

# NCDOT Historic Architecture Group Procedures and Work Products

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*OCTOBER 2015*



# Screening for Programmatic Agreement Documents

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The Federal Highway Administration (FHWA), the North Carolina Department of Transportation (NCDOT), and the North Carolina State Historic Preservation Office (NC-HPO), signed a Programmatic Agreement in 2009 authorizing NCDOT Architectural Historians to evaluate the eligibility of properties for National Register listing and to determine if a minor transportation project will impact eligible resources. The agreement was revised and reauthorized in 2015 and defines minor transportation projects as, “Federal or state transportation projects that qualify as Categorical Exclusions and Environmental Assessments under the National Environmental Policy Act (NEPA), as defined in 23 CFR 771, and by the FHWA (NC Division), or the state equivalent (State Environmental Policy Act, SEPA), as defined in NCGS 113A-1 et seq. and 19A NCAC 02F.0102.” NCDOT Architectural Historians receive Requests for Cultural Resource Review from sections throughout NCDOT, as well as consultants, and these projects are screened to determine the likelihood of historic structure(s) standing in the Area of Potential Effects (APE).

Upon receiving a request the NCDOT Architectural Historian will work within a standard 30-day timeframe to establish the APE, conduct background research, and determine the need for a survey. As a part of this process, the NCDOT Architectural Historian should search the maps and files at the NC-HPO and document any known historic resources in the project’s APE, to include National Register (NR), Determined Eligible (DE), State Study List (SL) Locally Designated (LD), and Surveyed Sites (SS). Additionally, they should identify and invite other appropriate parties, such as local governments, tribal government, or historic property owner(s), to participate in the consultation.

## **NO SURVEY REQUIRED FORM**

If no known historic resources are identified based on the background research, the NCDOT Architectural Historian should assess the likelihood that unidentified historic resources exist in the APE and determine the need for a survey. If the available background information, such as HPO county surveys, historic designation rosters, GIS systems and aerial and “street view” mapping, provides a reliable basis for reasonably predicting that there are no unidentified historic resources in the APE, the NCDOT Architectural Historian will issue a finding of “No Survey Required” for the project and return it to the requestor. The “No Survey Required” form includes project information, project numbers, permitting information, and a summary of cultural resources review. Support documentation such as maps, previous survey information, photos, and correspondence may be included. An additional copy of the form will be included in the annual report to be submitted to HPO.

## **SURVEY REQUIRED FORM**

If designated NR, DE, SL, and/or LD resources exist in the APE, the NCDOT Architectural Historian will issue a finding of “Survey Required” for the project and return it to the requestor. Should only SS resources exist in the APE or no known historic resources are identified, the NCDOT Architectural Historian should assess the likelihood that eligible historic resources may exist in the APE and determine the need for a survey. Factors that suggest that a survey is needed are:

- lack of up-to-date available background information;
- outdated resource agency mapping;
- consultation with local historians and local preservation representatives affirms a need for a survey; or
- aerial images and/or USGS maps identify patterns of historic development and therefore indicating a likelihood for the presence of historic resources.

The “Survey Required” form includes project information, project numbers, permitting information, and a summary of cultural resources review. Support documentation such as maps, previous survey information, photos, and correspondence may be included. An additional copy of the form will be included in the annual report to be submitted to HPO.

## **EFFECTS REQUIRED FORM**

If only designated NR and/or DE resources with verified historic boundaries exist in the APE the NCDOT Architectural Historian can issue a finding of “Effects Required” for the project and return it to the requestor. The NCDOT Architectural Historian should include the shapefiles for the historic boundaries and notify the requestor that an effects meeting needs to be scheduled as soon as design plans are sufficiently developed and available. A site visit by the NCDOT Architectural Historian prior to the effects meeting will aid in the preliminary assessment of effects and could influence the development design plans.

## **NO HISTORIC PROPERTIES PRESENT OR AFFECTED FORM**

If designated NR, DE, SL, SS, and/or LD resources exist in the APE the NCDOT Architectural Historian may issue a “No Historic Properties Present or Affected” form for the project and return it to the requestor. During the screening process, the NCDOT Architectural Historian should assess the likelihood that eligible historic resources will be impacted by the proposed project and confirm with the project requestor that the scope of the work will not likely change from what was described in the submittal. Factors that suggest that no historic properties will be affected can include:

- known historic properties are adjacent to, but not within, the project APE;
- project scope is limited to the existing roadway or disturbed Right-of-Way and will not impact boundary of historic property; or
- local preservation representatives and/or city government officials conclude that

the proposed project will not require a Certificate of Appropriateness.

A site visit by the NCDOT Architectural Historian during the initial screening process could aid in the determination that no historic properties will be affected by the project. In addition, the NCDOT Architectural Historian should provide the project requestor with the location of any properties of concern should there be a change in the project scope or design.

## Reconnaissance-level Survey for Programmatic Agreement Documents

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A field survey of a project area is recommended if there is reason to suspect or confirm the presence of resources over approximately 50 years old that may be eligible or listed on the National Register Historic Places. Reconnaissance-level surveys provide brief documentation and evaluations of properties in the APE and their potential eligibility for National Register listing. They are not intended to be full eligibility evaluations.

NCDOT Architectural Historians will establish APE and outline the area in a GIS shapefile format. The surveyor should conduct an on-site investigation of the APE and prepare a brief written synopsis of the visit. This should include:

- a description of the APE and surrounding project area;
- representative digital photographs of properties approximately 50 years old or older
- a brief description of each property;
- a cursory discussion of the integrity and significance of each property; and
- preliminary eligibility assessments.

Recommendations for further research and documentation should be made if a property appears to be potentially eligible for National Register listing. In addition to digital images of the properties over approximately 50 years of age, the surveyor should provide an aerial map of the APE and indicate where photographs were taken on the maps. NC-HPO Survey Site forms are not required for this level of survey.

### **NO HISTORIC PROPERTIES PRESENT OR AFFECTED FORM**

If the reconnaissance-level survey concludes that there are no potentially eligible properties in the APE, the NCDOT Architectural Historian can issue a “No Historic Properties Present or Affected” form for the project and return it to the requestor. On the form, the NCDOT Architectural Historian should include a synopsis of the survey area and properties evaluated so that there is documentation that the recommended survey was completed.

# Eligibility Evaluation for Programmatic Agreement (Minimum Criteria Checklist, Categorical Exclusions, and Environmental Assessments) Documents

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When a specific historic resource or potentially eligible site has been identified, a field survey with intensive historical research and subsequent eligibility evaluation is required. This entails evaluating the primary and secondary resources, identifying landscape features, documenting the integrity of building materials and form, and creating a site plan. Digital images should include elevations of the primary resource, interior photographs (if access is available), associated secondary structures, and images that capture the landscape and viewsheds of the property.

## **SURVEY SITE NUMBERS**

Since an NC-HPO site form will be required in addition to NCDOT eligibility elevation, the surveyor should check to see if the NC-HPO has assigned a Survey Site Number (SSN) to the resource. Please use the standard convention for SSN's - two (2) letter county abbreviations and four (4) numeral property numbers which may include leading zero(s). The NC-HPO requires at SSN's must be assigned to ALL properties in the report and related database. If there is no SSN assigned to a site, then the surveyor should contact the technical assistant of the Survey and National Register Branch. As of October 2015 that position is held by Chandrea Burch, available at [chandrea.burch@ncdcr.gov](mailto:chandrea.burch@ncdcr.gov) or 919-807-7286. The surveyor should be prepared to submit a spreadsheet with property name, address, town or vicinity, pin ID, and author's temporary ID number(s) used in report/map. In addition, please include a map of the identified properties and any properties already assigned SSN's in the spreadsheet.

## **PUBLIC HANDOUT**

The surveyor may choose to print an informational sheet for the project to be given to property owners, residents, or any interested party that they encounter during the survey. Typically provided in postcard or letter format, the handout should include a basic description of the project, an explanation of the survey process, and contact information should the recipient have further questions.

## **ELIGIBILITY EVALUATION REPORT**

The eligibility evaluation of each property should begin with a title block including the name of the resource, the survey site number, street address or parcel identification number, date(s) of

construction, eligibility recommendation, and small thumbnail image of the primary resource.

Resource Name	Dorothy's House
HPO Survey Site #	OZ 01234
Street Address	777 Yellow Brick Road, Oz vic.
PIN	EM00335-99-654
Construction Date(s)	1939, modifications 1956
NRHP Recommendation	Eligible Criteria A, B, C



The evaluation should include a general description of the project setting, followed by a detailed description of the primary resource and any secondary resources. The assessment of properties follows the National Register Criteria for Evaluation including a discussion of each of the seven aspects of integrity. Any changes, alterations, or additions to the structures should be fully documented and discussed in the evaluation section. A complete set of all photographs and a site plan should follow each property description.

The eligibility evaluation requires a history of the property, including basic deed research and information about the inhabitants. If the property is/was agricultural or commercial, historical information regarding the crops or products produced should be noted with as much detail as possible in the report. Reference sources for the history could include local histories, Federal census records, county land, tax, and probate records, and historic maps and images. The historical background section need not recount the entire history of the county or region; however a brief historical sketch of the local area is helpful.

Each property should be compared to similar properties in the vicinity. For instance if the resource being documented is a gristmill, other gristmills in the county (or in some cases region depending of the rarity of the resource) should be located and photographed so that a comparison can be made and the subject property placed within an architectural context. A cursory review of NC-HPO GIS Website and county survey publications is recommended before field work so that the architectural historian preparing the evaluation can visit similar properties in the vicinity and provide a brief discussion of their integrity along with photographs. Full evaluation of comparative resources is not required. This portion of the evaluation simply places the subject resource in its architectural and historical context.

The completed draft evaluation report should be skillfully and clearly written, avoiding common mistakes as overuse of passive voice, repetitive word choice, hyperbole, excessive use of

qualifiers, and monotonous sentence structure. The report should be formatted as follows:

- Cover Page—the name of the report and the resource(s) evaluated, the NCDOT project numbers, location, “Prepared for NCDOT” with contact information, and “Prepared by” with the consultants name and contact information, and the month and year of the report.
- Signature Page—includes the same information at the cover page with signature lines for the principal investigator and the NCDOT Historic Architecture Supervisor.
- Management Summary—a brief synopsis of the purpose of the report, the project description and APE, and the recommendations for each property in a table format that includes the resource name, SSN, eligibility recommendation, and, National Register Criteria (if eligible)
- Table of Contents—a directory of the parts of the document organized in the order in which the parts appear (a list of figures is not required).
- Maps—at a minimum, the report should include a project location map, APE/survey map. These maps should locate the project in the state and county, include detail clear enough to see major roads, waterways, and other identifying features.
- Methodology—the surveyor should define the practices and procedures utilized to survey and evaluate the sites within the APE.
- Individual Property Evaluations
  - Title Block
  - Property Description—includes photographs and site plan
  - Historical Background
  - Architectural Context
  - National Register of Historic Places Evaluation
  - Boundary Description and Justification—(if eligible) with map showing the proposed National Register Boundary and a detailed verbal description which includes a discussion of existing easements such as highway Right-of-Way or Utility corridors
- Works Cited—an alphabetized list of primary and secondary resources consulted by the surveyor in Modern Language Association (MLA) or Chicago Manual of Style format.

Copies of the final Eligibility Evaluation Report are submitted in both Word and PDF formats by the NCDOT Architectural Historian to the NC-HPO for their review and comment. One printed copy is required by NC-HPO, and the digital versions of the report should be submitted on a single cd or USB portable drive if possible. Additional copies are provided to the NCDOT Project

Manager, the lead Federal Agency (as requested), and any consulting parties.

## NC-HPO MAPPING SPECIFICATIONS

NC-HPO requires GIS data for all Eligibility Evaluation Reports and these should be submitted in digital format according to the following specifications:

- An ESRI geodatabase or shapefile(s) is preferred, although other commonly used geographic vector data file types – such as KML and DXF – are acceptable.
- GIS data should be included for all individual surveyed resources (as points), surveyed districts (as polygons), boundaries of properties recommended for Determination of Eligibility (as polygons), and the APE (as a polygon).
- The GIS attribute tables for surveyed resources and districts need not contain every field identified within the Microsoft Access *Shell Database* (described below); however, the tables should, at minimum, include a field containing the SSN, to which the GIS data may be linked to the database.
- There are no expectations for fields within the GIS attribute table of the APE.
- NC-HPO prefers that GIS data be created using the WGS 1984 coordinate system or projected to the NAD 1983 North Carolina State Plane coordinate system.

NC-HPO will provide baseline historic resource GIS data (point and polygon locations for previously recorded individual resources and historic districts) for a given project area upon request. Monthly extractions of the NC-HPO GIS datasets – for the entire state – are also available for download at any time from this website:

<http://www.hpo.ncdcr.gov/gis/CountyDisclaimers.html#DataDownload>. As of October 2015 surveyors should contact Andrew Edmonds, available at [andrew.edmonds@ncdcr.gov](mailto:andrew.edmonds@ncdcr.gov) or 919-807-6592 if they have GIS/mapping questions.

## NC-HPO SURVEY SITE FORMS

In addition to the report, an NC-HPO Survey Site Form for each evaluated property should be completed. This includes updating existing database entries as well as creating new records for newly identified properties. The shell database and directions can be obtained from NC-HPO via their website ([http://www.hpo.ncdcr.gov/digital/NCHPO\\_Digital\\_Start\\_Page.html](http://www.hpo.ncdcr.gov/digital/NCHPO_Digital_Start_Page.html)) or the database coordinator. As of October 2015 surveyors should contact Michael Southern , available at [michael.southern@ncdcr.gov](mailto:michael.southern@ncdcr.gov) or 919-807-6586. The populated database MUST be submitted with the report and include every property covered in the report. Full instructions for data entry are at: <http://www.hpo.ncdcr.gov/digital/NCHPOsurveyDataEntryManual-10-2009.pdf>. At a minimum, database records shall include:

- SSN provided by the NC-HPO.
- Name (John Q. Public House, XYZ Company Building, Sweet Hope Baptist Church, etc.). If a specific name is not known, the generic property type is an acceptable alternative:

House, Commercial Building, Church, Barn, etc.

- Street address or location
- List status: NR, SL, DOE SLDOE, or None. Shell databases customized for the project by the HPO will include this value for previously designated properties.
- A construction date or circa date (date field) and brief description (narrative summary field).
- The “Actions” record should be completed for all properties with author’s name, month and year, and project name. Shell databases customized by the HPO for a project will include this information (except month) as default values in the Actions record.

## NC-HPO DIGITAL PROOF SHEETS

In addition to the printed and digital copies of the final report and survey site form(s), NC-HPO requires that the property images accompanying the survey site forms be printed on digital proof sheets. In addition, all of the jpeg images of the properties included in the report should be grouped in separate folders and submitted digitally on a cd or USB portable drive. Please provide no more than nine images per contact sheet and format the file names accordingly: “SS#\_ResourceName\_DateofPhoto\_InitialsofPhotog-FrameNo.FileType.” The back of the contact sheet should have the following information written in archival black ink.

**NCDOT Project Number**

**Survey Site Number and Name of Property**

**Address**

**Vicinity or Town**

**County**

**Photographer’s Name and Date of Photography**

The NC-HPO digital photo policy, can be found

at: [http://www.hpo.ncdcr.gov/digital/NCHPO\\_Digital\\_Photo\\_Policy.html#Naming\\_Survey\\_Photographs](http://www.hpo.ncdcr.gov/digital/NCHPO_Digital_Photo_Policy.html#Naming_Survey_Photographs)



# Eligibility Evaluation for Environmental Impact Statement Documents

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Surveys for Environmental Impact Statement environmental documents do not fall under the PA. There are two parts to preparing such documents: 1) conduct a survey and present a building inventory to NCDOT and NC-HPO at a concurrence meeting; and 2) write a report presenting the evaluation of select properties in the building inventory.

## **PUBLIC HANDOUT**

The surveyor may choose to print an informational sheet for the project to be given to property owners, residents, or any interested party that they encounter during the survey. Typically provided in postcard or letter format, the handout should include a basic description of the project, an explanation of the survey process, and contact information should the recipient have further questions.

## **BUILDING INVENTORY AND PHOTO REVIEW FORM**

Prior to conducting the survey the surveyor should consult with NCDOT staff to determine the APE and refine as needed in the field. Once the APE has been determined, each property over approximately 50 years of age should be photographed and marked on a map of the APE. After the field work the surveyor should prepare a PowerPoint presentation of the building inventory which includes the map or maps of the APE and the properties photographed and labeled as such: Property 1—123 Main St. or Parcel Identification Number (PIN). A preview of the PowerPoint Presentation will be sent to the NC-HPO for review and should include a physical description of the area, photographs of each property in the building inventory, brief descriptions of the properties, and preliminary integrity and eligibility evaluations.

After review by the NC-HPO reviewer, the PowerPoint presentation will be shown to the NC-HPO environmental review coordinator at a concurrence meeting, during which NC-HPO and NCDOT will determine which properties warrant further investigation in an eligibility evaluation report. Printed copies of the labeled APE survey map showing the property locations should be provided to each reviewer at the meeting. The presenter should also be prepared to answer general questions about the condition and significance of the properties. Questions typically asked during presentation include:

- Is there a concentration of resources that may constitute a historic district?
- Are there similar resources outside the APE?
- Is this a rare type or uniquely intact example?

At the conclusion of the meeting the NCDOT Architectural Historian will prepare a Photo Review Form which documents the properties included in the building inventory and summarizes which sites require further evaluation in order to ascertain NRHP eligibility. This form will be reviewed and signed by the NCDOT Architectural Historian and NC-HPO. The NCDOT Architectural Historian will provide copies of the form to the NCDOT Project Manager, the NC-HPO, the lead Federal Agency (as requested), and any consulting parties.

## **HISTORIC ARCHITECTURE SURVEY REPORT**

Once properties for further investigation have been selected, each will need to be thoroughly documented, evaluated, and presented in a report. (If no such properties are identified during the NC-HPO and NCDOT concurrence meeting then the photo review form serves as the final technical document and should be provided to the NCDOT Project Manager for inclusion in the environmental document.) The process follows the same procedures for an Eligibility Evaluation for Programmatic Agreement Documents. In addition to all the sections of the Eligibility Report, the Building Inventory and Photo Review Form should be appended to the report. Typically this section includes a thumbnail image of each surveyed property along with the brief physical description, integrity assessment, and eligibility evaluation that was provided at the photo review.

Copies of the final Historic Architecture Survey Report are submitted by the NCDOT Architectural Historian to the NC-HPO for their review and comment. Additional copies are provided to the NCDOT Project Manager, the lead Federal Agency (as requested), and any consulting parties.

## **NC-HPO SURVEY SITE FORMS**

In addition to the report, NC-HPO Survey Site Forms for each property documented should be completed. The shell database and directions can be obtained from NC-HPO. Printed copies of the final report, a digital copy of the report, plus digital copies of the survey site form(s), and all photographs should be transmitted to NCDOT via CD or USB portable drive. The submission of images should follow the guidelines discussed in the Eligibility Evaluation for Programmatic Agreement Document section on page 4.

# **Effects Assessments for all Document Types**

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Once a property or district has been determined eligible for National Register listing or identified as already listed on the National Register, an assessment of the project's effect on the historic property must be conducted. The effects determination is made jointly by NCDOT, NC-HPO, and the lead federal agency (if applicable) at regularly scheduled concurrence

meetings. When a property is determined eligible the NCDOT Architectural Historian will notify the project manager that an effects meeting needs to be scheduled as soon as design plans are sufficiently developed and available.

## EFFECTS REQUIRED FORM

The NCDOT Architectural Historian shall provide the NCDOT Project Manager or requestor with an “Effects Required” form for the project after the NC-HPO and NCDOT have agreed on the eligible properties. The NCDOT Architectural Historian should include the shapefiles for the historic boundaries and notify the requestor that an effects meeting needs to be scheduled as soon as design plans are sufficiently developed and available. In turn, the Project Manager should notify NCDOT Architectural Historian if the project has been expanded outside the APE, which may necessitate additional surveys prior to scheduling an effects meeting. A site visit by the NCDOT Architectural Historian prior to the effects meeting will aid in the preliminary assessment of effects and could influence the development design plans.

## ASSESSMENT OF EFFECTS MEETING

At least a week prior to the effects assessment meeting, the NCDOT Architectural Historian should schedule an internal discussion with the Project Manager. The goal of this “pre-effects” meeting is to review the presentation materials provided by the Project Manager and make any necessary changes in advance of the effects meeting. It is usually helpful for the Project Manager to consult with or invite personnel from Roadway Design, Structure Design, Hydraulics, GeoTech, and Utilities for the pre-effects meeting in case there are questions about their respective fields.

At a minimum, the effects presentation should include the following information:

- A brief description of project (verbal is acceptable).
- Overall plans for the project showing all alternatives under study within APE. Full size plans are useful during the meeting but a smaller size for their project files is preferred.
- Detailed aerials with design plans overlaid (11x17 preferred) at each historic property. The plans should show the historic boundary, the existing and proposed right-of-way, temporary and/or permanent easements (construction, drainage, and/or utility), property lines, and any other relevant information that may assist in determining effects. Color coding can assist in the review of this information.
- A discussion of all options pursued to minimize, avoid, or mitigate damage to the historic property.

At the Assessment of Effects meeting the Project Manager should be prepared to discuss everything that may have a physical, visual, or auditory effect on the property. Specialist personnel from Roadway Design, Structure Design, Hydraulics, GeoTech, and Utilities, may need to attend the effects meeting with the agencies to address specific questions. Common

topics of discussion are temporary and permanent easements, existing and future utilities, right-of-way acquisition, and standard design practices versus design exceptions. Bridge replacement projects require special considerations such as; bicycles and pedestrians accommodations, design speed, crash test (TL) requirements, available railings, and guardrail length. For road widening and new location projects the existing landscape features and the extent of sloping and vegetation removal often come into consideration.

