the original house. The restoration of the Lineberger House No. 1 received the Preservation Award for Excellence in the Preservation of Historical Cultural of Architectural Values from Preservation Gaston, Inc. in May 2025

Statement of Significance

The Lineberger House No. 1 possesses significance on the local level within Belmont and Gaston County, North Carolina which was built for built for the prominent textile leader Abel Caleb Lineberger. The Lineberger House No. 1 was designed by one of the first leaders in North Carolina’s early 20th century architectural profession, Charles Christian (C.C.) Hook. Built in 1910, The Lineberger House No. 1 stands as an excellent example of American Craftsman architectural style. The Lineberger House No. 1’s character-defining features include broad front gable with projecting side gables, all with half-timbering at their apexes. Overall, the house reflects the wealth and prosperity brought about by the textile industry within Belmont.

Property and Structures to be Designated

The area included in this designation consists of 0.51 acres of land and the two-story American Craftsman home with attached garage, at the intersection of North Main Street and West Woodrow Avenue in Belmont. The guest cottage located on the property is not considered a contributing structure and will not be included in the designation (see Figure 2).

III. Historic Background

Setting

The Lineberger House No. 1, built in 1910, is located at 203 North Main Street in Belmont, Southpoint Township, Gaston County, North Carolina (Figure 1-2). Situated prominently in downtown Belmont on the corner of Main Street and Woodrow Avenue, located in the Belmont Historic District as identified in the National Register of Historic Places by the United States Department of the Interior, National Park Service (Figure 3). The Lineberger House No. 1

was one of the earliest in the neighborhood on North Main Street, which was eventually lined with the residences of textile executives. Immediately adjacent is the R.B. Suggs House (which has the historic landmark designation) and across Woodrow Avenue is Robert L. Stowe House, No. 2.

The property is accessed by car from Woodrow Avenue. The lot is 0.5693 acres (Figure 2 – Site Plan). Along with the house, the lot also has a guest cottage (built circa 1940) which is not the subject of the local landmark designation (this cottage is identified as excluded in Figure 2 – Site Plan).

The spacious lot on which the Lineberger House No. 1 is located features a slate walkway from the sidewalk on Woodrow Avenue. The parcel's grassy lawn is manicured and landscaping surrounds the immediate perimeter of the house and includes a variety of bushes and flowers.

The parcel identification number for the property is 125409. The value of the property on which the building is located is \$100,000, and the value of the building is \$1,045,690 (Figure 1). The Lineberger House No. 1 is a contributing historic resource to the Belmont Historic District, which was added to the National Register of Historic Places in 1996.

Exterior

The Lineberger House No. 1 is a two-story American Craftsman with several character-defining features typical of the style (Exterior 1-4). This large frame house features a broad front gable with projecting side gables, all adorned with plaster and decorative half-timbering at their apexes. The house is constructed of light frame and is faced with weatherboard. Wood is also used decoratively throughout the first and second stories. The house has deep overhanging eaves with exposed rafters and is capped with a slate roof that is original to the house.

The front elevation is dominated with a porch that runs across the front of the house, with a projecting pedimented central bay supported by eight heavy, box piers. The porch features a beadboard ceiling and is accessed from either side by a slate walkway. The front door is accessed from the porch where it is centered on the house with a double hung window (1 over 1) on each side (along with a transom above the windows and door). Two additional large double hung windows (1 over 1) are on the front porch which allow light to fill the front of the house. The gable on the front elevation is adorned with plaster and decorative half-timbering supported by hand-crafted decorative trim. The second story features three double hung windows (9 over 1) centered supported by a double hung window (4 over 1) on each side of the front elevation.

The side elevation, visible from Woodrow Avenue, highlights the slate roof and a projecting gable that is adorned with plaster and decorative half-timbering. The deep overhanging eaves are accented by exposed rafters. The windows on the second story are 12 over 1 and first story are 1 over 1. The side elevation was subject to a renovation in 2025 that added a side entrance and a garage. The gables and materials used were to match the original house, including authentic copper gutters. The garage has a metal roof with a vintage slate color that complements the slate roof.

The rear elevation features the garage entry and a covered back porch that was added in 2025. The rear elevation was also subject to a renovation around 1980 that added a kitchen and laundry room on the first story and additional bedroom and larger master bathroom on the second story.

The side elevation facing R.B. Suggs House is not visible from the street. This elevation has a projecting gable that is adorned with plaster and decorative half-timbering. The deep overhanging eaves are accented by exposed rafters.