Application of the criteria of adverse effect must be done with the lead federal agency (or state equivalent) in consultation with the NC-HPO. Any views on effects that have been provided by consulting parties or the public during previous steps in the process must also be considered by the lead federal agency. In considering whether there will be effects on any of the historic properties in the APE, it is important to remember that:

- To have an effect, the undertaking must have the potential to alter the qualifying characteristics of the property. If the undertaking will alter the property in some other way, there may not be an effect. Therefore, it is important for the architectural historian to convey why the property is significant and what elements of the property contribute to its significance.
- An effect does not have to be negative. If the undertaking will change the relevant characteristics of the property at all, it may have no adverse effect.
- The potential alteration does not have to be a certainty; as long as the undertaking may alter the relevant characteristics, it must be found to have an effect. Only if an agency can definitely determine the qualifying characteristics will not be altered can it state that the undertaking will not affect the property.
- Effects need not be direct and physical. Alterations that may affect the way the property is used can affect the characteristics that make the property eligible.
- The agency should consider both changes that occur at the time of the undertaking and reasonably foreseeable effects that may occur later in time. For example, if the construction of a highway project is anticipated to cause or accelerate changes in land use or traffic patterns in other areas, these changes are also potential adverse effects of the undertaking.

Section 106 regulations cite the following typical examples of adverse effects to historic properties:

- Physical destruction of or damage to all or part of the property.
- Alteration of a property that is not consistent with the Secretary's Standards for the Treatment of Historic Properties.
- Removal of the property from its historic location.
- Change of the character of the property's use of physical features within the property's setting that contribute to its historic significance.
- Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features.

- Neglect of a property which causes its deterioration.
- Removal of vegetation due to permanent easements.
- Changes in surrounding land use that contributes to a loss in setting or viability of historic business/agriculture.

## ASSESSMENT OF EFFECTS FORM

At the conclusion of the meeting the NCDOT Architectural Historian will prepare an Assessment of Effects Form which documents the effects that each alternative will have on every eligible resource in the APE. In addition, this form will also record Section 4(f) *de minimis* impacts and serve as the written concurrence from the officials with jurisdiction for the *de minimis* determination. This form will be reviewed and signed by the NCDOT Architectural Historian, NC-HPO, and the lead federal agency (if applicable). The NCDOT Architectural Historian will provide copies of the form to the NCDOT Project Manager, the NC-HPO and lead Federal Agency, and other consulting parties (as requested).

## DESIGN CHANGES

After the Assessment of Effects meeting the NCDOT Project Manager should monitor the project to ensure that any design changes do not further impact historic resources or extend into areas not covered by the current APE. If there are design changes within or adjacent to eligible historic properties, the NCDOT Project Manager should submit the changes to the NCDOT Architectural Historian who shall determine if the changes will necessitate additional effects consultation with NC-HPO. Furthermore, if the project scope increases to include work in areas outside the APE, the NCDOT Project Manager should notify the NCDOT Architectural Historian, who will, in turn, consult with NC-HPO. If additional survey is required and new historic resources are identified, further effects consultation will be required. Examples of changes to the overall project that may directly or indirectly cause effects to the historic properties include, but are not limited to:

- changes in the typical section
- addition of interchanges, turning lanes, or service roads
- inclusion of sidewalks, multi-use paths, or bicycle lanes
- construction of retaining walls
- upgrades to detour routes
- stream and wetland restoration

## Finding of Adverse Effect

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When an adverse effect cannot be avoided a Finding of Adverse Effect document is prepared

and sent to the lead federal agency. The agency, in turn, sends the document to the Advisory Council on Historic Preservation (ACHP) and other consulting parties (including NC-HPO, tribes, property owners, etc.). The ACHP will respond to the lead federal agency that they have received the document and state if they wish to participate in the development of the Memorandum of Agreement (MOA). A copy of the ACHP's letter and comments from the consulting parties should be kept in the project file.

## FINDING OF ADVERSE EFFECTS

According to the Section 106 regulations, the document should contain:

- an explanation of the undertaking (including a project area map);
- an account of the efforts to identify historic properties;
- a description of the historic properties affected (including photographs);
- a discussion of the effect to the historic property;
- a narrative of the alternatives considered (including preferred and discarded)
- a proposal of possible mitigation measures; and
- appendices for supporting documents (i.e. effects forms, letters of concurrence, public comments, local government resolutions).

Completing the Finding of Adverse Effect document requires coordination with the Project Manager and the NCDOT Archaeologist since this document will address all known cultural resources. The Project Manager should provide the language regarding the undertaking, purpose and need, alternatives studied, and justification for the preferred alternative. Typically, this information is located in the draft environmental document; however the Project Manager may need to edit or clarify this data. The NCDOT Archaeologist should provide their account of efforts to identify pre-historic and historic sites and whether or not eligible sites will be impacted by the preferred alternative. If there are possible impacts to archaeological sites, then proposed mitigation measures must be included in the narrative.

NON FEDERAL PROJECT – COORDINATE WITH THE HISTORIC COMMISSION

## Memorandum of Agreement

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The MOA is a legal document which results from the consultation process to resolve adverse effects. The document outlines the agreed-upon measures that NCDOT and other parties will take to minimize and mitigate adverse effects on historic properties. After the Finding of Adverse Effect document has been distributed and ACHP has responded, a meeting with the consulting parties should be arranged. This provides an opportunity for the parties to express their desires for mitigation measures. There are some standard mitigation measures such as

photo-documentation, landscape plans, and aesthetic bridge rails; however, creative mitigation measures are encouraged. Adverse effects to eligible archaeological sites must be included in the stipulations along with procedures for unanticipated discoveries.

## **PUBLIC MEETING INVITATION**

The NCDOT Architectural Historian may choose to print an informational postcard or newsletter for the project to be given to property owners, residents, or interested parties (such as the government officials, local historic groups, or regional planning groups) to notify and invite them to the consultation meeting. The invitation should include a basic description of the project, an account of the identification of historic properties, and an explanation of the project's impacts on eligible historic resources. Contact information for the NCDOT Architectural Historian and NCDOT Project Manager should also be provided in case the recipient has further questions.

## **MOA SIGNATURES**

Principal Signatories, Concurring Parties

# **Photo-documentation**

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A common mitigation measure for MOA's is photo-documentation of the adversely affected property prior to construction. NC-HPO accepts digital images for documentation purposes. However these images should be captured using the RAW setting on a digital SLR camera with at least 6 megapixels of resolution. The images should be saved as TIF files. JPEGs are not accepted. Each elevation of a primary resource and its dependents should be photographed as well as oblique views. Where appropriate, viewsheds should also be documented. Contact sheets should be printed on premium quality, bright white paper (24 lb weight or higher) or photo paper. There should be a minimum of four and a maximum of nine images per contact sheet with file names under each image. File names should follow this format: SS#\_ResourceName\_DateofPhoto\_IntialsofPhotog-FrameNo.tif. The back of the contact sheet should have the following information written in black archivally stable ink:

**NCDOT Project Number**

**NC-HPO Environmental Review Number**

**“NCDOT Photo-documentation for MOA”**

**Survey Site Number and Name of Property**

**Street Address**

**Vicinity or Town**

**County**

**Photographer’s Name and Date of Photography**

Label the CD Case and the CD with the same information. A photo log should accompany the contact sheet and the CD containing the digital images. The photo log should have a table with the file name and description for each image. The descriptions should provide general information about the subject and the direction from which the photograph was taken. For example:

Photo ID	Description
BL_0152_Bridge188_12-12_slr-01.tif	Bridge No 188 southern elevation
BL_0152_Bridge188_12-12_slr-02.tif	Bridge No 188 southern abutment
BL_0152_Bridge188_12-12_slr-03.tif	Bridge No 188 bridge rail detail

## Glossary of Key Terms

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**Adverse Effect** – An effect of an undertaking that “may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling or association. Consideration shall be given to all qualifying characteristics of an historic property, including those that may have been identified



subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative." 36 C.F.R. § 800.5(a).

Advisory Council on Historic Preservation (ACHP) – An independent agency created by Title II of the National Historic Preservation Act (NHPA), 16.U.S.C. § 470f. The review process established by NHPA Section 106, 16 U.S.C. § 470f, is conducted according to regulations issued by the ACHP, 36 C.F.R. part 800, as authorized by 16 U.S.C. § 470s.

Affected Indian Tribe or Affected Tribe – Consistent with 36 C.F.R § 800.14(f)(1), an affected Indian tribe includes federally recognized tribes that attach religious and cultural significance to historic properties potentially affected by the undertaking, and federally recognized tribes with jurisdiction over tribal lands on which the undertaking has the potential to affect historic properties.

Area of Potential Effects (APE) – The geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking. 36 C.F.R. § 800.16(d).

Categorical Exclusion (CE) – Categorical exclusion, under NEPA, covers various categories of actions which do not individually or cumulatively have a significant effect on the human environment and are exempt from the requirement to prepare an Environmental Assessment or an Environmental Impact Statement.

Certificate Of Appropriateness (COA) – Once a resource has been designated as a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the preservation commission. The municipality shall require such a certificate to be issued by the commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this Part. A certificate of appropriateness shall be required whether or not a building or other permit is required.

Concurring Party – An entity with an interest in the subject matter of an MOA and which signs

the MOA to signal its concurrence with the terms of the MOA, but which does not have any authority or responsibility under the terms of the MOA.

Consultation – The process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the Section 106 process. 36 C.F.R. § 800.16.

Consulting Party – Any entity that has a consultative role in the Section 106 process, as defined by 36 C.F.R. § 800.2(c). This includes, among others, the ACHP, SHPOs, THPOs, affected Indian tribes, other affected agencies, signatory parties, concurring parties, and any additional entities invited to participate due to the nature of their legal or economic relation to the undertaking or affected properties, or their concern with the undertaking's effects on historic properties (see 36 C.F.R. § 800.2(c)(5)).

Cooperating Agency – “Cooperating Agency,” under NEPA, means any agency other than the lead agency which has jurisdiction by law or special expertise with respect to any environmental impact involved in a proposal for any action significantly affecting the human environment.

Cultural Resources Specialist – NCDOT personnel who meet the professional qualifications defined in the Secretary of the Interior's Professional Qualifications at 36 CFR Part 61 and; 48 FR 44716 in the fields of archaeology, architectural history, or historical architecture.

Determination Of Eligibility (DOE) – Although only the National Park Service may make an official Determination of Eligibility for inclusion in the National Register, if the Federal agency, NCDOT and the SHPO agree on a property's eligibility, the Federal agency may proceed in the Section 106 process as if an official NPS determination had been made.

Determined Eligible (DE) – The term used to describe a property or site that has been found to meet the criteria for inclusion on the National Register of Historic Places.

Geographic Information Systems (GIS) – A computer system capable of assembling, storing, manipulating, and displaying geographically or spatially-referenced information (i.e., data identified according to their locations).

Historic Property – Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria. 36 C.F.R. § 800.16(l)(1), providing elaboration on the statutory

definition codified at 16 U.S.C. § 470w(5).

Interested Member of the Public – An individual or entity that is not a consulting party (until invited to be so), but which the Lead Federal Agency believes may be interested in information about the undertaking and its effects on historic properties based on, for example, the Lead Federal Agency’s prior experience or contact with the individual or entity, the recommendations of a SHPO or THPO, affected Indian tribes, or the individual or entity’s own initiative in providing its views. See 36 C.F.R. § 800.2(d).

Lead Agency – “Lead Agency” means the public agency which has primary responsibility for carrying out or approving a project which may have a significant effect on the environment and preparing the environmental document.

Locally Designated (LD) – Local governments may establish a historic preservation commission under North Carolina G.S. 160A-400.1-400.14. A preservation commission may carry out a comprehensive preservation program, including recommending individual properties and areas for designation by local governing boards as landmarks and historic districts.

Memorandum of Agreement (MOA) – An accord that is prepared when an undertaking will have adverse effects on cultural resources, and the consulting parties agree on ways to reduce, avoid, minimize or mitigate such effects. A three-party MOA is signed by the federal agency, the SHPO, and the Advisory Council; a two-party MOA is when the Advisory Council has not been involved in the consultation but receives the MOA after the federal agency has prepared it.

National Historic Preservation Act (NHPA) – The National Historic Preservation Act (16 U.S.C. 470) created the Advisory Council on Historic Preservation (ACHP), an independent Federal agency, to advise the President and Congress on matters involving historic preservation. The ACHP is authorized to review and comment on all actions funded or permitted by the Federal government which will have an effect on properties listed in the National Register of Historic Places, or eligible for such listing.

National Register of Historic Places (NRHP) – The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or the nation. The National Park Service, through the authority of the Secretary of the Interior maintains the National Register of Historic Places. Sites are determined eligible for listing on that Register using criteria defined in 36 C.F.R. § 60.4.

No Adverse Effect – An undertaking has an effect on a historic property, but the effect would not be harmful to those characteristics that qualify the resource for inclusion in the NRHP.

No Effect – An undertaking has no effect of any kind (neither harmful nor beneficial) on a resource that is eligible for inclusion in the NRHP.

North Carolina Historic Preservation Law (G.S. 121-12a) – Provides for consideration of National Register properties in undertakings funded or licensed by the state. Where a state undertaking is in conflict with the preservation of a National Register property, the North Carolina Historical Commission is given the opportunity to review the case and make recommendations to the state agency responsible for the undertaking. The commission's recommendations to the state agency are advisory.

North Carolina State Historic Preservation Office (HPO) – Agency that assists private citizens, private institutions, local governments, and agencies of state and federal government in the identification, evaluation, protection, and enhancement of properties significant in North Carolina history and archaeology. The agency carries out state and federal preservation programs and is a component of the Office of Archives and History, North Carolina Department of Cultural Resources.

North Carolina State Study List – The State Study List, maintained by the HPO identifies properties and districts that are likely to be eligible for the National Register. Inclusion in the State Study List is not an absolute guarantee of eligibility.

Office of State Archaeology (OSA) – North Carolina's Office of State Archaeology coordinates and implements a statewide program of prehistoric, historic, and underwater archaeology. The OSA serves as the professional archaeology staff for the State Historic Preservation Office and the North Carolina Historical Commission.

Programmatic Agreement (PA) – A legally-binding agreement between the ACHP and a federal agency's implementation of a particular program with regards to its Section 106 responsibilities.

Signatory Party – An entity that signs an MOA and has authority or responsibility under the terms of the MOA.

Significant – A prehistoric or historic district, site, building, structure, or object meeting one or more of the Criteria for Evaluation used in considering NRHP eligibility. Significance is achieved through association with events or important persons, distinctive physical characteristics, or the potential to yield important information. The National Register regulations, 36 CFR 60, note that significance is found in properties that have "integrity of location, design, setting,

materials, workmanship, feeling, and association.”

State Historic Preservation Officer (SHPO) – The official appointed or designated pursuant to Section 101(b)(1) of the NHPA to administer the state historic preservation program or a representative designated to act for the state historic preservation officer. 36 C.F.R. § 800.16(v).

Surveyed Site – Archaeological sites, structures, and landscapes in North Carolina that have been identified by professional archaeologists and/or architectural historians as a result of federal, state, or local studies.

Traditional Cultural Property (TCP) – A property that is “eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community.” The property must meet the requirements defined in 36 C.F.R. § 60.4 and the National Park Service, National Register Bulletin 38, Guidelines for Evaluating and Documenting Traditional Cultural Properties (1990). Properties of traditional religious and cultural importance to a tribe are a type of TCP.

Tribal Historic Preservation Officer (THPO) – The official appointed or designated by an Indian tribe to implement the Tribal Historic Preservation Program. The term applies only for tribes on the National Park Service list that, in accordance with Section 101(d)(2) of NHPA, have formally assumed the responsibilities of the SHPO for purposes of Section 106 compliance on their tribal lands.

Tribal Lands – (A) All lands within the exterior boundaries of any Indian reservation; and (B) all dependent Indian communities. 16 U.S.C. § 470w(14). Tribal lands include lands held in trust by the United States for a tribe external to the boundaries of a reservation if the lands are under Federal superintendence, but does not include allotments external to the boundaries of a reservation.

Undertaking – A project, activity, or program funded in whole or in part under the jurisdiction of a Federal agency, including those carried out with Federal financial assistance; those requiring a Federal permit, license or approval.” 36 C.F.R. § 800.16 (y). Under the NHPA, a federal action that is subject to Section 106 review. It is intended to include any project, activity, or program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effects.

# Management Summary Example

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**Replace Bridge Nos. 155 and 158 on US 23-74 over Richland Creek, Haywood County**  
**North Carolina Department of Transportation**  
**TIP No. B-3186 | WBS No. 38332.1.FS1**

**MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge Nos. 155 and 158 on US 23-74 over Richland Creek in Haywood County. The project area is located in the central section of the county between the town of Waynesville and Lake Junaluska, a residential community and religious conference center. The bridges are located immediately west of the split with US 19 (Dellwood Road). The Area of Potential Effects (APE) for the proposed project is delineated as 700 feet from either end of the bridge and 100 feet on either side of the center line.

NCDOT contracted with Acme Preservation Services, LLC (APS) in April 2015 to complete an intensive historic resources evaluation of the Lake Junaluska Assembly, an approximately 1,200-acre retreat development abutting the project area on the north side. Architectural historian Clay Griffith conducted the fieldwork in April 2015, photographing and mapping the resources within the APE, and authored the report. Primary source investigation included research at the Haywood County Register of Deeds and Land Records offices in Waynesville, the Haywood County Public Library, SEJ Heritage Center in Lake Junaluska, and at Pack Memorial Library in Asheville. The North Carolina State Historic Preservation Office's Haywood County survey files at the Western Office of Archives and History in Asheville were searched to provide architectural context.

After an intensive evaluation of the bridge location, the adjacent Lake Junaluska Golf Course, and the larger retreat development, it was determined that the north side of the project APE falls almost entirely within the potential boundaries of the Lake Junaluska Assembly, a property that appears to be eligible for the National Register of Historic Places under Criteria A and C in the areas of Entertainment/Recreation and Architecture and under Criteria Consideration A for religious properties. Begun in 1913, the Lake Junaluska Assembly fits within the long tradition of tourism in the mountains of western North Carolina dating to the mid-nineteenth century and the establishment of several prominent denominational retreats and conference centers that were located in the area for its easy accessibility, temperate climate, scenic beauty, and recreational opportunities. The buildings and structures of the Assembly reflect the types of facilities required to support and sustain its programs of spiritual reflection, religious training, and seasonal recreation. Organized around the 250-acre man-made lake, the Lake Junaluska Assembly contains an extensive collection of hotels, public buildings, administrative facilities, summer houses, and recreational features that have contributed to its allure as a seasonal retreat community throughout the twentieth century and continues to the present.

The boundaries of the National Register-eligible Lake Junaluska Assembly were not defined as part of this report due to the large scale of the development and number of resources it contains. The APE for the replacement of Bridge Nos. 155 and 158 on US 23-74 over Richland Creek is located on

the edge of the Assembly property in the southwestern section. The Lake Junaluska Golf Course, an important recreational component of Lake Junaluska Assembly, dating from 1919, directly borders the highway right-of-way and lies within the project APE. The majority of resources associated with the potentially eligible Lake Junaluska Assembly Historic District are located around the 250-acre lake fed by Richland Creek. The Assembly encompasses nearly 1,200 acres, and the golf course occupies 86 acres to the west and southwest of the lake. The original nine-hole course, one of the oldest in the region, was expanded to an eighteen-hole course in 1994, with the new holes largely circumscribing the earlier ones. The changes to the golf course do not appear to prohibit it being a contributing resource to the overall Lake Junaluska Assembly property.

Property Name	Address	PIN	Eligibility Determination	Criteria
Lake Junaluska Assembly Historic District (HW0540)	Roughly bounded by Golf Course Road, N. Lakeshore Drive, S. Lakeshore Drive, and County Road	multiple	Eligible	A, C

APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled *Historic Architectural Resources: Survey Procedures and Report Guidelines* (2003). This property evaluation meets the guidelines of NCDOT and the National Park Service.



## Introduction

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Replace Bridge No. 35 on SR 1520 (Rock Road) over Hollands Creek*. The project is located in Rutherford County. The TIP Number is B-4812, and the WBS Number is 38582.1.FD2. The project location is shown on both **Figures 1 and 2**.

This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2007). The project is state funded and requires federal permits. NCDOT architectural historians established an area of potential effects (APE) for the project that extends seventy-five (75) feet on either side of Bridge No. 35 and 700 feet from each end of that structure. The APE is depicted in **Figure 2**. NCDOT architectural historians also conducted a preliminary investigation of the APE to identify resources that warranted additional study to determine their eligibility for the National Register of Historic Places (NRHP). The architectural historians concluded that the Mitchum-Hensley House (RF654) was the only property fifty years of age or older that warranted further evaluation. Rutherford County Bridge No. 137 is not addressed in this report. Built in 1952 and reconstructed in 1973, the structure does not exemplify any distinctive engineering or aesthetic type and thus does not have the significance needed for National Register eligibility under any criterion.

This investigation was conducted to evaluate the Mitchum-Hensley House for National Register eligibility. The current evaluation of eligibility is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT Historic Architecture Group Procedures and Work Products. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the HPO a reasonable opportunity to comment.

The eligibility evaluation consisted of research into the history and architecture of the Mitchum-Hensley House and a field survey of the property. For the research phase, both primary and secondary sources were examined, including the HPO survey files for Rutherford County. Of particular help was the National Register Multiple Property Documentation Form, *The Historic Architecture of Rutherford County*, North Carolina, prepared by Kimberly I. Merkel in 1983. In addition, Mr. Herman Hensley, a former resident of the Mitchum-Hensley House, provided information regarding the history of the house and changes to the property over time.

Field work took place on 19 August 2015. The house as well as other buildings on the property were examined and documented with photographs to assess their current level of integrity. The principal investigators also conducted a windshield survey of other dwellings in the area to investigate whether other surviving houses built in the same period displayed similar forms and methods of construction. A site plan showing the current tax parcels for the Mitchum-Hensley House is depicted in **Figure 3**.

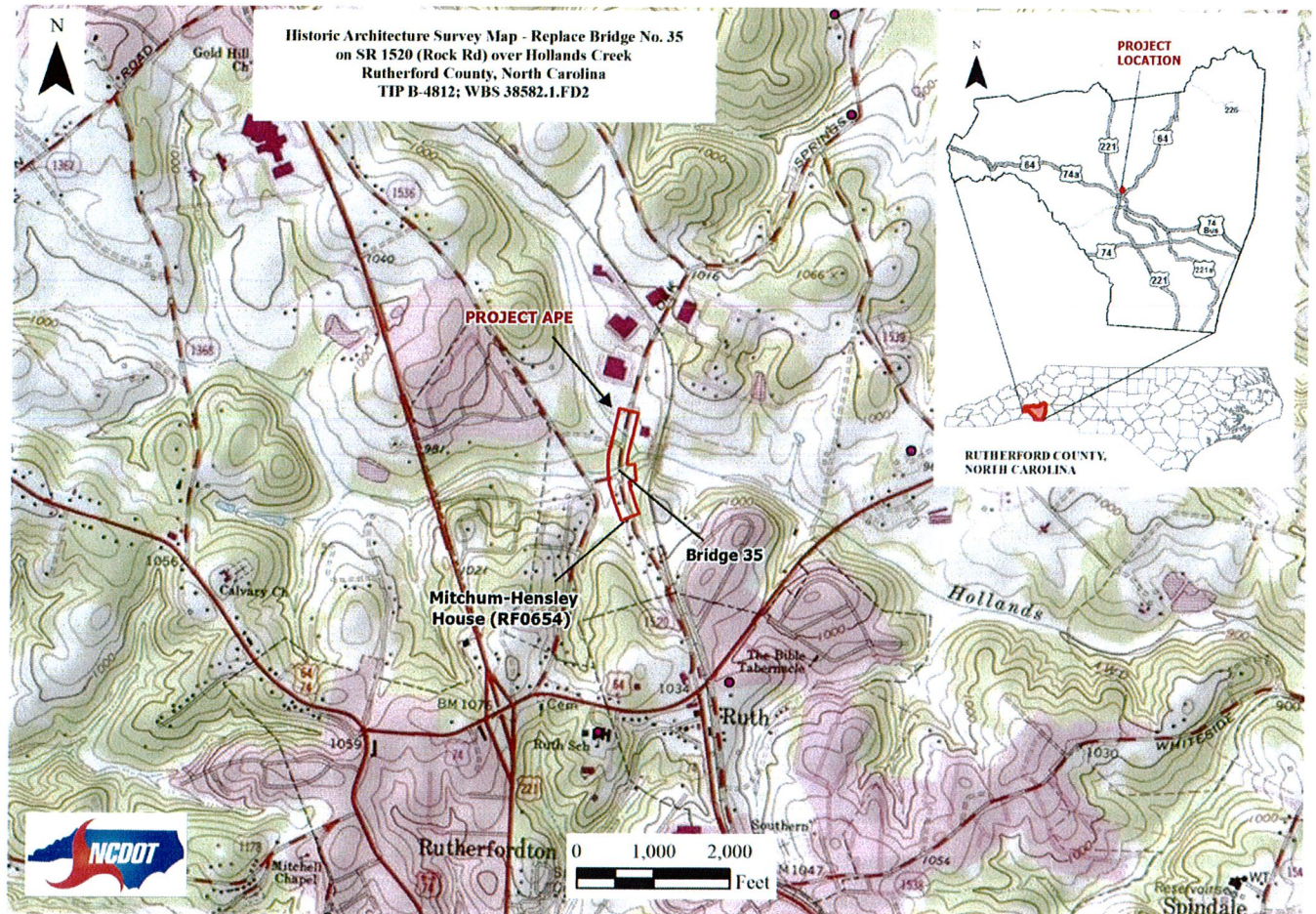
As noted below in **Table 1**, the Mitchum-Hensley House is not recommended for National Register eligibility under any criterion because of a loss of integrity.

**Table 1**

<b>Property Name</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criteria</b>
Mitchum-Hensley House	RF0654	Ineligible	None

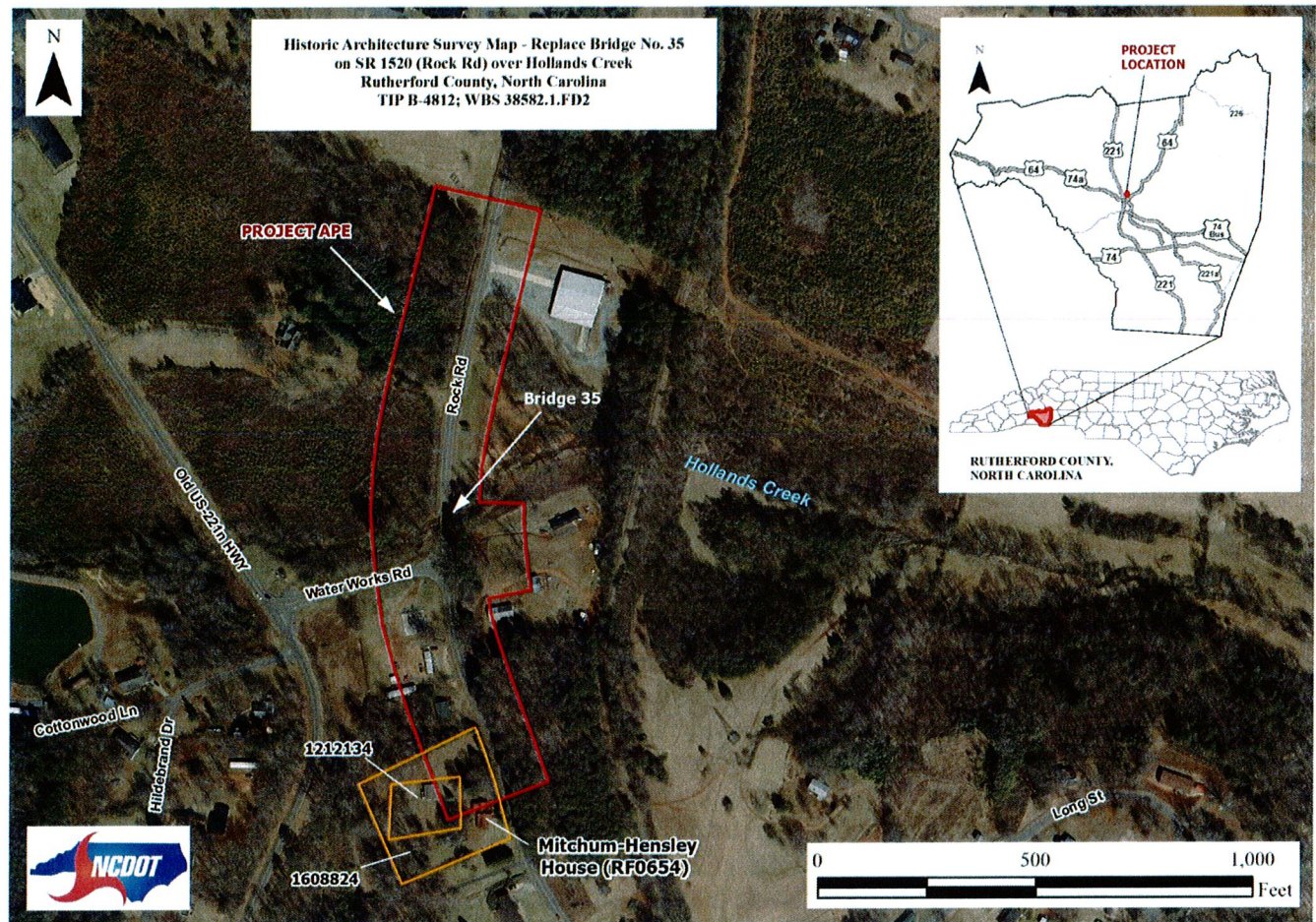
Figure 1

Mitchum-Hensley House  
General Location Map





**Figure 2**  
**Mitchum-Hensley House**  
**Area of Potential Effects (APE) Map**

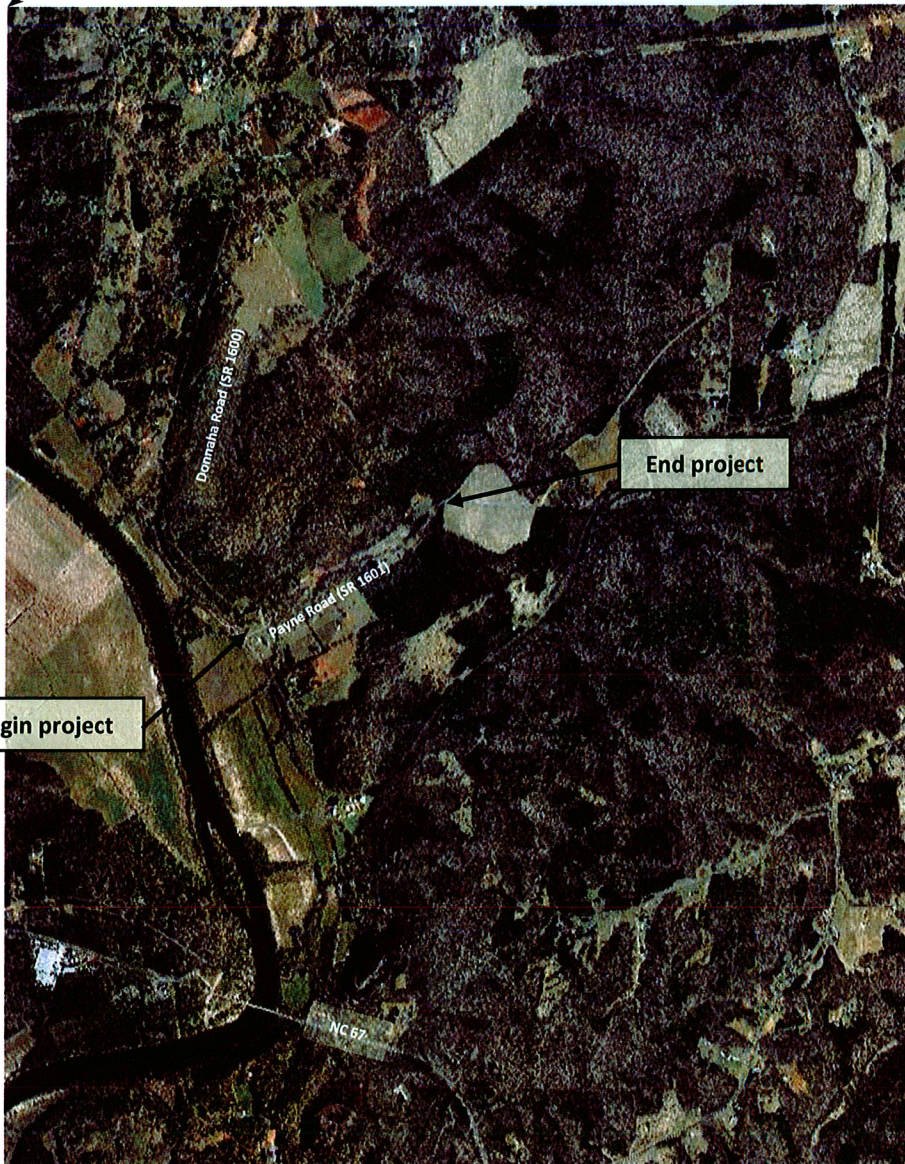
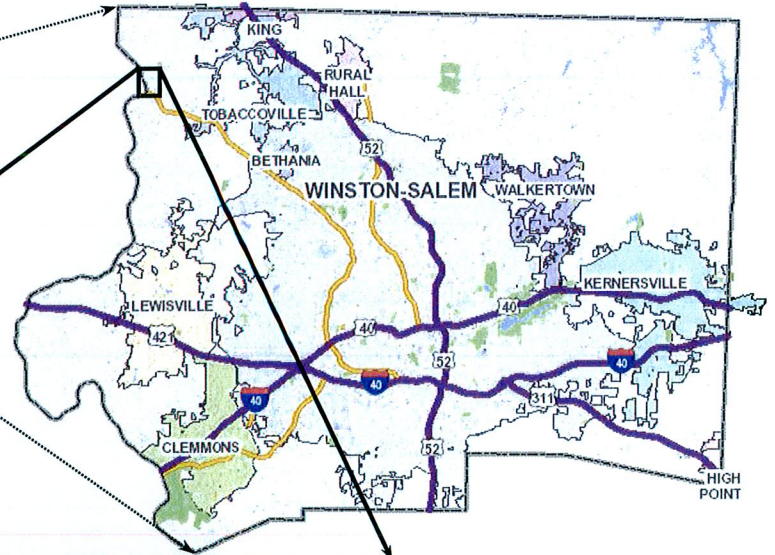


# Mapping Examples

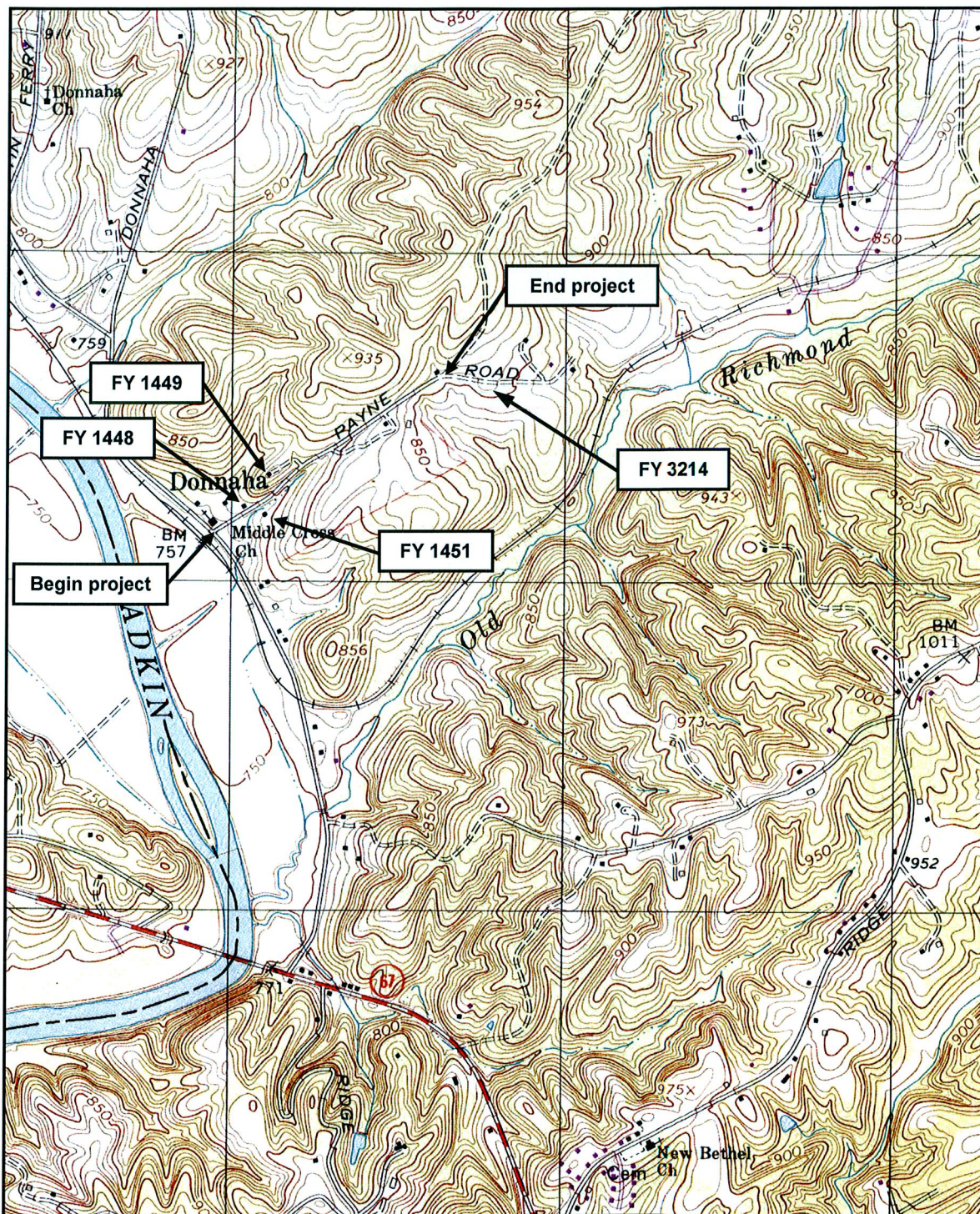
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## I. Project Location Maps

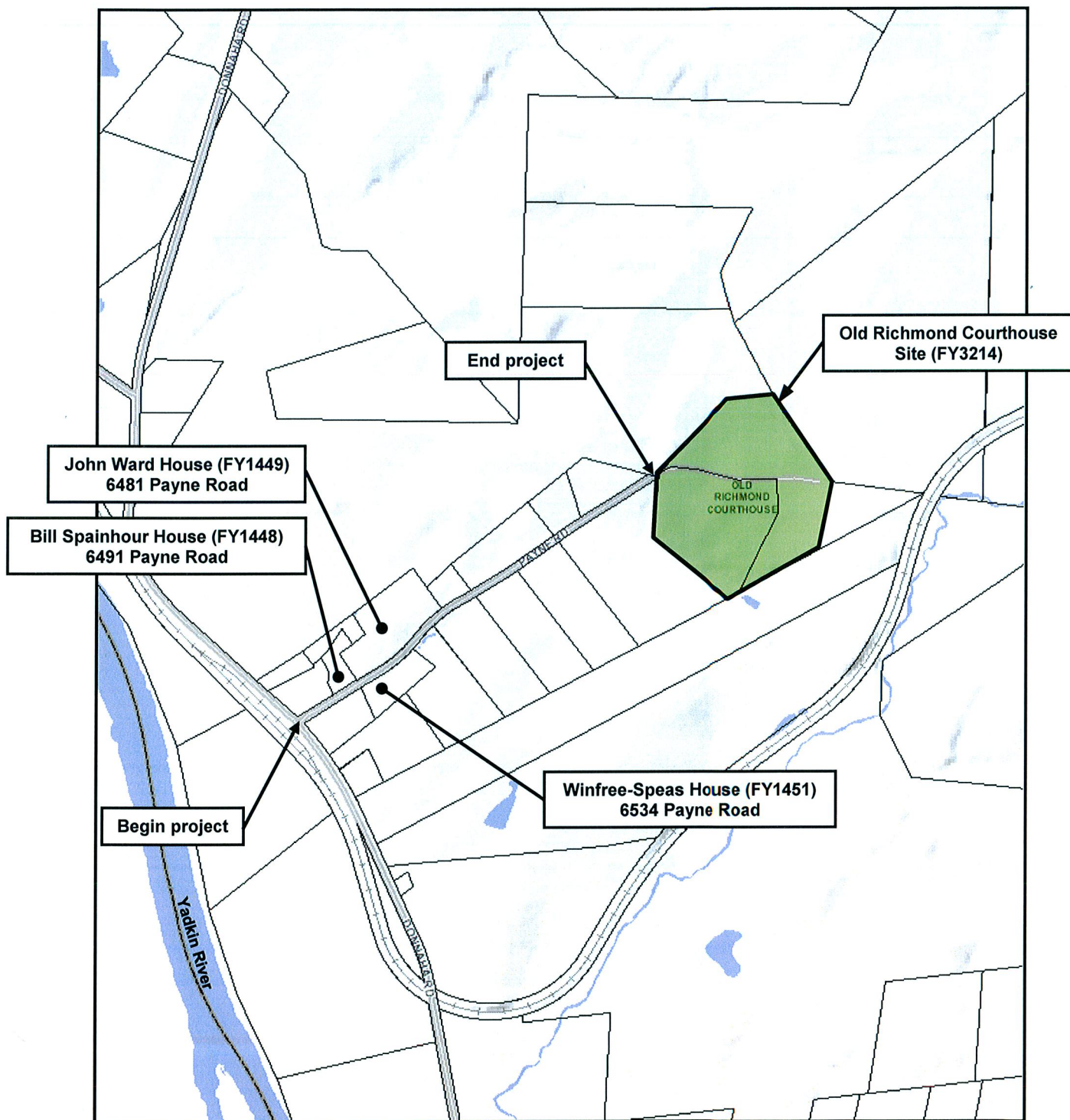






Location Map – Vienna, NC USGS topographic quadrangle map (1997)





**Forsyth County tax map showing property locations and boundaries of Old Richmond Courthouse Site (shaded)**

(Map source: Forsyth County GeoData Explorer)





Figure 1: General Location of APE for the Widening of NC 53 (Burgaw Highway (R-5023 B&C)).