Interior

Much like the exterior, the interior of The Lineberger House No. 1 is highly intact with much of its original materials still in place (Interior 1-16). The first floor (Figure 4) is composed of a family room, a bedroom, one bathroom, a powder room, an office, a kitchen, a mud room, and a dining room. The second floor (Figure 5) has four bedrooms and three bathrooms, all bedrooms open from the upstairs foyer.

Around 1980, a kitchen and laundry room were added to the rear of the house on the main floor. This addition allowed for a larger bathroom to accompany the master bedroom, a guest bedroom and bathroom on the second floor.

The Lineberger House No. 1 maintains many of its original features and materials. The floors through the house are the original heart pine and the walls are the original textured plaster. The ceilings on the main and second floors soar to 10 feet high. The interior doors, door surrounds, and baseboards are all original. Additionally, the original pocket doors (Interior 2, 7 & 8) operate to offer privacy in the living space from both the foyer and dining room. Another original feature throughout the house is the thick, fluted wood trim on all the windows and doorframes (Interior 15). The crown molding throughout the house is original with dentil molding (Interior 16) in the family and dining rooms on the main floor and the master bedroom which highlights the craftsmanship and detail taken in the construction of this home.

Two more important interior features of Lineberger House No. 1 are the staircase and fireplaces. The centrally located, open staircase turns with two platforms before reaching the second floor (Interior 9). Also important to the character of the house are the five fireplaces, located in the foyer, office, dining room, second-floor bedroom (Guest Bedroom #2), and the master bedroom also on the second floor. Pictures of the fireplaces can be seen in Interior 3, 5, 7, 11, and 13.

Integrity Statement

The Lineberger House No. 1 retains a very high level of material integrity and ranks high on the evaluation of its integrity of design, setting, workmanship, materials, feeling, association, and location. The building remains on its original site and has not been moved since its construction in 1910. The house possesses characteristic features of the American Craftsman architectural style, including its broad front gable with projecting side gables, all with half-timbering at their apexes. Not only are the exterior materials still intact, but so too are the interior materials, including the doors and window trim, heart pine floors, plaster walls, and fireplaces. Overall, The Lineberger House No. 1 has a strong feeling of the American Craftsman architectural style and its initial construction.

IV. Assessment

Formation of Gaston County and Belmont

Formation of Gaston County & Belmont Prior to European settlement, the area that is now Gaston County was occupied by various Native American tribes, including the Catawba. In the mid-eighteenth century, Scotch-Irish and German migrants from Pennsylvania traveled along the Great Wagon Road. Increasing numbers of European settlers throughout the late eighteenth and early nineteenth centuries resulted in the formation of Gaston County in 1846 (Corbitt 1950: 103).

Prior to the development of the textile industry following the Civil War, Gaston County was primarily agricultural with small, self-sufficient farms (Alexander 1996: 8-3). The development of market towns and large-scale agricultural was impeded due to poor soils and limited river access, but this would change with the introduction of the railroad in the mid-nineteenth century. Although the area had its limitations, Gaston County was well-suited for cotton manufacturing because of its numerous, fast moving rivers and streams for operating water powered mills (Alexander 1996: 8-3). Textiles were the first major industry in Gaston County, and the construction of Mountain Island Mill in 1848 began a long and storied history that continued for over 150 years (Ragan 2001: 15). Pinhook Mill was formed by Moses H. Rhyne and Caleb, Laban, and Lewis Lineberger in 1850 or early 1851. Some of the following mills were built in Gaston County during the late nineteenth century and early twentieth century: Mount Holly Mills (1874), Spencer Mountain (1874), McAden Mills (1883), Cherryville Manufacturing Company (1891), Stanley Creek Cotton Mills (1892), Trenton Cotton Mills (1893), Ozark Mills (1899), and Chronicle Cotton Mills (1901) (The Gastonia Gazette 1971). These mills were able to thrive, despite the lack of railroad transportation. The aforementioned mills put Gaston County in fourth place in textile production in North Carolina during the 19th century (Alexander 1996: 8-3).

Railroad construction improved across the North Carolina, especially after the conclusion of the Civil War. Although a section of the Wilmington, Charlotte and Rutherford Railroad ran through Gaston County prior to the Civil War, Belmont received its first rail line in 1870 when the Atlanta and Charlotte Airline constructed a line north from Atlanta to Charlotte (Alexander 1996: 8-4). Belmont was chosen as a fueling station and railroad bridge across the Catawba River. The construction of the new rail facilities was supervised by John Garibaldi, an Italian immigrant and supervising engineer for the Mecklenburg County Iron Works of Charlotte. As a result, the rail stop became known as Garibaldi or Garibaldi's Station and began to emerge as a leading town in Gaston County. In 1873, the leg from Charlotte to Spartanburg was operational and passed through Garibaldi or Garibaldi's Station (Alexander 1996: 8-4).