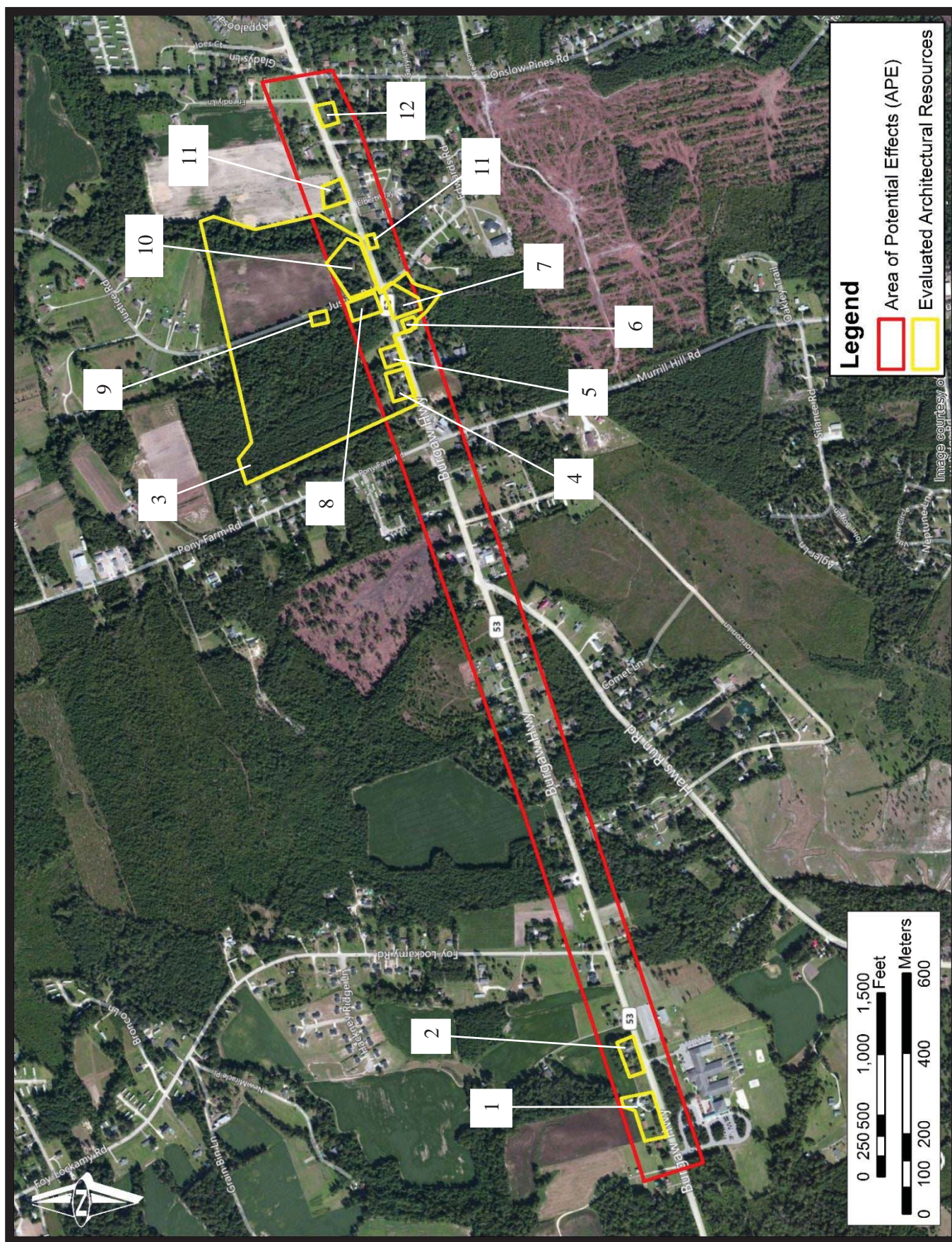
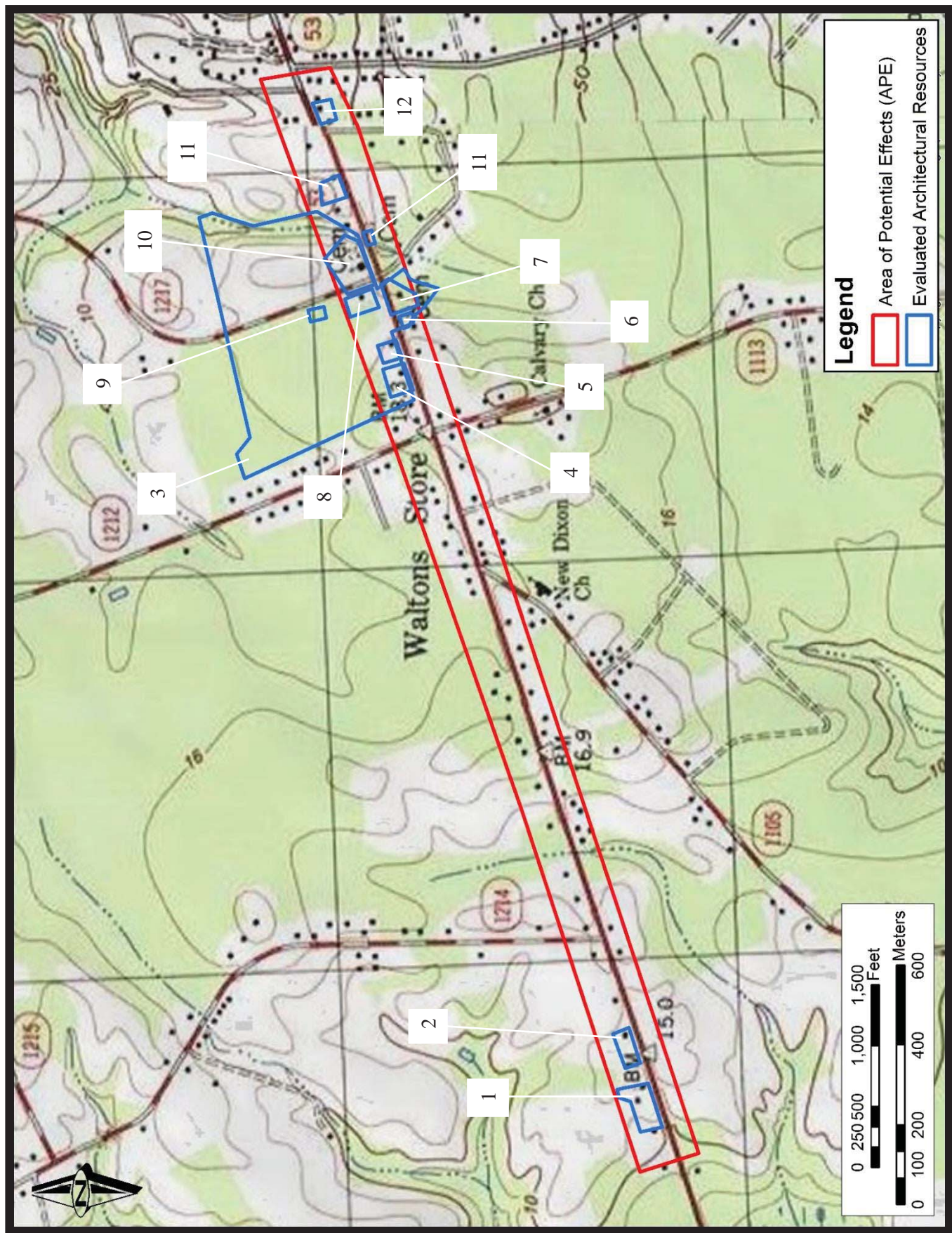


Figure 2a: Location of Surveyed Resources, Shown on Aerial (R-5023 B&C) (ArcGIS Image Service 2014a).





# Reconnaissance Report Examples

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## **HISTORIC ARCHITECTURAL RESOURCE SURVEY RECONNAISSANCE REPORT**

**Replace Bridge No. 164 on SR 1503 (Stone Mountain Road) Over Buffalo Creek,**

**Caldwell County, North Carolina**

**NCDOT PA No. 13-09-0016 | WBS No. 17BP.11.R.73**

### **Introduction**

In November 2013, Cultural Resource Analysts, Inc. (CRA) completed a reconnaissance-level architectural survey for the replacement of Bridge No. 164 on State Road 1503 (Stone Mountain Road) in Caldwell County, North Carolina, for the North Carolina Department of Transportation (NCDOT) in association with WBS No. 17BP.11.R.73. Bridge No. 164, which extends approximately 50 ft in length, carries Stone Mountain Road over Buffalo Creek, approximately 0.38 mi east-northeast of its intersection with Buffalo Cove Road. Architectural historian Hallie Hearnese conducted fieldwork for the survey on November 11, 2013, under the direction of Principal Architectural Historian S. Alan Higgins. The survey was undertaken pursuant to the National Historic Preservation Act of 1966, as amended, the Archaeological and Historical Preservation Act of 1974 and Title 36 of the Code of Federal Regulations, Parts 660-66 and 800 (as revised). The field investigations meet the requirements specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716-44742); the North Carolina Historic Preservation Office's (HPO) *Architectural Survey Manual: Practical Advice for Recording Historic Resources* and *Digital Photography for Historic Property Surveys and National Register Nominations, Policy and Guidelines* (2012); and NCDOT's *Guidelines for Survey Reports for Historic Architectural Resources*.

Based on the nature of the proposed project, the area of potential effects (APE) was defined as those properties within or adjacent to an environmental corridor of approximately 500 ft to either side of the centerline of Bridge No. 164, which took into account the potential for both direct and indirect effects for the proposed project. The APE was conditioned by the heavy tree line immediately to the west, which removes the potential for effects to the west beyond this area. The survey identified all architectural resources within the APE that are 50 years of age or older. This included Bridge No. 164 and one (1) other resource at 6890 Stone Mountain Road; one (1) additional resource at 6936 Stone Mountain Road was recorded with a property boundary within approximately 700 ft of the crossing. As such, in total, three (3) resources were identified and recorded to a reconnaissance-level standard (Figures 1 and 2).

### **Methodology**

Before entering the field, CRA consulted the North Carolina State Historic Preservation Office's HPOWEB GIS Service to ascertain the character and location of previously recorded resources,



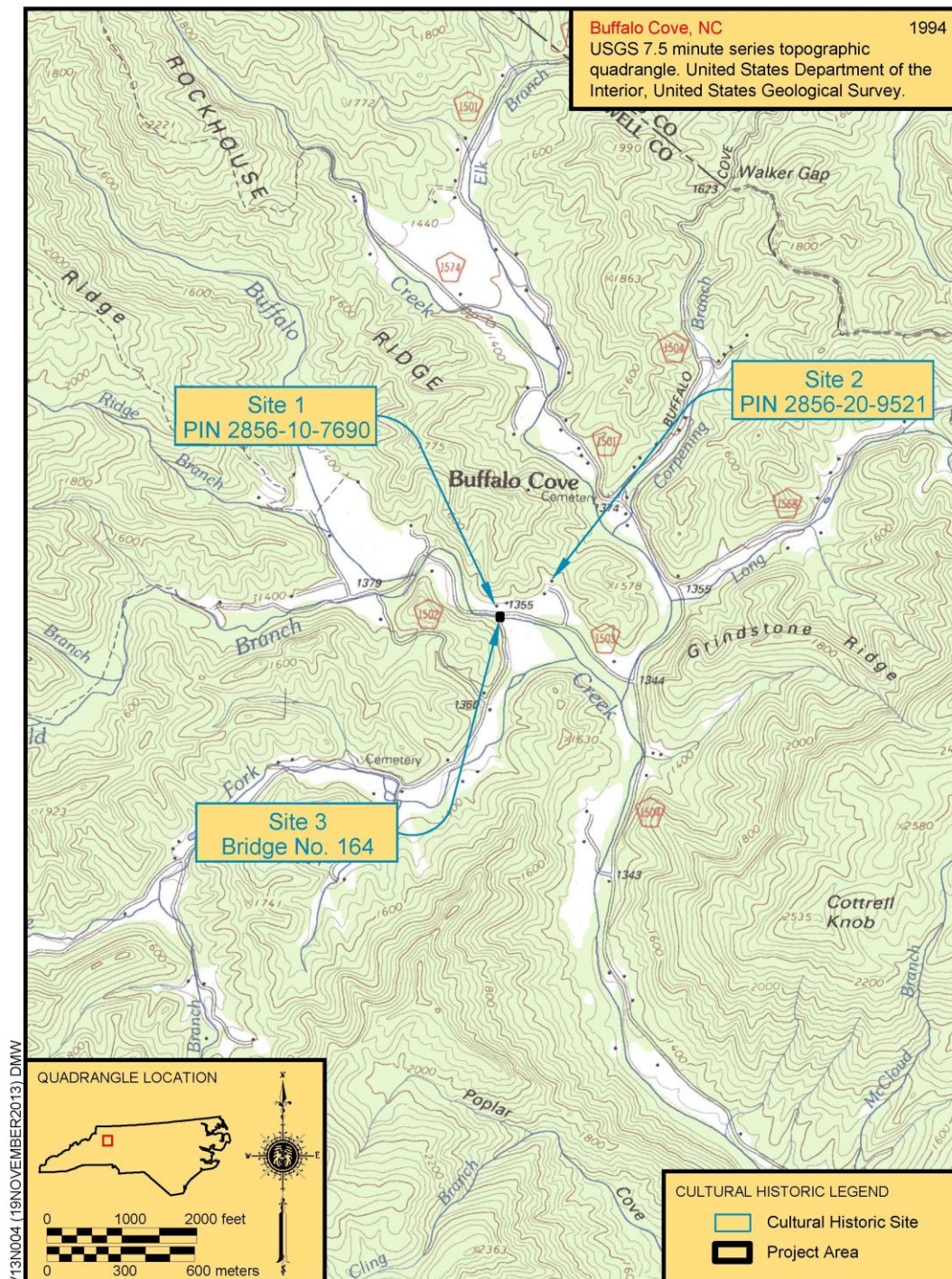


Figure 1. Project area and survey sites depicted on a topographic quadrangle.





Figure 2. Project area and survey sites depicted on an aerial photograph.



should any exist; CRA's review indicated that there were no previously-recorded resources within the APE. CRA also completed basic archival research in the files of the Caldwell County Public Library; with the NC HPO Western Office; examined property tax records of the Caldwell County Tax Administration Department; and reviewed historic aerial images and topographic quadrangles.

In addition to Bridge No. 164, CRA's field investigation identified two (2) resources that, based on visual inspection and preliminary historical research, appeared to meet the age threshold for recordation. Identified resources were subject to reconnaissance-level recordation. Each property was visually inspected, labeled on a topographic quadrangle map, and digitally photographed. The architectural historian took detailed notes and made a sketch site plan of each property to facilitate physical description and preliminary evaluation of potential significance. Sufficient information was obtained to document the property's physical characteristics, approximate date of construction, contextual setting, and integrity. Whenever possible, property owners were questioned about the site's age and development. Based on field observations and preliminary historical information, CRA has provided a recommendation regarding each resource's potential significance and whether it warrants additional study for evaluation of eligibility for listing in the National Register of Historic Places (NRHP).

## Architectural Survey Results

The architectural survey identified three (3) individual resources, including Bridge No. 164 (Figures 1 and 2). The results are summarized in Table 1, and each resource is described in brief below and accompanied by a recommendation regarding NRHP eligibility.

**Table 1. Architectural Resources Identified During Reconnaissance-level Survey of Bridge No. 164 Replacement on SR 1503; WBS No. 17BP.11.R.73), Caldwell County, North Carolina.**

CRA Site #	Location/Description	PIN #	Quad	Recommendation
1	6890 Stone Mountain Road (SR 1503)	2856-10-7690	Buffalo Cove	Not Eligible
2	6936 Stone Mountain Road (SR 1503)	2856-20-9521	Buffalo Cove	Not Eligible
3	Bridge No. 164; Stone Mountain Road (SR 1503) over Joes Fork Creek	N/A	Buffalo Cove	Not Eligible

### Site 1 | House | 6890 Stone Mountain Road | c. 1925-1940 | PIN 2856-10-7690

**Description:** The house at 6890 Stone Mountain Road is located approximately 130 ft northwest of Bridge No. 164 on Stone Mountain Road, approximately 0.4 mi northwest of Stone Mountain Road's

intersection with Buffalo Cove Road. The house is a single-story, side-gabled frame structure oriented to the south-southwest (Figure 3). The three-bay (ww/d/ww) façade is characterized by a full-width porch accessed from the single-leaf primary entry, which features a modern composite door. The porch, which is inset into the side-gable roof, features an integrated side-gable extension that wraps the southeast corner of the house. Turned wooden posts support the porch roof. A front-gable dormer with a single window pierces the center of the metal panel-clad side-gabled roof. Set upon a raised brick pier foundation with concrete block infill, the house is sheathed in asbestos shingle siding. The majority of the windows on the residence, including the windows near the stepped brick exterior end chimney, feature four-over-four double-hung wood sashes. Windows on the rear addition feature two-over-two double-hung wood sashes. A single-story, shed-roof addition spans the full width of the rear, or northeast, elevation (Figure 4). The rear elevation features two single windows and is accessed by a single-leaf side entry on the southeast elevation.

Six outbuildings are associated with the residence. Historic outbuildings include a frame barn located northeast of the residence; a frame privy, located northeast of the residence; and a metal-clad shed located west-southwest of the residence. The barn is a single-story frame front-gabled structure sheathed in wood siding; it is founded on a stone and concrete block pier foundation and is sheltered by a gabled metal roof. The interior of the structure is accessed by a double-leaf entry with cross-braced wood doors on the south elevation (Figure 5). A frame privy with a shed roof clad in metal panels and vertical board sheathing is located west of the barn. The historic shed is a single-story frame side-gabled structure sheathed entirely in corrugated metal panels. Oriented to the east, the façade of the shed features a single-leaf entry and three six-light windows. An open lean-to addition extends from the north elevation (Figure 6). Non-historic outbuildings include a frame front-gabled shed and a pre-fabricated metal carport located west-southwest of the residence, and a frame metal shed, located west of the residence.

The design and materials of the house – including the four-over-one wood windows, large front porch and central dormer – suggest a construction date between 1925 and 1940, when these features were present in vernacular residences across the country. The Caldwell County Tax Administration data suggests that this structure was constructed in 1939, however, a structure first appears in this general location on the 1936 topographic quadrangle (United States Geological Survey 1936). The resource is depicted on both the 1942 and 1967 topographic quadrangles (United States Geological Survey 1942 and 1967).

**Recommendation:** Preliminary research has revealed no associations between this resource and events or persons of historical significance, thus CRA recommends that it is not eligible for listing in the NRHP under Criterion A or B. CRA also recommends that the resource is not eligible for listing in the NRHP under Criterion C. The residence is an example of a vernacular side-gabled residence, which were common throughout rural areas of all sections of the country during the first half of the

twentieth century; reflecting no specific style, the residence exhibits a mix of materials and detailing. While it does maintain much of its original fabric, retaining moderate integrity of materials, design, and workmanship, this resource lacks denotative characteristics that would otherwise separate it from other such examples of this common house type. Furthermore, the outbuildings associated with the property are not outstanding examples of a particular architectural type, period, or method of construction. Consequently, CRA recommends that this resource is not individual eligible for inclusion in the NRHP under Criterion A, B, or C. There are no known historic districts or potential historic districts in the area based on preliminary investigations. CRA recommends that no additional study is necessary for this structure.



**Figure 3. Façade of Site 1 (6890 Stone Mountain Road), facing east-northeast.**



**Figure 4. Rear, or northeast and southwest elevations of Site 1 (6890 Stone Mountain Road), facing west-southwest.**



**Figure 5. Privy and barn associated with Site 1 (6890 Stone Mountain Road), facing north-northeast.**



**Figure 6. Historic shed and non-historic carport and shed associated with Site 1 (6890 Stone Mountain Road), facing west-northwest.**

**Site 2 | House | 6936 Stone Mountain Road | c. 1935 | PIN 2856-20-9521**

**Description:** The house at 6936 Stone Mountain Road is located approximately 820 ft northeast of Bridge No. 164 on Stone Mountain Road. The house is connected to Stone Mountain Road via a long gravel driveway, approximately 0.23 mi northwest of its intersection with Buffalo Cove Road. The house is a one-and-one-half-story cross-gable Craftsman residence oriented to the south-southeast (Figure 7). Set upon a raised poured concrete foundation clad in flagstone, the house is sheathed in vinyl siding and sheltered by an asphalt-shingle roof. Two interior brick chimneys pierce the roof. The house features one-over-one double-hung vinyl sash replacement windows with muntins affixed to simulate three-over-one sashes. The symmetrical three-bay (ww/d/ww) façade is dominated by a large porch that extends beyond the width of the house, wrapping the southeast corner of the house. Supported by wood columns set upon brick piers, the porch features an integrated side-gabled roof; a large front-gabled extension pierces the roof of the porch. The east and west elevations of the house feature single-bay projections with a pair of single windows sheltered by a gabled roof (Figure 8). The rear, or north, elevation features a one-and-one-half-story extension.



Four outbuildings are associated with this residence (Figure 9). Historic outbuildings include a two-story shed/workshop located immediately north-northwest of the residence and a transverse frame barn located southwest of the residence. The shed/workshop features frame construction clad in weatherboard and a metal gabled roof and is set into a slope (Figure 10). The first floor features two one-over-one double-hung sash windows and a single-leaf entry. An opening on the first floor has been filled in with concrete block. The second floor, accessed via a single-leaf entry on the west elevation, features four six-light windows on the south elevation. The barn, currently in a ruinous state, features timber frame construction, a front-gable roof partially clad in corrugated metal panels, and vertical and horizontal wood siding (Figure 11). Widely spaced horizontal siding sheaths the loft of the barn. An opening void of a door provides access to the interior. Non-historic outbuildings include a one-story metal-clad frame shed/garage located atop the slope north of the residence and an open carport located south-southeast of the residence.

The form, design and materials of the house – including the, the columns on brick piers supporting the porch and the varying gables of the roof—suggest a construction date between 1925 and 1940, when these features were present in Craftsman style residences across the country. The Caldwell County Tax Administration data suggests that this structure was constructed in 1935, and a structure first appears in this general location on the 1936 topographic quadrangle (United States Geological Survey 1936). The resource is depicted on both the 1942 and 1967 topographic quadrangles (United States Geological Survey 1942 and 1967).