In 1876, a Catholic mission opened and assisted in the persuasion of changing the city's name. Because a man by the name of Giuseppe Garibaldi had been an important figure in taking control of Rome from the Pope, Father Leo Haid, leader of the abbey, proposed the town be renamed St. Mary's. However, locals suggested Belmont, meaning "below the mountains" and the name was officially adopted in 1886 (Martin 2002: 8-6).

Throughout the late nineteenth century and into the early twentieth century, textile mills continued to be established in abundance. By 1902, 300 mills had been constructed within 100 miles of Charlotte, thus making the area home to more than one-half of the looms and spindles in the south (Martin 2002: 8-6). Belmont was slow to establish a textile industry, as evidenced by it being the only municipality in Gaston County without a textile mill in 1900 with a mere population of 145. With the textile industry about to explode, the Lineberger family was integral to Belmont's involvement in the textile industry.

The Lineberger Family

The Lineberger House No. 1 is associated with its namesake, Abel Caleb (1857–1947 son of Caleb John Lineberger, who had founded one of Gaston County's first textile mills, the Woodlawn, or "Pinhook", Mill in Lowell, North Carolina, circa 1850. In 1900, Belmont was a small railroad community with a population of only 145, but with the organization of Chronicle Mills in 1901 (the operations of which were overseen by Abel Caleb Lineberger), the town began its rise as one of the premier cotton manufacturing centers (Living Places 2023). In 1919, Abel Caleb Lineberger, along with druggist R.B. Suggs, formed the Acme Spinning Company. In the same year, two other mills, Sterling Spinning Company and Crescent Spinning, were formed by the Stowes and Linebergers (Living Places 2023). Particularly through the efforts of local leaders Abel Caleb Lineberger along with Robert L. Stowe, Sr. and Samuel Pinckney Stowe, Belmont grew from a rural community to an urbanized manufacturing town with twenty mills and 3,793 residents by 1930 (Living Places 2023).

C.C. Hook

One of the first leaders in the state's early 20th-century architectural profession, Charles Christian Hook (February 18, 1870 - September 17, 1938) moved to Charlotte as a young man in 1890 and practiced in the "Queen City" for the rest of his long career. He was Charlotte's first full-time professional architect and one of the most prolific architects in the state in the early 20th century (Michael, 2009).

Especially important was his collegiate work during a period when both public and private colleges and universities were expanding. The collegiate work included prestigious commissions at Trinity College (predecessor of Duke University) in Durham, Davidson College in Davidson near Charlotte, Queens College in Charlotte, and Guilford College in Greensboro. He also designed the James B. Duke Mansion in Charlotte as well as Abel Caleb Lineberger House No. 2 (411 North Main Street, Belmont, North Carolina) (Michael, 2009).

Ownership of The Lineberger House No. 1

The Lineberger House No. 1 was originally constructed by Chronicle Mills, Imperial Yarn Mills and Majestic Manufacturing for the benefit of Abel Caleb Lineberger (GCRD 1920 150:22). It was deeded to Abel Caleb Lineberger in 1920 and has remained in the Lineberger family until Archibald Caleb Lineberger, III sold the house to Lighthouse

Lodge, LLC (Jodi and John Kines are the managers/members of the LLC) on September 14, 2023 (GCRD 2023 5434:521).

Architectural Context

The American Craftsman architectural style, inspired by the Arts and Crafts movement, which included interior design, landscape design, applied arts, and decorative arts, beginning in the last years of the 19th century. Its immediate ancestors in American architecture are the Shingle style. The movement emphasized handwork over mass production, and was in some ways just as much of a social movement as it was an aesthetic one, emphasizing the plight of the industrial worker and equating moral rectitude with the ability to create beautiful but simple things. (Wikipedia, 2023)

American Craftsman came from the popular magazine, *The Craftsman*, founded in October 1901 by philosopher, designer, furniture maker, and editor Gustav Stickley. The magazine featured original house and furniture designs by Harvey Ellis, the Greene and Greene company, and others. The designs, while influenced by the ideals of the British movement, found inspiration in specifically American antecedents such as Shaker furniture and the Mission Revival Style, and the Anglo-Japanese style. Emphasis on the originality of the artist/craftsman led to the later design concepts of the 1930s Art Deco movement. The architect and designer Frank Lloyd Wright, himself a member of the Chicago Arts and Crafts Society, was inspired by the style to become an innovator in the Prairie School of architecture and design, which shared many common goals with the Arts and Crafts movement. (Wikipedia, 2023)

Common architectural features of the American Craftsman architectural style include:

- Low-pitched roof lines, usually a gabled roof
- Deeply overhanging eaves
- Exposed rafter or decorative brackets under eaves
- Wide front porch beneath extension of main roof or front-facing gable
- Tapered, square columns supporting porch roof
- 4-over-1 or 6-over-1 double-hung windows
- Shingle roofs and siding
- Hand-crafted stone or woodwork
- Mixed materials throughout structure

V. Bibliography

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 - 1982, *The Architectural Heritage of Gaston County, North Carolina*
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 - Gaston County Property Tax Detail, Electronic Document, accessed on November 28, 2023, <https://gastonnc.devnetwedg.com/parcel/view/125409/2024>
- Gaston County Register of Deeds (GCRD)
 - 2023 Gaston County Register of Deeds Book 5434, page 521. Gastonia, Gaston County, North Carolina. (Archibald C. Lineberger, III to Lighthouse Lodge, LLC)

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- 1947 Gaston County Register of Deeds Book 0502, page 0072. Gastonia, Gaston County, North Carolina. (Abel C. Lineberger to Archibald C. Lineberger)
- 1920 Gaston County Register of Deeds Book 150, page 22. Gastonia, Gaston County, North Carolina. (Chronicle Mills, Imperial Yarn Mills, Incorporated, and Majestic Manufacturing Company to Abel C. Lineberger)
- *The Gastonia Gazette* (Gastonia, NC)
 - 1971 "Machinery started humming in 1848," 17 April 1971. Gastonia, North Carolina.
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 - 2020, Charles T. Beatrice Chafin Stowe House Landmark Report, <https://www.cityofbelmont.org/documents/charles-t-and-beatrice-chafin-stowe-house/>
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 - 2001. *The Textile Heritage of Gaston County, North Carolina, 1848-2000: One Hundred Mills and the Men who Built Them*. Charlotte, NC: R.A. Ragan & Co.
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 - American Craftsman, Electronic Document, access on November 28, 2023, https://en.wikipedia.org/wiki/American_Craftsman

Communications

- Archibald Caleb Lineberger, III, grandson of Abel Caleb Lineberger, July 12, 2023, Personal communication.
- Claudina Ghianni, Belmont Historical Society, December 2, 2023, Personal communication

VI. Supporting Documentation

- The following pages have pictures and other relevant information referenced in the application.

Figure 1 – Street Map and Property Tax Card



Gaston GIS showing the location of The Lineberger House No. 1 and tax value

Guest Cottage is excluded from the landmark application as identified in the red dashed box



412

207

125410

Property to be designated

Guest cottage not to be designated & is not considered a contributing structure

(234)

(95)

(178)

125408

(232)

House & attached garage to be designated

W WOODROW AVE

N MAIN ST

314386

(300)

SITE PLAN SHOWING DESIGNATED STRUCTURES & AREA

Figure 3 – National Register of Historic Places

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7. Page 55.

North Main Street

Belmont Historic District Gaston County, N.C.

C OB	176a	211	ca. 1920	1	Frame, gable front, garage/ storage building.
C	177	207	ca. 1910	2 1/2	House; large, frame, Colonial Revival residence contributes to the exceptional domestic architecture along N. Main Street; the hip roofed, cubic main block has slate shingle roof, hip roofed dormer, and deep wraparound porch with classical columns and glazed end bay on south side and porte cochere on north side; porch also features pedimented entry bay; upper story on main facade has inset porch with classical columns; house stands on large, wooded lot.
C	178	203	ca. 1910	2	Abel Caleb Lineberger House No. 1; this handsome dwelling, designed as a Shingle style and bungalow hybrid, was built for prominent textile leader Lineberger by Charlotte architect C.C. Hook; one of the earliest houses in the prestigious N. Main St. neighborhood, it is a large frame, weatherboard dwelling with a broad, front gable with projecting side gables, all with half-timbering at the apices. The front porch has heavy, square posts and a pedimented entry bay.