**Recommendation:** Preliminary research has revealed no associations between this resource and events or persons of historical significance, thus CRA recommends that it is not eligible for listing in the NRHP under Criterion A or B. CRA also recommends that the resource is not eligible for listing in the NRHP under Criterion C. The residence is an example of a Craftsman style gabled residence, which were common throughout rural areas of all sections of the country during the first half of the twentieth century. While the original form and design of the house remain intact, much of the original fabric has been lost due to alterations, including the installation of replacement vinyl sash windows and the application of vinyl siding. In addition to exhibiting a loss of physical integrity, this resource lacks denotative characteristics that would otherwise separate it from other such examples of this common house type and style. Consequently, CRA recommends that this resource is not individual eligible for inclusion in the NRHP under Criterion A, B, or C. There are no known historic districts or potential historic districts in the area based on preliminary investigations. CRA recommends that no additional study is necessary for this structure.



**Figure 7. Façade and west elevation of Site 2 (6936 Stone Mountain Road), facing east-northeast.**



**Figure 8. North, or rear, and west elevations of Site 2 (6936 Stone Mountain Road), facing southeast.**





**Figure 9. Overview of residence and outbuildings associated with Site 2 (6936 Stone Mountain Road), facing north-northwest.**



**Figure 10. South elevation of shed/shop associated with Site 2 (6936 Stone Mountain Road), facing north-northeast.**



Figure 11. Barn at Site 2 (6936 Stone Mountain Road), facing southwest.

### Site 3 | Bridge No. 164 | Stone Mountain Road over Buffalo Creek | 1963

**Description:** Bridge No. 164 carries Stone Mountain Road (SR 1503) over Buffalo Creek. The crossing is located approximately 0.4 mi northwest of the intersection of Stone Mountain Road and Buffalo Cove Road. The bridge is oriented on a north-south axis perpendicular to the creek (Figure 12). The creek banks surrounding the bridge are steep and rugged. According to NCDOT bridge data, the bridge was constructed in 1963 by the North Carolina State Highway Commission (NCDOT 2013). This single-span steel stringer bridge measures approximately 44 ft long and approximately 20 ft wide. The deck, which carries two lanes of traffic, is composed of asphalt over wood decking. The bridge rests on simple wooden abutments that support a stabilized earth wall. An additional non-historic wooden pier has been added to provide additional support to the steel stringer for loads on the deck (Figure 13). The bridge displays a typical steel stringer or girder design and is basically comprised of a steel superstructure of steel I-beams that rest on wooden abutments. Simple wooden guard rails flank the east and west edges of the bridge.

**Recommendation:** Preliminary research has revealed no associations between this resource and events or persons of historical significance, thus CRA recommends that it is not eligible for listing in the NRHP under Criterion A or B. CRA also recommends that the resource is not eligible for listing in the NRHP under Criterion C. The bridge is an example of a steel stringer/girder bridge, which were common throughout most of the country during the first half of the twentieth century. While it does

maintain much of its original fabric, retaining moderate integrity of materials, design, and workmanship, this resource lacks denotative characteristics that would otherwise separate it from countless examples of this common bridge type. Consequently, CRA recommends that this resource is not individually eligible for inclusion in the NRHP under Criterion A, B, or C. There are no known historic districts or potential historic districts in the area based on preliminary investigations. CRA recommends that no additional study is necessary for this resource.



Figure 12. Overview of the deck of Site 3 (Bridge No. 164) facing southwest.





**Figure 13. Site 3 (Bridge No. 164) facing south-southwest.**

## References

### North Carolina Department of Transportation

- 2003    Guidelines for Survey Reports for Historic Architectural Resources. North Carolina Department of Transportation
- 2013    North Carolina Bridges Spreadsheet. North Carolina Department of Transportation.

### North Carolina State Historic Preservation Office

- 2012    Architectural Survey Manual: Practical Advice for Recording Historic Resources and Digital Photography for Historic Property Surveys and National Register Nominations, Policy and Guidelines. North Carolina State Historic Preservation Office

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- 1983    *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. National Park Service, Department of the Interior, Washington, D.C.

### United State Geological Survey

- 1967    Buffalo Cove, NC 7.5-minute series topographical quadrangle. United States Department of the Interior, Washington, D.C.
- 1942    Blowing Rock, NC 15-minute series topographical quadrangle. United States Department of the Interior, Washington, D.C.
- 1936    Blowing Rock, NC 15-minute series topographical quadrangle. United States Department of the Interior, Washington, D.C.
- 1902    Cranberry, NC 30-minute series topographical quadrangle. United States Department of the Interior, Washington, D.C.

## **HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**

### **State-funded Bridge Replacement Program – Division 11**

**WBS # 17BP.11.R.40**

#### **Replace Bridge No. 167 on SR 1746 over creek, Wilkes County**

An on-site reconnaissance survey of the project area was conducted on December 12, 2011, and all resources within the Area of Potential Effect (APE) were photographed to the extent possible from public right-of-way. Bridge No. 167, which was built in 1960, is the only resource over fifty years of age within the APE, but two additional properties with resources more than fifty years of age are located approximately 450-500 feet from the bridge.

Bridge No. 129 is located on Middle Fork Road (SR 1746) approximately 0.6-mile northwest of its intersection with Shumate Mountain Road (SR 1745). The area around the bridge is characterized by heavily wooded hillsides. An unpaved driveway connects to Middle Fork Road approximately 175 feet south of Bridge No. 167 and provides access to a hilltop residence at 825 Middle Fork Road, which was constructed around 1997.

#### **House, 660 Middle Fork Road, ca. 1930 [PIN 3983-04-4674]**

Located approximately 450 feet south of the bridge, the property at 660 Middle Fork Road contains a one-story front-gable frame residence and associated outbuildings. The house is a somewhat altered dwelling with a concrete block foundation, asbestos shingle siding, standing-seam metal roof, stuccoed interior chimney, and two-over-two double-hung wood sash. An attached hip-roof porch is partially enclosed on the east side, with the enclosed bay displaying six-over-six windows. The open bay of the porch is supported on square wood posts with a simple wood balustrade. Two single-leaf doors from the porch enter the house and the enclosed porch bay. An attached one-story shed-roof side wing projects to the east at the basement level.

The associated outbuildings include a barn, storage building, and an aluminum-clad trailer that has been fettered with an attached shed-roof wood entry porch. The barn is a one-story front-gable frame structure with a standing-seam metal roof, plywood sheathing, and shed extensions to either side. The storage building appears to be a late-twentieth century prefabricated frame structure with an asphalt-shingle gable roof, plywood sheathing, and one-over-one sash.

In addition to lying just beyond the APE, the property does not appear to be eligible for the National Register due a lack of historic and architectural significance and diminished historic integrity.

#### **House, 901 Middle Fork Road, ca. 1930 [PIN3973-95-7250]**

Located approximately 400 feet northwest of the bridge, the property at 901 Middle Fork Road contains a one-story front-gable frame residence and associated outbuildings. The house, which is located more than 500 feet from the bridge, is a somewhat altered dwelling with a stuccoed foundation, weatherboards, standing-seam metal roof, exposed rafter tails, and four-over-one double-hung wood sash. The

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**WBS # 17BP.11.R.40**

attached shed-roof porch appears to have been replaced without a porch floor. An attached one-story shed-roof rear extension with plywood sheathing was added in the late twentieth century.

The associated outbuildings include two barns, mobile home trailer, and a metal two-car carport. Located approximately 450 feet from the bridge, the larger of the two barns is a deteriorated one-story gable-roof frame structure with a standing-seam metal roof, diagonal wood sheathing, and interior brick chimneys. The smaller barn is located closer to the house and is a two-story front-gable frame structure with an open two-story shed extension to the north and an enclosed one-story shed to the south.

In addition to lying just beyond the APE, the property does not appear to be eligible for the National Register due a lack of historic and architectural significance and diminished historic integrity.



1. Bridge No. 167 on SR 1746 over creek, view to northwest



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
**State-funded Bridge Replacement Program – Division 11**  
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2. Bridge No. 167 on SR 1746 over creek, view to southeast



3. Middle Fork Road (SR 1746), view northwest to property at 901 Middle Fork Road



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4. House, 660 Middle Fork Road, view to northwest



5. House, 660 Middle Fork Road, view to north



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6. Outbuildings, 660 Middle Fork Road, view to northwest



7. Barn (r) and storage building (l), 660 Middle Fork Road, view to north



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8. House, 901 Middle Fork Road, view to southwest



9. Outbuildings, 901 Middle Fork Road, view to southwest





**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
**State-funded Bridge Replacement Program – Division 11**  
**WBS # 17BP.11.R.19**

**Replace Bridge No. 732 on SR 2418 over Clercy Creek, Wilkes County**

An on-site reconnaissance survey of the project area was conducted on December 15, 2011, and all resources within the Area of Potential Effect (APE) were photographed to the extent possible from public right-of-way. Two properties with resources over fifty years of age are located within the APE.

Bridge No. 732 is located on South Windy Gap Road (SR 2418) at its intersection with Windy Gap Road and Mt. Sinai Road. The road numbering and naming here is confusing, but the bridge appears to mark the transition from Windy Gap Road to South Windy Gap Road. Windy Gap Road (SR 2325/2418) climbs to the north through a heavily wooded area. Mt. Sinai and South Windy Gap roads skirt the northern edge of open bottomland. A late-twentieth century modular house and prefabricated garage at 188 S. Windy Gap Road stand at the east edge of the APE.

**House and Store, S. Windy Gap Road, ca. 1900, ca. 1920 [PIN 4816-28-7200]**

Located on both sides of the road immediately east of the bridge, this 8.2-acre property contains two historic resources and two mobile home trailers. The main residence, 125 S. Windy Gap Road, is a mobile home on an elevated site on the north side of the road and accessed by a gravel driveway. A second mobile home with an address of 162 S. Windy Gap Road is situated on the south side of the road approximately 275 feet east of the bridge.

An attractive, but vacant and deteriorating, one-story, triple-A frame house, 113 S. Windy Gap Road, is located on a slightly elevated site approximately 30 feet from the bridge. The house rests on a stone pier foundation, is covered with weatherboards, and is capped by a standing-seam metal roof. The house features an interior corbelled brick chimney, one-story rear ell, attached hip-roof porch on turned wood posts, L-shaped rear porch, and four-over-four double-hung sash. The front gable is covered with square and diamond wood shingles. A one-story gable-roof frame outbuilding located immediately northwest of the house has partially collapsed; it appears to be badly overgrown with vegetation.

A tall one-story side-gable frame store building occupies the same tax parcel but stands on the south side of the road. The simple structure is covered with weatherboards and a standing-seam metal roof. It features an interior chimney, exposed rafter tails, four-over-four double-hung sash, and an enclosed rear shed addition. Attached shed-roof canopies project at the front (north) and west sides of the building and are supported on peeled log posts. The store is entered through a single-leaf glazed-and-paneled door; a sidelight is covered with plywood. A metal sign on the east elevation identifies the store as "Johnson Gro. & Ser.". The store is set back from the road, allowing for a paved turn-out or parking area at the front of the business. The front canopy may have sheltered a pump island, although no gas pumps are evident.



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
**State-funded Bridge Replacement Program – Division 11**  
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The house and store located on this property appear to be worthy of further study and show some potential eligibility for the National Register. The house is vacant and deteriorating but still retains a high degree of integrity. It is a nicely-detailed example of a Late Victorian rural frame dwelling. The store, which appears to be used at present for storage, also retains a good degree of integrity and appears to be a good example of the rural store type. Depending upon the scale of the proposed improvements to the bridge it is possible that neither structure would be adversely impacted by the project.

**House and outbuilding, 5316 Mt. Sinai Road, ca. 1980 [PIN 4816-27-2732]**

This 0.6-acre tract is located immediately southwest of the bridge contains a single-wide mobile home trailer and an early- to mid-twentieth century frame outbuilding. The outbuilding is a two-story gable-roof structure with weatherboards, standing-seam metal roof, and window openings that are either missing sash or covered with wood shutters. The outbuilding is located to the southwest of the mobile home approximately 200 feet from the bridge. The property, specifically the one frame outbuilding, is not eligible for the National Register due to a lack of historic or architectural significance.



1. Bridge No. 732 on SR 2418 over Clercy Creek, view to northwest



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
**State-funded Bridge Replacement Program – Division 11**  
**WBS # 17BP.11.R.19**

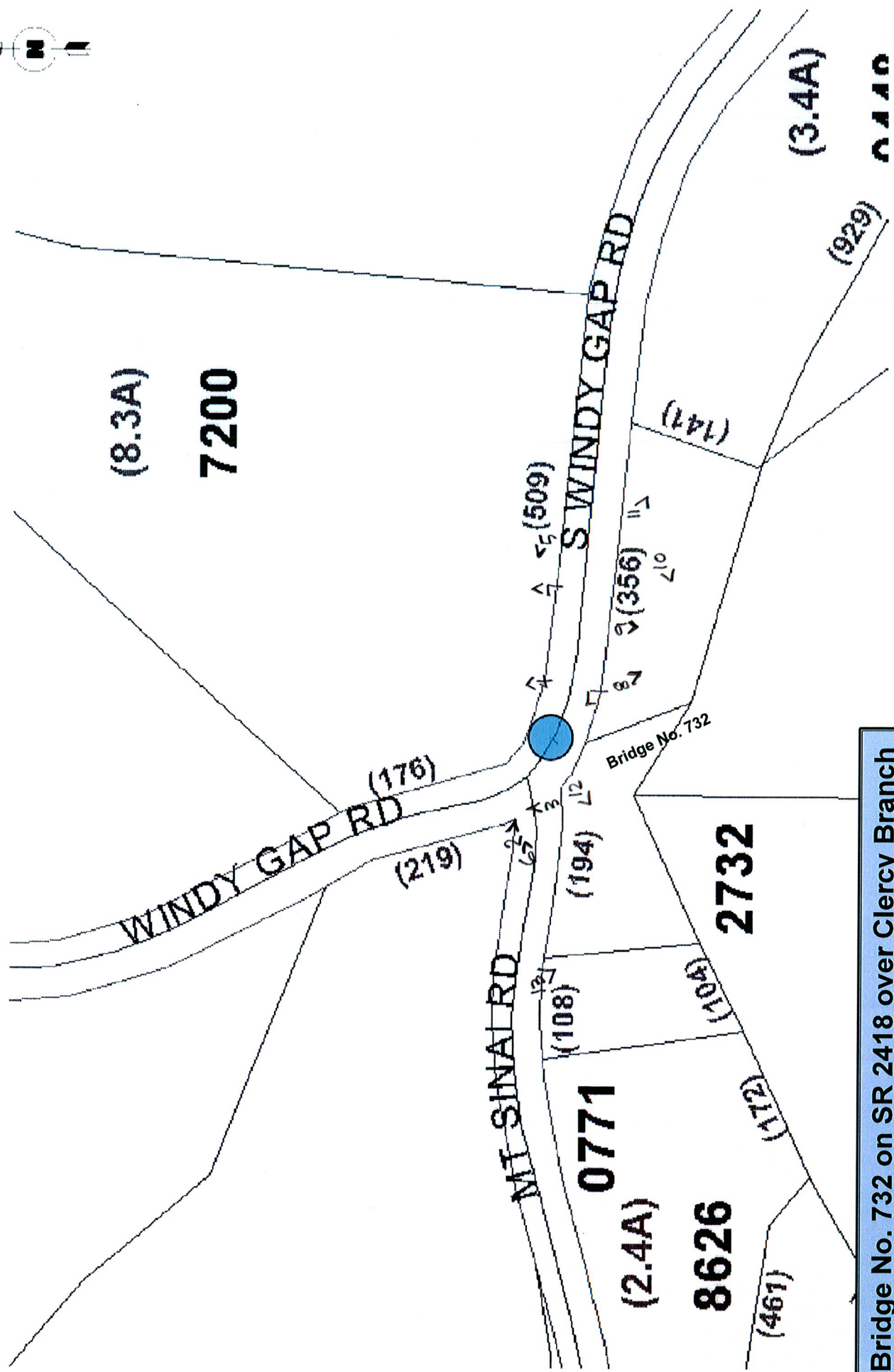


2. Bridge No. 732 on SR 2418 over Clercy Creek, view to east from Mt. Sinai Road



3. Windy Gap Road (SR 2325/2418), view to north from west end of Bridge No. 732





Bridge No. 732 on SR 2418 over Clercy Branch  
Wilkes County

**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
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8. Store, S. Windy Gap Road, view to southeast



9. Store, S. Windy Gap Road, view to south



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
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10. Store, S. Windy Gap Road, view to southwest



11. House, 162 S. Windy Gap Road, view to southeast



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
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12. House, 5316 Mt. Sinai Road, view to southwest



13. Outbuilding, 5316 Mt. Sinai Road, view to southeast



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
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4. House, 113 S. Windy Gap Road, view to north



5. House (east elevation), 113 S. Windy Gap Road, view to northwest



**HISTORIC ARCHITECTURAL RESOURCES SURVEY & RECONNAISSANCE REPORT**  
**State-funded Bridge Replacement Program – Division 11**  
**WBS # 17BP.11.R.19**



6. House, 113 S. Windy Gap Road, view to northeast; deteriorated shed to left

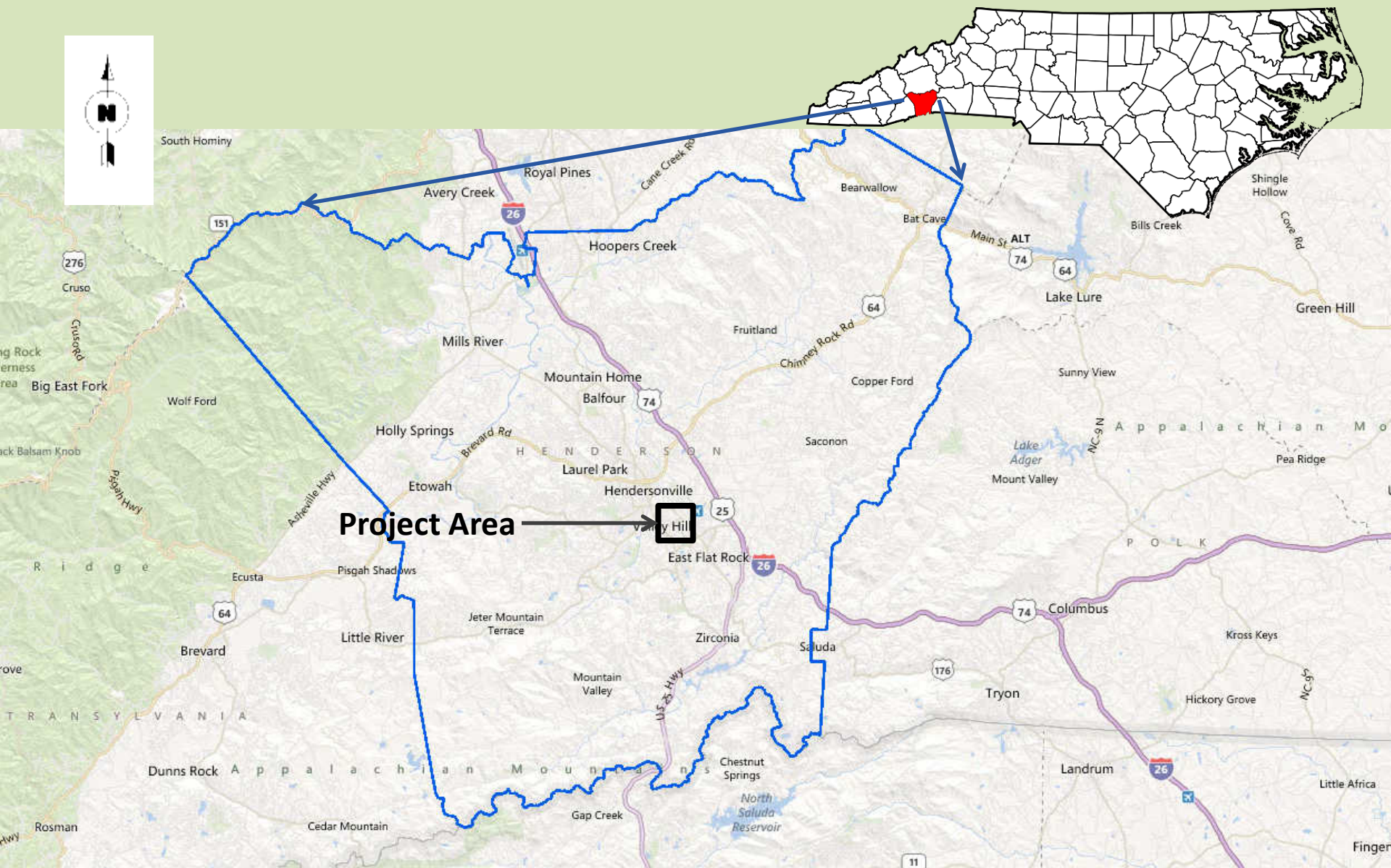


7. House, 135 S. Windy Gap Road, view to north

## Building Inventory Example

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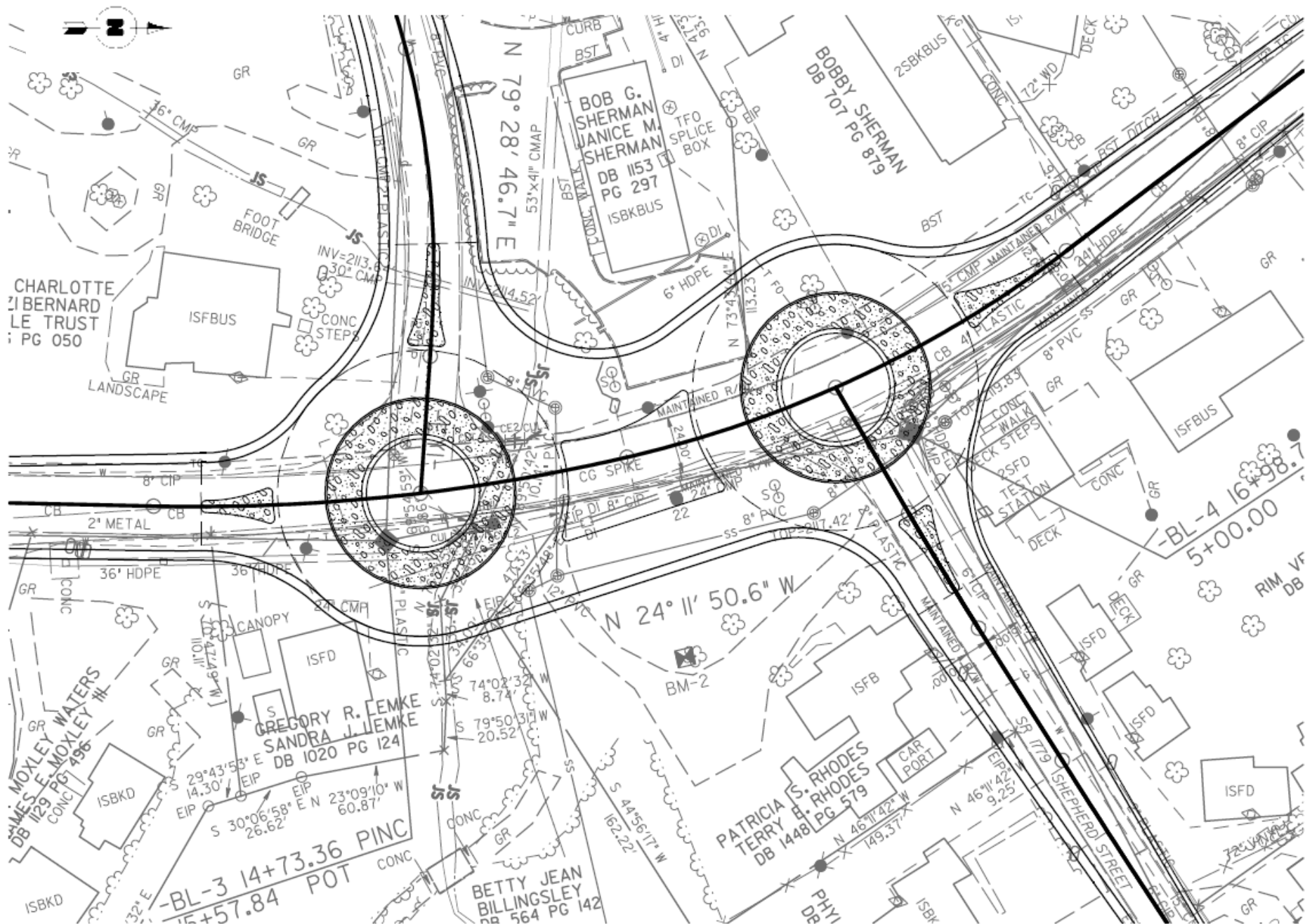