National Register listing The Lineberger House No. 1 as being located in the Belmont Historic District

Figure 4 – Main Floor Plan

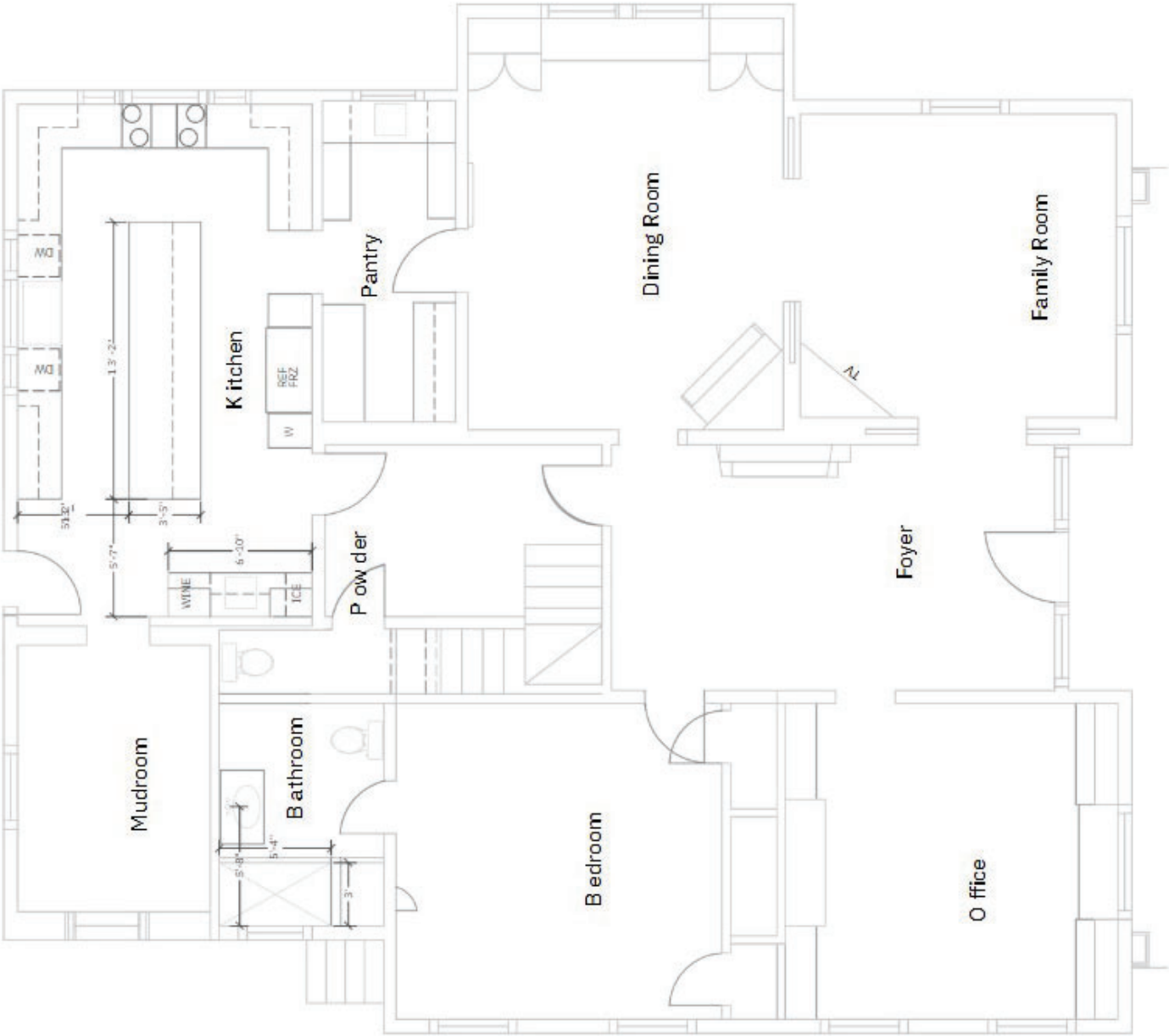
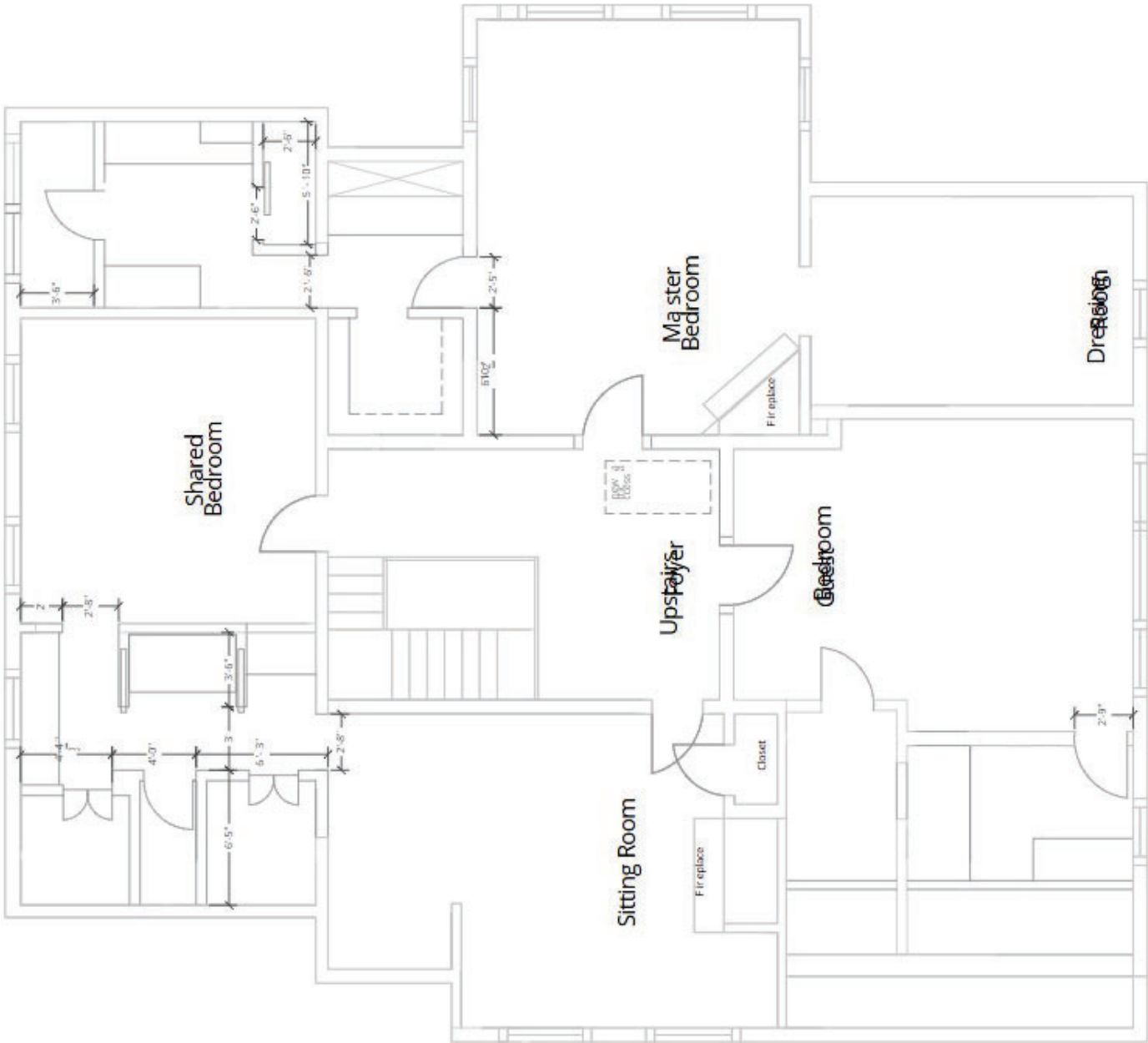


Figure 5 – Second Floor Plan



Exterior 1 – Front elevation from Main Street (pre and post 2025 renovation)

Post 2025 Renovation



Pre 2025 Renovation



Exterior 2 – Side elevation (from Woodrow Avenue) (pre and post 2025 renovation)

Post 2025 Renovation



Pre 2025 Renovation



Exterior 3 – Side elevation (facing neighboring property) (pre and post 2025 renovation)

Post 2025 renovation



Pre 2025 renovation



Exterior 4 – Rear elevation (two pictures are included as the trees block the full rear elevation of the house)

Post 2025 Renovation



Pre 2025 Renovation



Interior 1 – Foyer from front door



Interior 2 – Foyer facing front door



Interior 3 – Foyer fireplace



Interior 4 – Study



Interior 5 – Study – Fireplace



Interior 6 – Main Floor Bedroom



Interior 7 – Dining Room



Interior 8 – Family Room



Interior 9 – Stairs



Interior 10 – Upstairs Foyer



Interior 11 – Master Bedroom



Interior 12 – Guest Bedroom #1



Interior 13 – Guest Bedroom #2



Interior 14 – Guest bedroom #3



Interior 15 – Door frame examples



Interior 16 – Dentil Molding example