**Project Area**

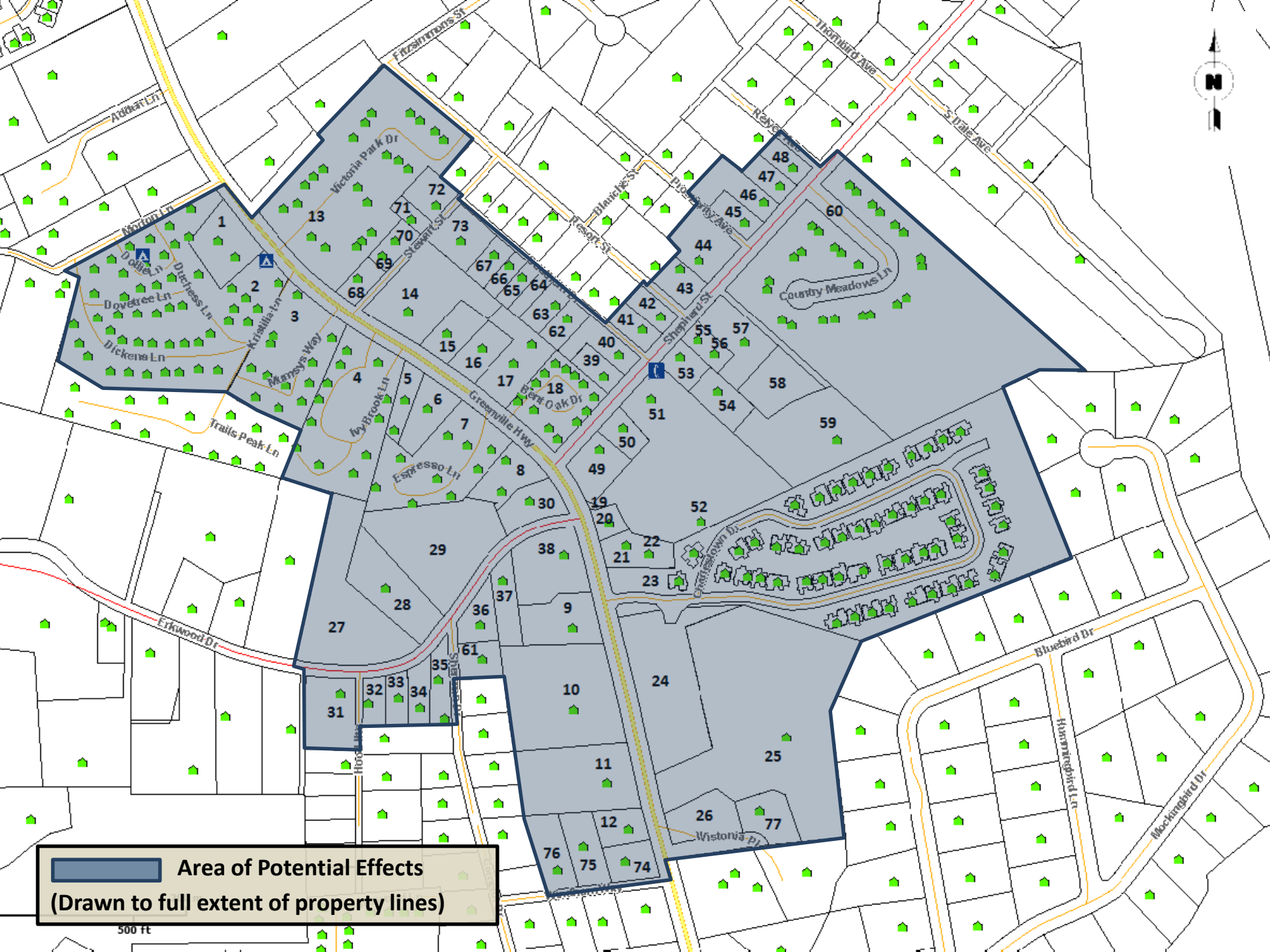
**U-5105, Improve Intersection of US 225, SR 1164 (Erkwood Drive), and SR 1779 (Shepherd Street)  
Hendersonville, Henderson County, WBS No. 41903.1.1**







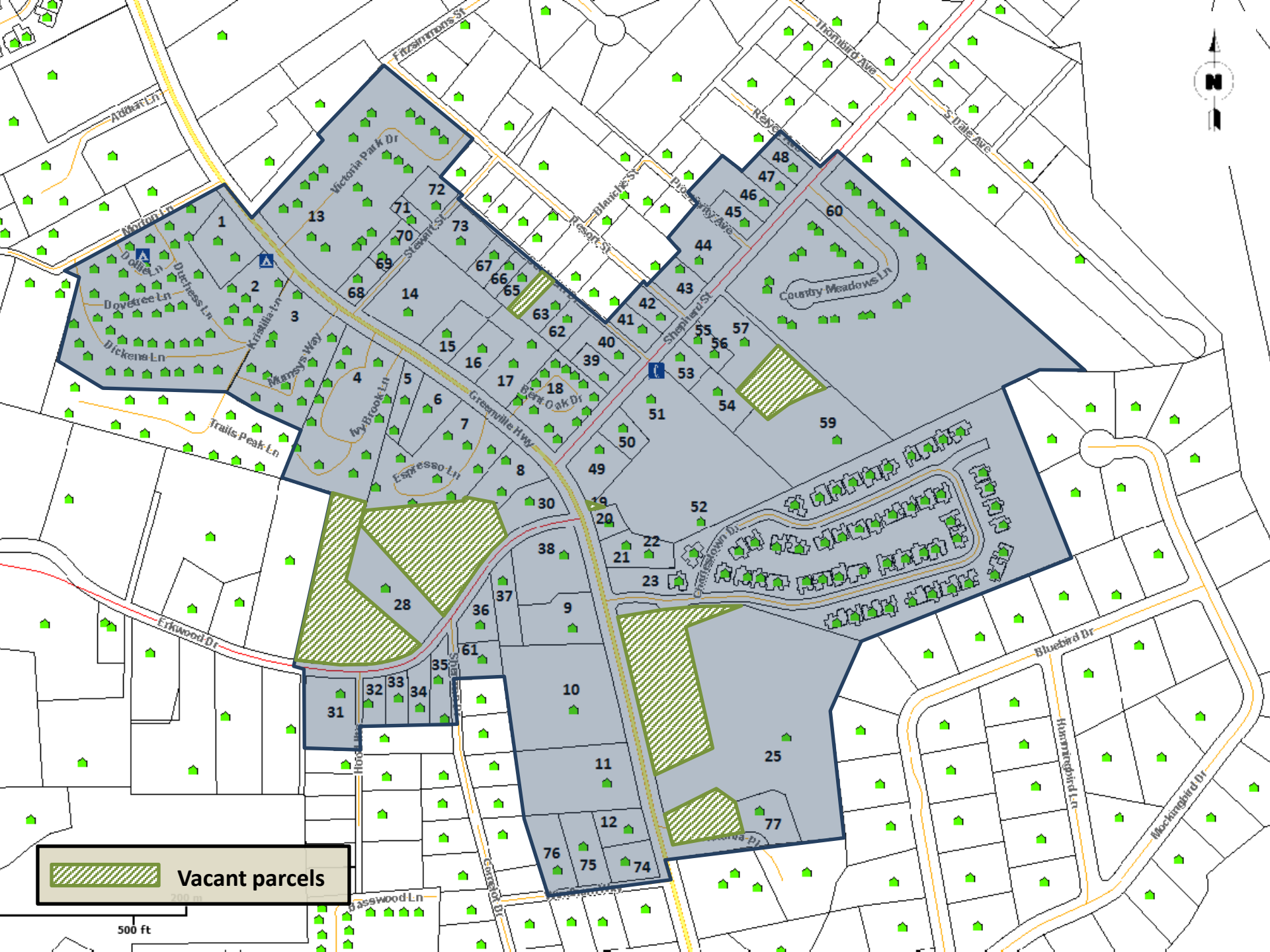




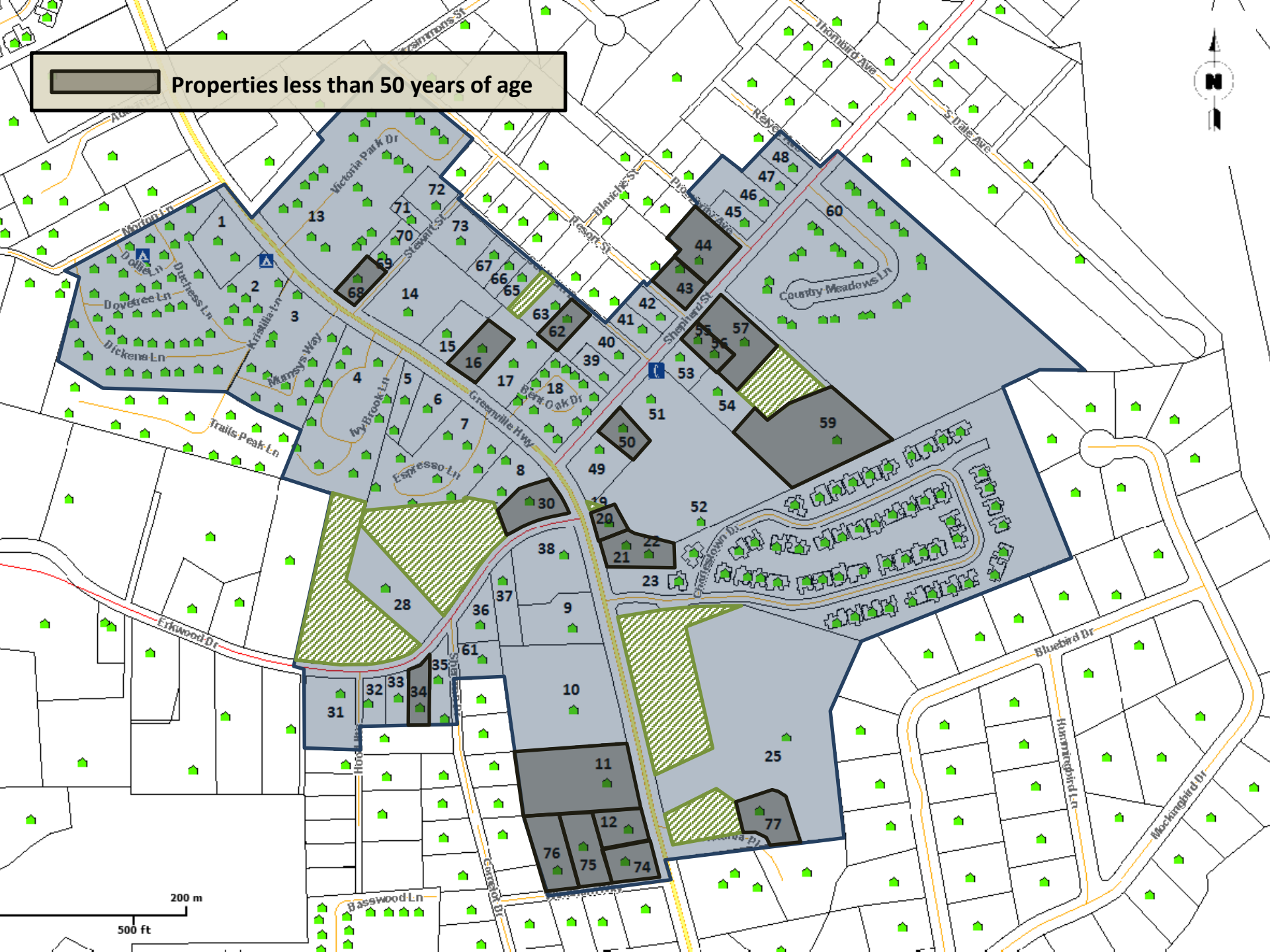
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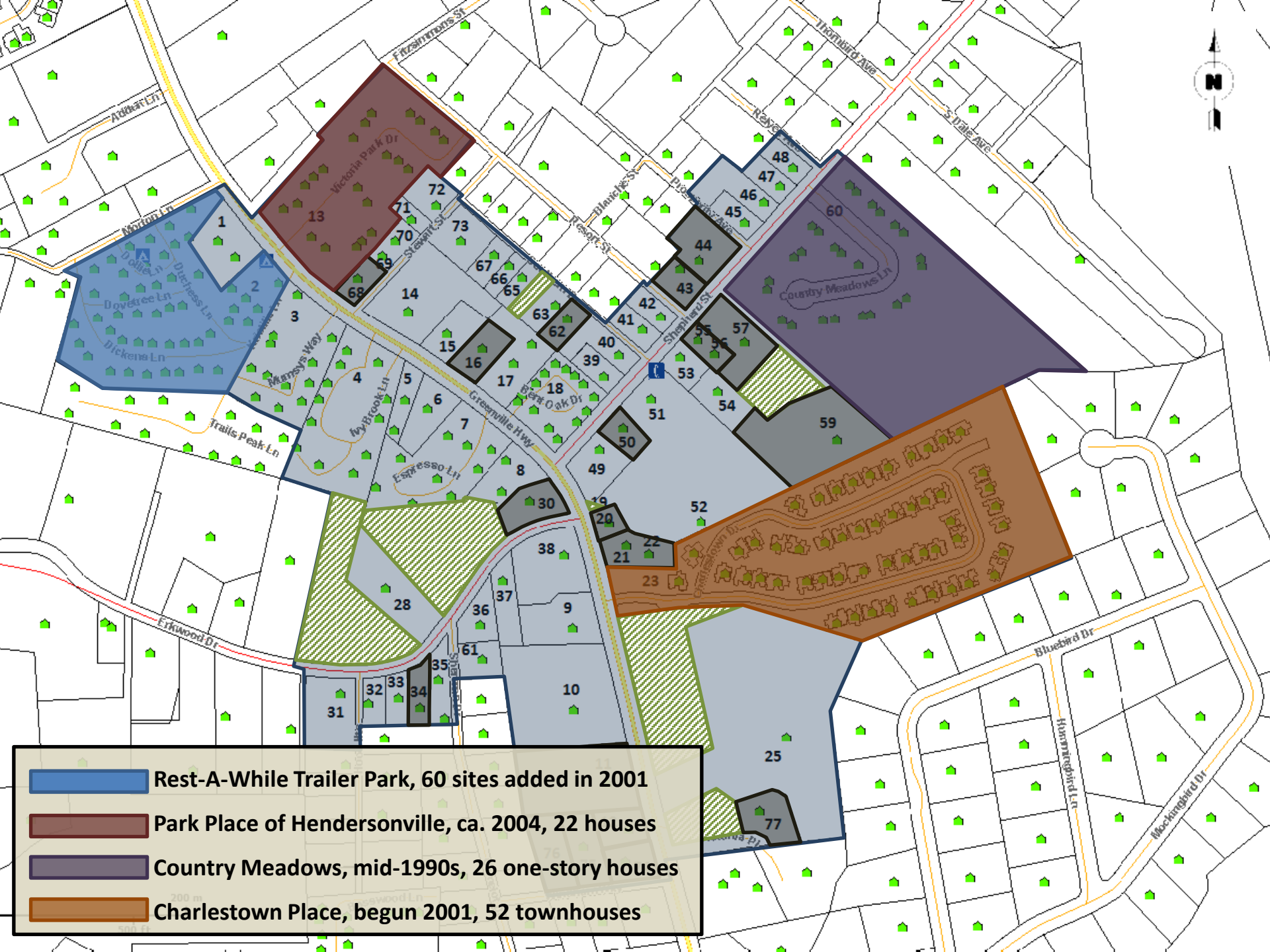
500 ft





Properties less than 50 years of age





Rest-A-While Trailer Park, 60 sites added in 2001

Park Place of Hendersonville, ca. 2004, 22 houses

Country Meadows, mid-1990s, 26 one-story houses

Charlestown Place, begun 2001, 52 townhouses





Erkwood Drive (SR 1164)

Shepherd Street (SR 1779)



1

Village Inn, ca. 1925









**Rest-A-While Motel**  
ca. 1950









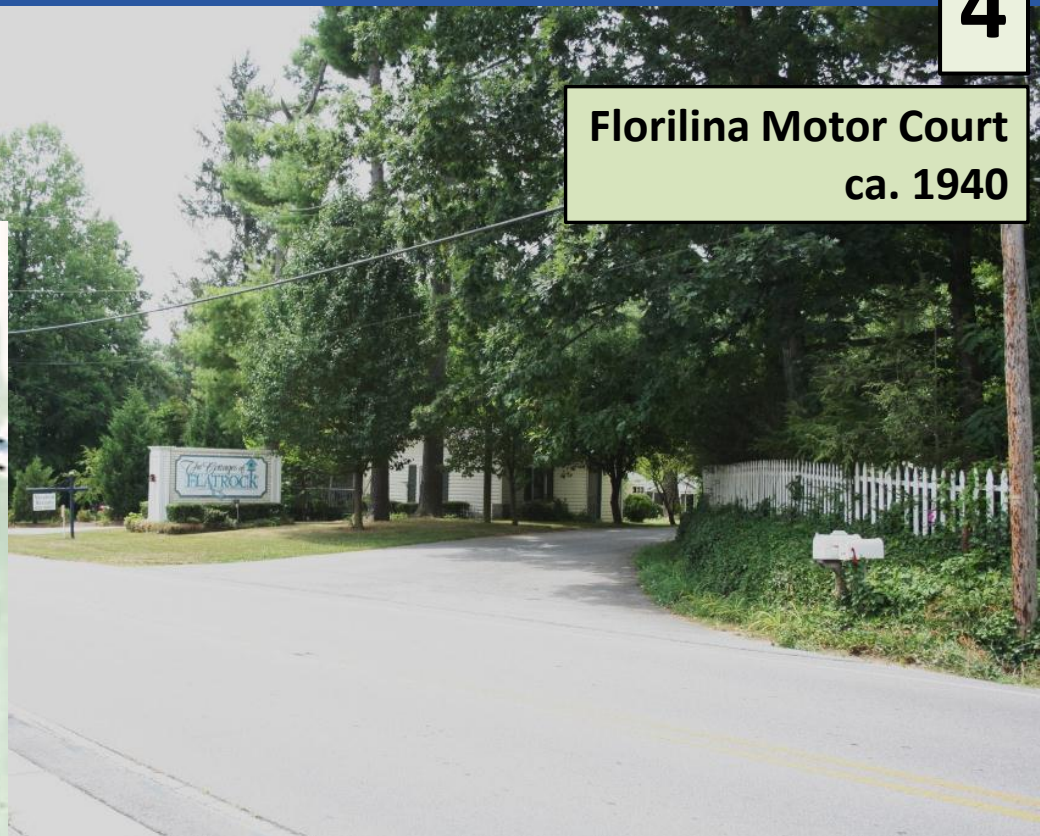








Florilina Motor Court  
ca. 1940

























5

House, ca. 1940

















7

Provincial Motel  
ca. 1950

Office

























**Dewey Sherman's Grocery,  
ca. 1945**

















































Briarwood Motel,  
ca. 1950

















House, ca. 1950





**Sherman House,  
ca. 1929**









**Towles Cottages**  
ca. 1935





Towles Cottages  
ca. 1935





**Towles Cottages**  
ca. 1935





18

**Towles Cottages**  
ca. 1935





18

**Towles Cottages**  
ca. 1935





































## Eligibility Evaluation Examples

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# **National Register Eligibility Evaluation of the W.R. Denning Farm for Rail Safety Improvements to Intersection of US 301 and Hodges Chapel Road**

Harnett County, North Carolina

TIP No. Z-5400FM  
WBS No. 42007.1.1



NEW SOUTH ASSOCIATES, INC.





**National Register Eligibility Evaluation of the W.R. Denning Farm for Rail Safety  
Improvements to Intersection of US 301 and Hodges Chapel Road**

Harnett County, North Carolina

TIP No. Z-5400FM  
WBS No. 42007.1.1

Report submitted to:  
North Carolina Department of Transportation, Human Environment Section  
1598 Mail Service Center  
Raleigh, North Carolina, 27699-1598

Report prepared by:  
New South Associates, Inc.  
6150 East Ponce de Leon Avenue  
Stone Mountain, Georgia 30083

A handwritten signature in black ink, reading "Mary Beth Reed", is positioned above a horizontal line.

Mary Beth Reed – Principal Investigator

Ellen Turco – Historian and Co-Author

April 8, 2015 • **Draft Report**  
New South Associates Technical Report 2473





## **MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) is proposing to improve the safety of the rail crossing at U.S. 301 and Hodges Chapel Road (SR 1709) in Harnett County (Z-5400FM). In March 2015, NCDOT requested New South Associates, Inc. complete an assessment of the National Register of Historic Places (NRHP) eligibility of the W.R. Denning Farm (HT156) and to provide this report.

As a result of this study, New South recommends that the W.R. Denning Farm is eligible for the NRHP under Criterion C for its design/construction.





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## **I. PROJECT DESCRIPTION AND METHODOLOGY**

The North Carolina Department of Transportation (NCDOT) is proposing to improve the safety of the rail crossing at U.S. 301 and Hodges Chapel Road (SR 1709) in Harnett County. The project location is approximately 0.3 mile south of the Johnston County line between the towns of Benson (Johnston County) and Dunn (Harnett County) (Figure 1). Pursuant to 36 CFR Section 800.4(b), NCDOT identified one architectural resource, the W.R. Denning Farm (HT156), that might be affected by the undertaking. The Area of Potential Effects (APE) encompasses an approximately 300-foot radius at the junction of the railroad tracks, U.S. 301, and Hodges Chapel Road (Figure 1).

In March 2015, NCDOT requested New South Associates, Inc. to intensively survey the W.R. Denning Farm (HT156) and prepare a report assessing the property's eligibility for the National Register of Historic Places (NRHP). The W.R. Denning Farm was surveyed in 1982 under survey site number JT1251 during the Johnston County comprehensive architectural survey. At the close of the survey in 1983, the farm was placed on the state study list of properties potentially eligible for the NRHP. The property was included in the Johnson County survey, rather than at its correct geographical location in Harnett County, due to its proximity to Benson and its location 0.3 mile south of the Johnston County line. The W.R. Denning Farm was re-surveyed in 2002 as part of the Harnett County comprehensive architectural survey. During that survey, the property was reassigned survey site number HT156.

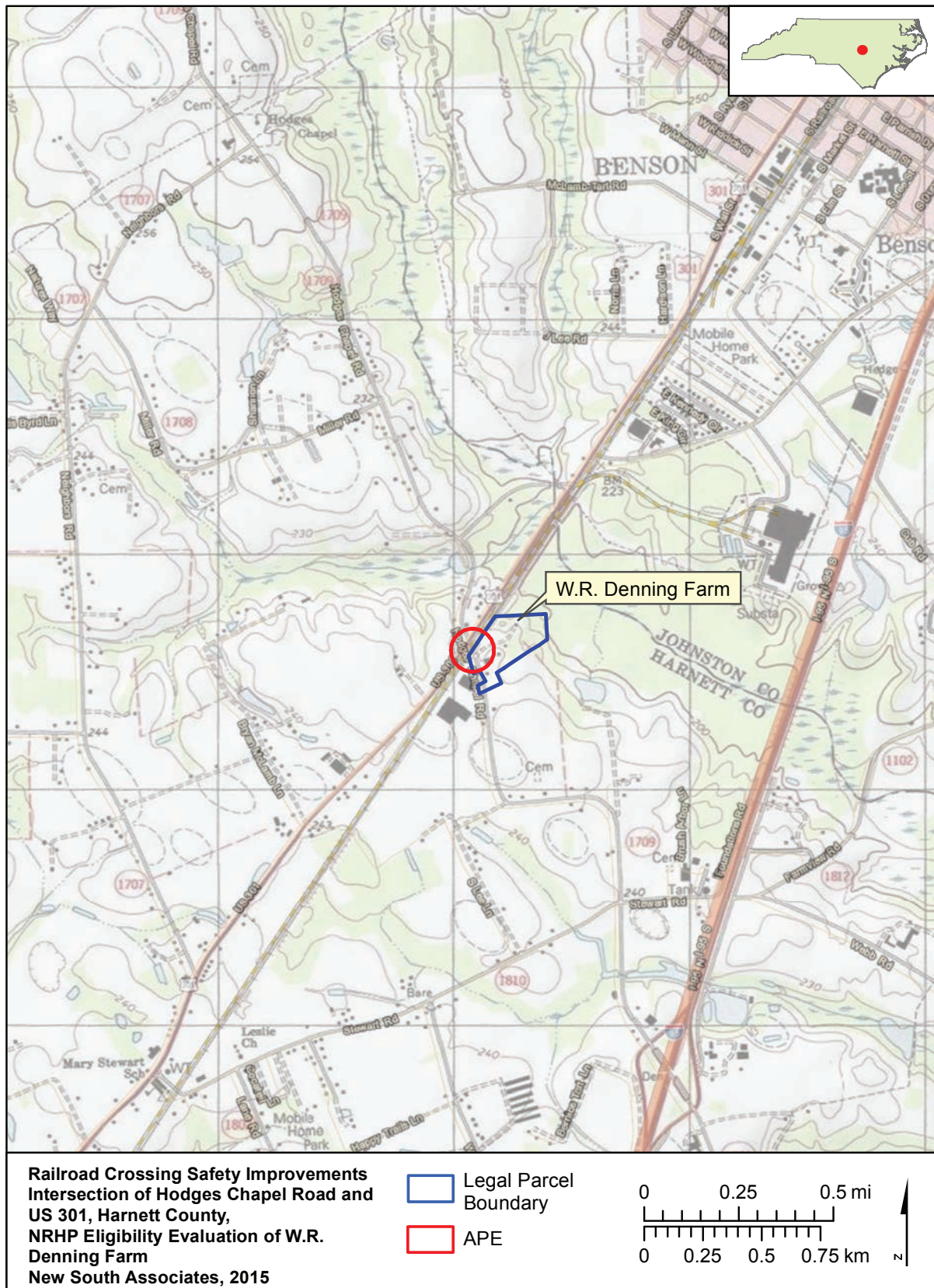
New South senior architectural historian Ellen Turco visited the W.R. Denning Farm on March 16, 2015. The property was visually inspected, and the exterior and setting was documented through written notes and digital photographs. An on-site interview was conducted with the current resident and property owner, John Carl Allen, who is also the grandson of W.R. Denning. Site visits were also made to the nearby towns of Benson and Dunn to view other Neoclassical Revival residences.

The historical development, architecture, and cultural significance of the W.R. Denning Farm was assessed and evaluated within its respective contexts according to the established NRHP criteria.

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters of this report. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); and NCDOT's Historic Architectural Resources, Survey Procedures and Report Guidelines.



Figure 1. Project Location, APE and Location of W.R. Denning Farm



Source: USGS 7.5 Minute Topographic Quadrangle Map, Dunn, NC 1982

## II. NATIONAL REGISTER EVALUATION OF THE W.R. DENNING FARM

Resource Name	W.R. Denning Farm
HPO Survey Site #	HT156
Location	2363 Hodges Chapel Road, Benson, North Carolina (Harnett County)
PIN	1528-96-7037.0000
Date(s) of Construction	Circa 1880; 1914
Recommendation	Eligible for NRHP Under Criterion C



### DESCRIPTION

### SETTING

The W.R. Denning Farm faces northwest on a 15.31-acre parcel on the southeast side of U.S. 301, the main road connecting the towns of Benson and Dunn, two miles north and five miles south of the subject property, respectively. The tracks of the North Carolina railroad parallel U.S. 301 and its right-of-way forms the pentagonal parcel's northwest boundary line. The north and east boundary lines abut adjacent tax parcels. Hodges Chapel Road runs along the west side of the property. A 0.5-acre parcel containing a circa 1950 concrete block duplex has been subdivided from the southwest side of the Denning Farm parcel. The south property line abuts a 27.69-acre parcel that is historically associated with the farm and currently leased by the property owner for tobacco and cotton cultivation. The subject parcel and agricultural parcel south of it are both owned by John Carl Allen, the grandson of W.R. Denning (Figure 2).



Figure 2. Site Plan



Source: ESRI Resource Data

The W.R. Denning Farm parcel is level and cleared around the dwelling, which is situated at the west end. A gravel driveway on Hodges Chapel Road currently leads to a parking area on the west side of the house. A historic concrete driveway runs from the railroad right-of-way along the northwest property line to the house (Figure 3). It bisects the front lawn and splits into two paths, one terminating at the front portico and the other at the porte cochere on the southwest side of the house. Both the old and new driveways are marked with pairs of brick piers at the roads.

Seven surviving outbuildings are situated south and west of the dwelling. A concrete block duplex faces Hodges Chapel Road southwest of the main house. Now located on a separate legal parcel, the duplex is historically associated with the farm. The domestic yard south and west of the house contains a circa 1955 garage, a circa 1900 secondary dwelling, and brick wash house/well house. East of the house are a circa 1920 plank shed and a circa 1920 mule barn. Notable site features include a circa 2001 pond at the east side of the parcel, a circa 1955 well cover located behind the garage, the historic driveway and farm paths, the driveway piers, and a chimney ruin.

## INVENTORY LIST

### *House; Circa 1880; 1914; Contributing*

The W.R. Denning House is a Neoclassical-style residence, an example of a style of architecture that was popular among the very wealthy in the first decades of the twentieth century (Figures 4-7). The frame house has three sections: the 1914 two-story; double-pile section with a hipped and gabled roofline; a gabled 1914 rear ell; and a triple-A ell that predates the 1914 sections. The entire house is sheathed in plain weatherboards. The windows are one-over-one sashes, except for the gable ends, which have modified fanlights with keystone surrounds, and the four-over-four sashes of the triple-A ell. The composition shingle roof dates to 2012 and replaced the original metal shingles. Six painted chimneys project from the roof. The house rests on a continuous brick foundation.

The monumental, double-height pedimented portico is the dwelling's most conspicuous feature. It is carried by massive fluted Ionic columns (Figure 8). The frieze and cornices are finished with dentils and modillions (Figures 9-10). The tympanum is finished with pebbled stucco, a treatment seen in other Neoclassical houses in nearby Dunn and Benson (Figure 11). The glazed and paneled front door has a transom and sidelights of beveled art glass in a curvilinear floral motif (Figure 12). The entry assembly consists of Ionic columns on paneled plinths that support a three-part dentilated entablature. The glazed and paneled door to the second story balcony is set within a surround of stained glass sidelights and an elliptical fanlight (Figure 13). The original louvered storm door remains.

A one-story, hipped-roof porch runs under the portico and wraps around to the dwelling's northeast and southwest sides (see Figures 4 and 8). The porch is carried by smooth Ionic columns, and the dentilated and modillioned cornice matches that of the portico and the main block of the house. A



low turned balustrade with paneled square newels runs atop the porch roof (see Figure 10). The porch extends to a porte cochere at the northwest end (see Figure 4). The southwest end of the porch was enclosed at unknown date with weatherboards and a band of one-over-one windows (see Figure 5).

A shed roof connector links the two one-story rear ells (Figure 14). The treatment of the east ell suggests that it was erected in 1914. The current owner has built a deck off the southeast corner of the east ell. Family lore holds that west ell is an earlier two-room, triple-A form dwelling that originally faced west (John Carl Allen, personal communication 2015). The decorative detail of the west ell's wrap-around porch, with its turned posts, sawn work brackets and spindled frieze support this theory (Figure 15). Other supporting evidence is the four-over-four windows and the gable vents, which have sawtooth hoods and are larger than those on the two-story section and the east ell. The integration of the original dwelling and the two-story was carefully planned and well executed.

The two-story section of the house has five rooms on the first floor (Figure 16). Across the front of the house are a large rectangular living room and smaller parlor, on the southwest and northeast sides, respectively. Behind the front two rooms are a dining room and butler's pantry (southwest), stair hall (center), and a bedroom (northeast). The second floor contains four bedrooms, two on either side of a broad center hall. The east ell contains a bedroom, which was not inspected. The west ell houses a modern kitchen, and behind this is the former maid's quarters.

The floors are pine. Walls and ceilings throughout the house are plaster. The walls have tall baseboards with a molded cap and picture rail (Figure 17). The door and window surrounds on both the first and second floors are composed of a flat surround with a plain backband and a flared cap (Figure 18). Notable is the house's original hardware, which includes hinges, doorknobs and escutcheons, and window handles (Figure 19).

Neoclassical Revival-style details are most fully expressed in the "public rooms" of the parlor, living room, dining room, and stair hall. The parlor has a double mantel with curved pilasters supporting a heavy mantel shelf and a mirrored, columned overmantel (Figure 20). The firebox surround is faced with yellow and white tile. The closet door next to the fireplace in the southeast corner of the room has a four-panel door, which is representative of the first floor doors. The living room has a dramatic coffered ceiling and a brick fireplace mantel flanked by window seats (Figure 21). Two sets of massive French doors with beveled glass panes are in the south wall (see Figure 18). One set leads to the stair hall and the other set to the dining room. The dining room mantelpiece is composed of columns and a heavy shelf supported by a pair of modillions (Figure 22). The firebox surround is faced with buff colored tile. The dining room walls are covered by five-foot high raised panel wainscot, which is also found in the stair hall. From the dining room, the stair hall is accessed by a four-panel door with an operable transom in the northeast wall (Figure

23). A grand staircase rises from front to back, diverges at an intermediate landing, and returns along the northeast and southwest side walls of the hall (Figures 24-25). A balustrade of turned, tapered balusters supports a curved stair rail. The square paneled newels posts approximate those on the exterior porch balustrade.

The focal point of the second floor center hall is the stained glass windows surrounding the door to the balcony (Figure 26). Four two-panel doors lead from the hall to each bedroom. Two of the four bedrooms were inspected and both had similar columned mantels (Figures 27-29).

*Secondary Dwelling; Circa 1900, Contributing*

This modest, weatherboarded, shotgun form dwelling was occupied by domestic servants and is now used for storage (John Carl Allen, personal communication 2015) (Figure 30). A shed-roofed porch supported by turned posts spans the front and shelters a board-and-batten entry door flanked by four-over-four windows. A partially enclosed storage shed has been built on the northeast side. The building rests on brick foundation piers and is covered with a gray composite shingle roof.

*Tenant House; Circa 1900, Contributing*

This one-story, frame, side-gable tenant house has a shed rear addition and a shed-roofed front porch (Figures 31-32). The original board-and-batten doors and four-over-four windows remain. There is a brick chimney flue at east end.

*Historic Driveway and Piers; Circa 1914, Contributing*

Both the front and side driveways are marked with brick and concrete piers (Figure 33).

*Shed; 1920, Contributing*

This front-gabled shed, constructed of circular sawn planks, has a cantilevered main roof and a planked shed addition, and a partially enclosed shed on the southwest side (Figure 34). There are three board-and-batten doors on the northwest side. The roof is metal.

*Mule Barn; Circa 1920, Contributing*

This two-story, gabled mule barn has one-story sheds on both sides (Figure 35). The barn is sheathed with weatherboard siding and has a metal roof (Figure 36). The roof projects past the gable ends and is supported by triangular eave brackets. The interior has a center aisle with wood stalls on either side (Figure 37). Each stall has a wood chute where corn and hay could be dropped down from the loft (Figure 38).



*Wash House/Well House; 1922, Contributing*

Brick piers and curtain walls support the flat, poured concrete slab roof of the Wash House/Well House. The building has two rooms: a washroom and a well room containing the original well, which are no longer in use (Figure 39). The northwest elevation has a brick stepped parapet. On the northeast side is a board-and batten sliding door that accesses the well room and a chimney that heats the built-in washbasin in the washroom (Figures 40-42). The floor is concrete and the interior walls are stuccoed. Etched into the stucco of the well cover are two markings: “WED 7/2 1922” and “EDS 7/2 1922/” (Figures 43-44).

*Stone Chimney; Circa 1940, Non-Contributing*

The date and purpose of this chimney is unknown (Figure 45). The chimney is not clearly discernible in historic aerial photographs. The current owner states it has been there since the 1950s, when he was a child. The single-shouldered stone chimney is built of irregular stones mortared with concrete. The top of the stack is decorated by a rectangular stone at each corner, resulting in a crenelated appearance. A metal lintel supports the firebox. Above the lintel is a projecting concrete and stone mantel. Metal damper openers project from the side.

*Duplex; Circa 1955, Non-Contributing*

The side-gabled concrete block duplex faces Hodges Chapel Road (Figure 46). It has a projecting central entry pavilion and vinyl sided side-gabled wings at each end. The front entry is sheltered by a pent supported by metal scrolls. The six-over-six windows are paired in the main section and placed singly in the wings. The roof is covered with gray composite shingles.

*Brick And Concrete Well Cover; Circa 1955, Non-Contributing*

This concrete block well cover is partially faced with brick (Figure 47).

*Garage; Circa 1955; Non-Contributing*

The front-gabled concrete block garage is covered with vinyl siding (Figure 48). A set of wood casement windows is centered in the southwest wall. Gray composite shingles cover the roof.

*Modern Shed; 2000, Non-Contributing*

This open frame shed is used as a boat shelter (Figure 49).

*Pond; 2001, Non-Contributing*

The recreational pond has an earthen dam at the south end. John Carl Allen constructed the pond in 2001 (Figure 50).

*Figure 3. Concrete Driveway Looking South to House*



*Figure 4. Northwest (Front) Side*





*Figure 5. Southwest Side*



*Figure 6. Southeast (Rear) Side. Circa 1880 Triple A-Form House on Left. 1914 Ell on Right.*





*Figure 7. Southeast (Rear) and Northeast Sides.*



*Figure 8. Front Porch Looking Southwest to Hodges Chapel Road*





*Figure 9. Porch Detail, Ionic Columns, Modillion Cornice and Dentilated Frieze*



*Figure 10. Porch Detail, Ionic Columns, Modillion Cornice and Dentilated Frieze*



*Figure 11. Porch Detail, Pebbled Stucco Tympanium*



*Figure 12. Front Entry with Ionic Columns and Art Glass Sidelights and Transom*





*Figure 13. Second Story Balcony Door with Stained Glass and Louvered Storm Door*



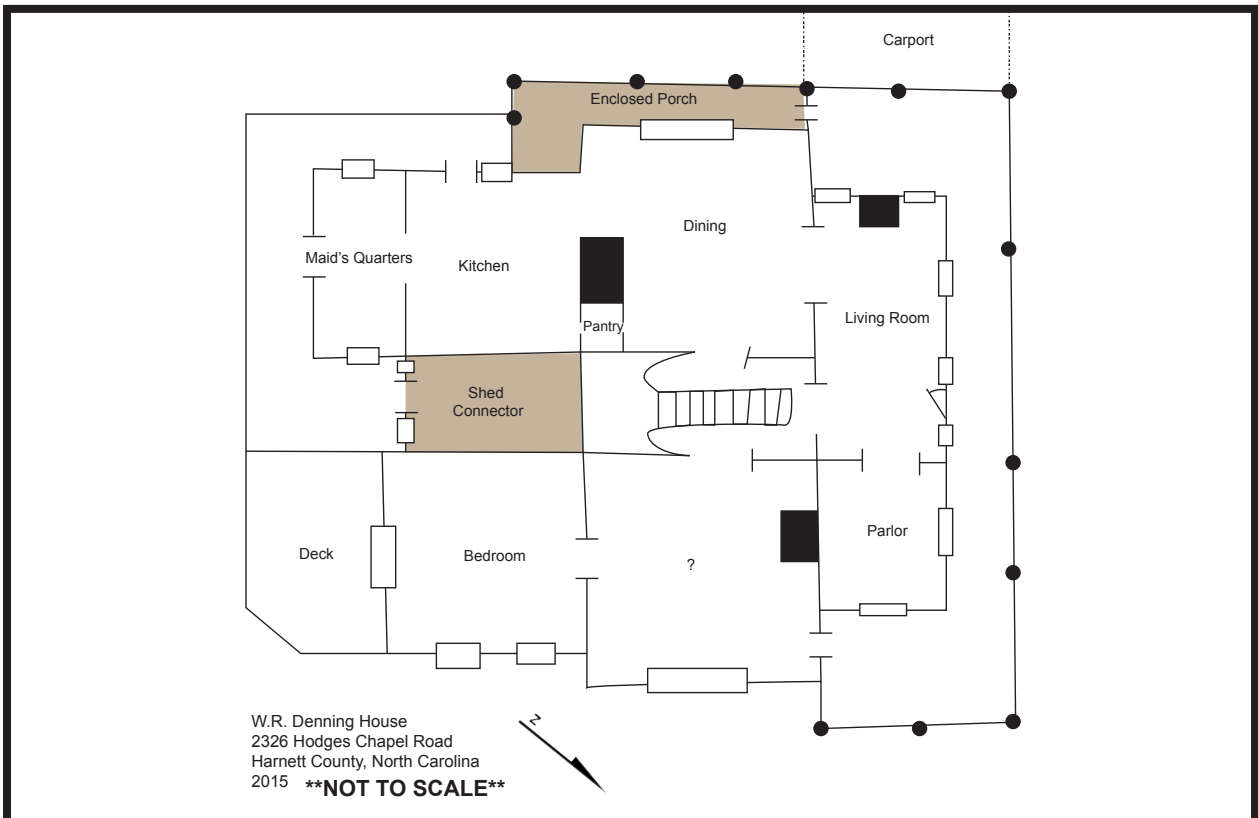
*Figure 14. Southeast (Rear) Side Showing Shed Connector Linking Ells.*



Figure 15. Circa 1880 Section Showing Porch Details



Figure 16. First Floor Plan





*Figure 17. Typical Baseboard*



*Figure 18. French Doors to Stair Hall and Dining Room Showing Typical Surround*



*Figure 19. Door Hardware, Northeast Bedroom*

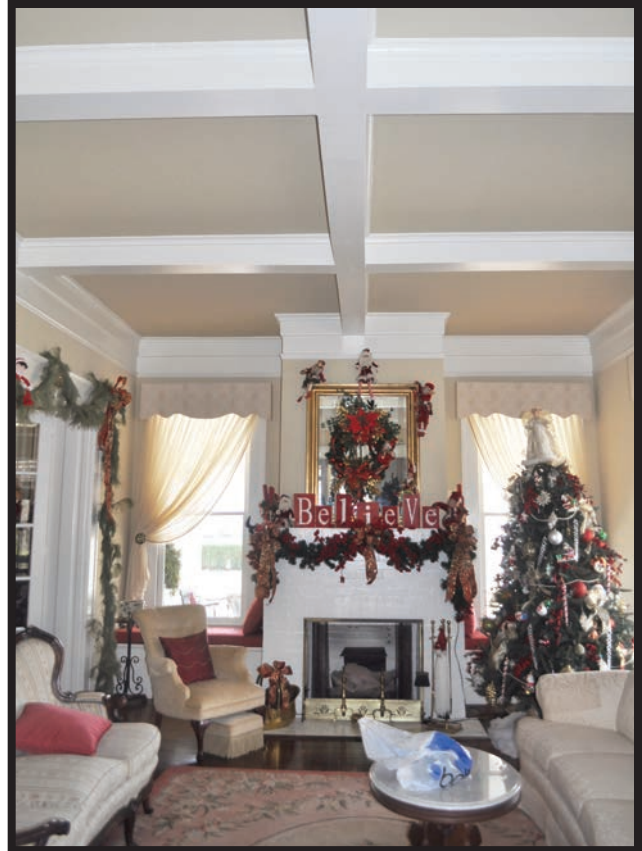


*Figure 20. Parlor Mantel and Closet Door*





*Figure 21. Living Room Looking Southwest*



*Figure 22: Dining Room Showing Mantel and Wainscot*



*Figure 23. Dining Room Looking toward Stair Hall*



*Figure 24. Stair Looking Up*





*Figure 25. Stair Looking  
Down*



*Figure 26. Second Floor Center Hall Toward Balcony*



*Figure 27. Southwest Bedroom*



*Figure 28. Northwest Bedroom*





*Figure 29. Northwest Bedroom*



*Figure 30. Secondary Dwelling*





*Figure 31. Tenant House, Southwest Side*



*Figure 32. Tenant House, Rear Shed*





*Figure 33. Driveway Pier*



*Figure 34. Circa 1920 Shed*





*Figure 35. Mule Barn, Southwest Side*



*Figure 36. Mule Barn, Northwest Side*





*Figure 37. Mule Barn, Stall Door*



*Figure 38. Mule Barn, Feed Chute*



*Figure 39. Wash House/Well House Looking Southeast*



*Figure 40. Wash House/Well House Looking Northwest*





*Figure 41. Wash House/Well House, Well Cover*



*Figure 42. Wash House/Well House, Wash Basin*



*Figure 43. Wash House/Well House, Initials "E.D.S." Etched into Well Cover*



*Figure 44. Wash House/Well House, Initials "W.E.D." Etched into Well Cover*





*Figure 45. Stone Chimney*



*Figure 46. Duplex*





*Figure 47. Brick and Concrete Well Cover with Rear of Garage in Background*



*Figure 48. Garage*





*Figure 49. Open Shed*



*Figure 50. Pond*



*Figure 51. Portrait of W.R. Denning that Hangs in Living Room. Date and Artist Unknown.*



## **HISTORY**

W.R. (William Robert) Denning was born to David Bryant “D.B.” and Oceana Henrietta (Neighbors) Denning around 1872. Oceana, also known as Osha, was D.B.’s first wife. After her death in 1885, D.B. married Rebecca Florence Strickland. D.B. Denning is reputed to have fathered 29 children in total before his death in 1936 (Smithfield Herald 1936). As a result of D.B.’s robust family life, many Denning descendants remain in the area straddling southwest Johnston and eastern Harnett counties. The W.R. Denning farm occupies land that has been in the family since the nineteenth century.

W.R. Denning married Mary Lenna Smith from Wake County in 1903 (Butchko 1982). Existing records are hazy due to the number of Denning family members in the area. However, census records suggest that the couple had at least six children: Annie, James, William Robert, Jr., Evett, Louise, and Florence. Denning’s grandson, John Carl Allen, states that Denning was an exceptionally successful farmer. His diversified operations included cultivating cotton, lumber, tobacco, wheat, soybeans, and operating cotton ginning and lumber milling facilities (John Carl Allen, personal communication 2015). The gin was a large community gin, processing cotton from Denning’s farm and other area farmers. Denning also had a lawn chair factory on the site, so he was not only mass-producing sawn lumber, but engaged in manufacturing as well (Butchko



1982). Denning constructed a private rail siding so his products could be easily loaded onto the freight cars of the Atlantic Coast Line Railroad. A 1933 aerial photograph shows the farm, the location of Denning's cotton gin and sawmill, as well as a number of unidentified farm buildings that are no longer extant (Figure 52).

By the early 1910s, Denning decided to build a new and modern house befitting his social status. The home he envisioned would be commensurate with those of the prominent and successful men of nearby Benson. Denning's choice of the Neoclassical Revival style projected his social standing and economic success to the surrounding rural community. Denning hired a father and son team of local builders, Nathan Porter and Madison Brosia Porter, and their partner, Hunter Pool (Butchko 1982). Prior to construction, Denning may have occupied the nineteenth-century dwelling that would become the west ell of the new house. According to John Carl Allen (personal communication 2015), the house was built using lumber cut and sawn on site, suggesting that the sawmill facility was already established at this time.

An architect for the house has not been identified. Family tradition holds that Denning based the design on the 1912 home of his brother-in-law, C.T. Johnson, (109 Northwest Railroad Street) in Benson (Butchko 1982)(Figure 53). C.T. Johnson was married to Denning's sister Georgia, and he is said to have modeled his home on the Henry Hood house in Dunn (Butchko 1982). The Henry Hood house could not be located for comparison during the course of this study. Johnson's house was completed in 1912, which would have given Denning time to visit the home, admire it, and begin planning for his own construction project. Both houses possess virtually identical massing and exterior details, including matching columns, cornices, stuccoed gables with keystone window surrounds, corner pilasters, and paneled porch rail posts on the balcony. Notably, the first and second story entry treatments are flipped, with the Denning House's elliptical window entry on the second floor, where on the Johnson house it is on the first story. The interior of the Johnson House was not inspected. However, descriptions of the property suggests that both houses shared similar floor plans, featuring stair halls with curvilinear stair cases (Mintzer 1985:7.33–7.34). The Denning House is described as “neither as large nor as grandly finished” as the Johnson House (Mintzer 1985:7.33–7.34; Butchko 1982).

After W.R. Denning died in 1946, ownership of the house passed to his son, James David Denning. Denning died in 1987 and left the house to his sister, Annie Lee Denning Allen. After she passed away in 1996, her son and only child John Carl Allen moved to the property. Allen lives there with his second wife. The couple has made very few changes to the property beyond routine maintenance. They created the farm pond in 2001, and built a deck off the 1914 ell around 2011 (John Carl Allen, personal communication 2015).

Figure 52. Historic Site Plan



Source: North Carolina Soil Service Map (Johnston County), 1933



*Figure 53. C.T. Johnson House at 109 Northwest Railroad Street in Benson*



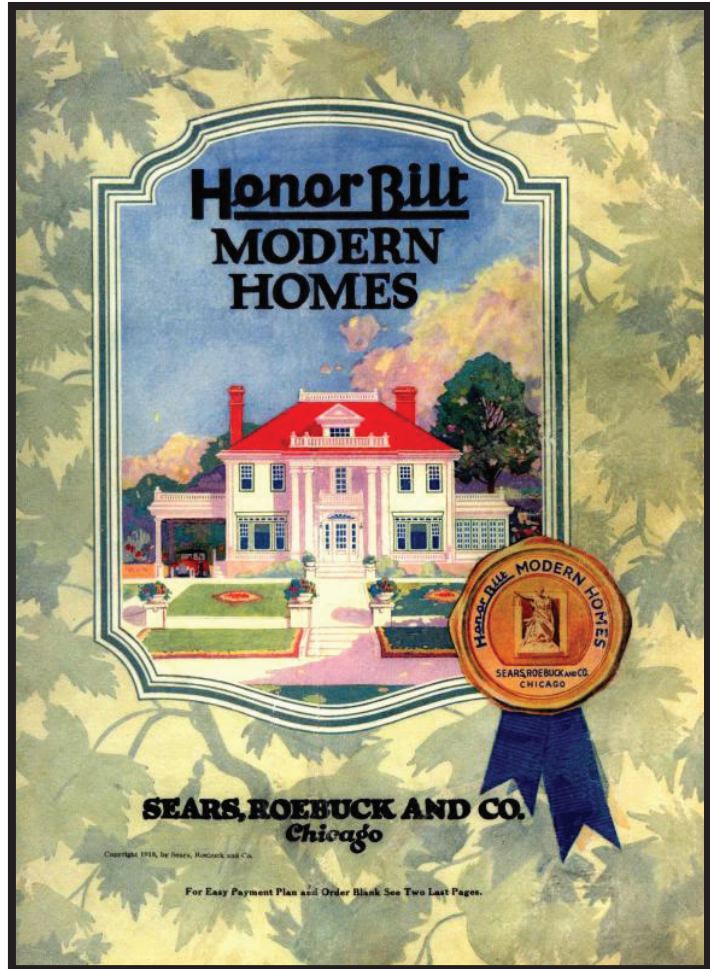
## ARCHITECTURAL CONTEXT

Neoclassical architecture was a nationalistic design movement in the first decades of the twentieth century. It sought to revive elements of ancient classical architecture and meld it with modern building techniques and up-to-date conveniences. It became a popular style for institutional buildings such as municipal buildings, banks, hotels, churches, schools, and college buildings due to its air of dignity, permanence, and stability.

The Neoclassical Revival, as adapted for Southern residential architecture, was part of a broader revival of the Georgian and colonial modes. Characterized by symmetry, proportion, and classically inspired details such as columns, architraves, and entablatures, the Neoclassical was differentiated from a pure revival--that is, a replication of a past style--by its unrestrained use of decorative embellishments and the prominent placement of oversized porticos. Beginning in 1900, Architects C.C. Hook of Charlotte, North Carolina and Charles W. Barrett of Chapel Hill, North Carolina published house plans that helped to push the style across the state. In 1918, Sears Roebuck and Co.'s "Honor Bilt" line of kit houses proffered the "Magnolia" (Model No. 2089) a robust Neoclassical home that was the largest and most expensive kit produced by the company (Thornton 2011) (Figures 54-55).

In cities and towns across North Carolina, the wealthy and upper middle classes embraced Neoclassicism. The playful and asymmetrical Queen Anne style, seen as the product of jackleg carpenters with "the voracious jigsaw," was abandoned in favor of the stoic, staid and symmetrical

*Figure 54. Cover of Sears Roebuck and Co. Honor Bilt Modern Homes Catalogue, 1918. Magnolia Model Home on Cover*



Source: [www.searshomes.org](http://www.searshomes.org)

*Figure 55. One of fewer than 10 Documented “Magnolia” Plan House in the Country, this One is at 301 W. Main Street in Benson.*





(Bishir et al. 1990:300). This shift in architectural tastes coincided with the emergence the South's newly stabilized economy. Adopters of the style idealized, through architecture, the past antebellum social order as symbolized by the myth of the large, white columned, plantation house.

### *Comparable Houses*

No rural Neoclassical Revival dwellings were identified during the 1982 Johnston County architectural survey (Butchko 1982). The 2008 Harnett County architectural survey identified two rural examples: the circa 1920 Daniel Bayles House (HT 359), which is unlike the Denning House in its decidedly Craftsman flavor; and the J.C. Byrd Farm (HT151), a hipped and gable roofed two-story Neoclassical Revival House with an Ionic portico, which was determined eligible for the NRHP as a contributing resource within the Byrd Rural Historic District in 2013 (van den Hurk et al. 2013) (Figure 56). The house is similar in massing and detail to the Denning House, but it has been covered with aluminum siding. Although the Denning Farm is located in Harnett County, it was closer to Benson than to Dunn, and Denning's social and business ties were stronger to the latter (John Carl Allen, personal communication 2015). For these reasons, the W.R. Denning's house can best be placed within the context of a small group of Benson dwellings.

The Benson Historic District (NRHP-listed in 1982) contains five, two-story Neoclassical Revival dwellings, a small but important group comprising the district's largest homes and ones that belonged to Benson's most prominent citizens (Mintzer 1985:7.1–7.2). This group consists of the 1905-1906 Parrish-Smith House (206 W. Main Street), the circa 1918 Samuel D. Stone House (201 E. Church Street)(Figure 57), the circa 1910 Preston Woodall House (201 E. Hill Street) (Figure 58), circa 1918 William Daniel Boon House (301 W. Main Street) (see Figure 55), and the 1912 C.T. Johnson House (109 N. Railroad Street) said to be the "most impressive" of the bunch (Mintzer 1985:7.33)(see Figure 53). Each dwelling combines Neoclassical Revival elements in various ways, but all have hipped roofs, ornate entry surrounds consisting of sidelights and either a rectangular transom or elliptical light, massive-double height porticoes, and one-story wrap porches (with the exception of the Boon House which was built from Sears's Magnolia plan and lacks a one-story porch). Columns are based on the classical orders, either Ionic or Corinthian-style, and placed singly or in clusters.

Table 1 provides a quick summary of the Neoclassical Revival features common to the Benson houses noted above.

*Figure 56. J.C. Byrd House, Intersection of Byrd's Mill Road and US 401, Harnett County.*



Courtesy of Jeroen van den Hurk, Coastal Carolina Research

*Figure 57. Samuel D. Stone House, 201 E. Church Street, Benson*





Figure 58. Preston Woodall House, 201 E. Hill Street, Benson.



Photo Courtesy of Joel Hurley, Owner, Preston Woodall House Bed and Breakfast

Table 1. Comparison of Benson's Neoclassical Revival Houses

Features	Parrish-Smith House (1905-1906)	Samuel Stone House (circa 1918)	Preston Woodall-House (circa 1910)	William Daniel Boon House (circa 1918)	C.T. Johnson House (1912)
Dormers	Not Present	Not Present	Not Present	Present (windows)	Present (vents)
Modillion/dentil cornice	Present (house and porch)	Present (porch only)	Not Present	Not Present	Present (house and porch)
Ornate entry surround	Present	Present	Present	Present	Present
Art glass or leaded windows	Present	Present	Not Present	Not Present	Present
Elliptical windows	Present	Not Present	Not Present	Not Present	Present
Porch column cluster	Present	Present	Not Present	Present	Present
Exterior Alterations	Minimal	Aluminum Siding	Frame additions on side and rear to accommodate present use as a bed and breakfast and event facility	Brick additions on side and rear to accommodate present use as funeral home	Minimal

## **INTEGRITY**

Aerial photographs indicate that the Denning Farm's historic cotton gin and sawmill were demolished sometime between 1971 and 1988. The rail siding was removed at an unknown date. Cotton and lumber processing were the farm's primary revenue generators, and the loss of these features negatively affects the property's integrity as a historic agricultural resource. The main house, however, retains a high degree of integrity since its completion in 1914. The house has been altered very little on both the exterior and interior. Alterations include the replacement of the original metal shingle roof with composite shingles, the construction of a rear deck, and the painting of the interior woodwork. The dwelling's Neoclassical Revival design, materials, and workmanship are strongly evident. The property's rail-side rural setting and the remaining outbuildings provide an appropriate setting and feeling. The farm is owned by W.R. Denning's grandson and therefore retains its historic associations with the Denning family.

## **EVALUATION**

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. W.R. Denning, and later his son, James David Denning, ran a profitable farming operation from circa 1900 through the 1980s. The Denning's farm was a diversified operation with cotton and lumber as the primary sources of income. The acreage, now significantly reduced in size, does not retain a complement of outbuildings, field patterns, or landscape features that collectively tell the story of agricultural life in Harnett County. Therefore, the W.R. Denning Farm no longer retains its historic agricultural associations and is recommended not eligible for the NRHP under Criterion A.

Although W.R. Denning was very successful and socially prominent at the local level, research conducted for this project did not identify him or other members of the family as significant within community, state, or national historic contexts. Therefore, the W.R. Denning Farm is recommended not eligible under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Denning Farm is a highly intact example of a Neoclassical Revival dwelling, a type of statement home that was available to socially prominent North Carolinians in the 1910s. The house compares favorably among properties of similar date, size, and style in both Johnston and Harnett counties, and the Denning House is among the most intact. The outbuildings are typical of their time period, intact, and contribute to the property's historic setting. Therefore, the Denning Farm is recommended eligible for the NRHP under Criterion C.



It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the W.R. Denning Farm is recommended not eligible for the NRHP under Criterion D.

*Recommended Boundary*

The recommended NRHP boundary includes the 15.31 acres that corresponds with the legal parcel. The boundary includes the main dwelling, eligible under Criterion C, and a number of historic buildings, which provide an appropriate historic setting.

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**DRAFT**

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT  
Intensive Evaluation**

**Replace Bridge No. 217 on SR 1358 over Guilders Creek  
Yancey County  
North Carolina Department of Transportation  
WBS No. 17BP.13.R.89**

**Prepared for:  
Human Environment Unit  
North Carolina Department of Transportation  
1598 Mail Service Center  
Raleigh, NC 27699-1583**

**Prepared by:  
Acme Preservation Services, LLC  
825C Merrimon Avenue, #345  
Asheville, NC 28804  
828-281-3852**

**March 2013**

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**March 2013**

---

Clay Griffith, Principal Investigator  
Acme Preservation Services, LLC

Date

---

Mary Pope Furr, Supervisor  
Historic Architecture Section  
North Carolina Department of Transportation

Date



**Replace Bridge No. 217 on SR 1358 over Guilders Creek, Yancey County**  
**North Carolina Department of Transportation**  
**WBS No. 17BP.13.R.89**

**MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 217 on SR 1358 (Guilders Creek Road) over Guilders Creek in Yancey County. The project area is located in the Jacks Creek section of the county to the north of Burnsville, the county seat. The Area of Potential Effects (APE) for the proposed project is delineated as 300 feet from either end of the bridge and 75 feet to either side from the center line.

NCDOT contracted with Acme Preservation Services, LLC (APS) in October 2012 to complete an intensive historic architectural resources evaluation of the two properties located within the APE for the subject project. Architectural historian Clay Griffith conducted the field survey in January 2013, photographing and mapping the properties, and authored the report. Primary source investigation included research at the Yancey County Courthouse, Pack Memorial Library in Asheville, and the Western Office of Archives and History in Asheville. The owners of the two evaluated properties were interviewed during the field survey.

After an intensive evaluation following the National Register of Historic Places criteria for eligibility, the Horton-Laughrun Farm was found to be eligible under Criterion C as a locally significant example of an early twentieth-century house and farmstead in the Jacks Creek section of Yancey County. The Peterson-Arrowood House, however, was determined to be not eligible due a lack of historic significance and substantial loss of historic integrity due to alterations.

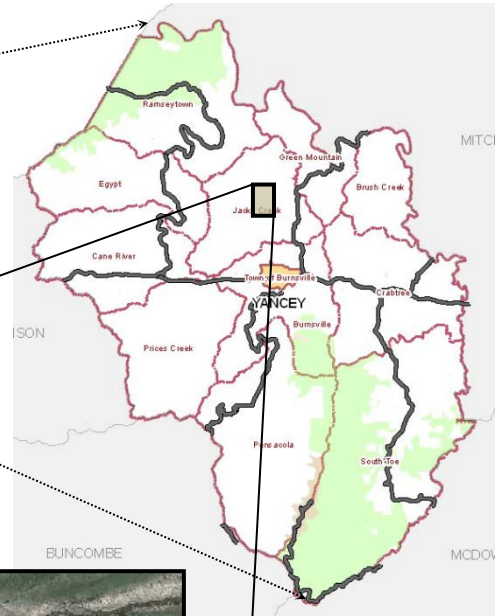
APS conducted the survey and prepared this report in accordance with the provisions of the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled *Historic Architectural Resources: Survey Procedures and Report Guidelines* (2003). This property evaluation meets the guidelines of NCDOT and the National Park Service.

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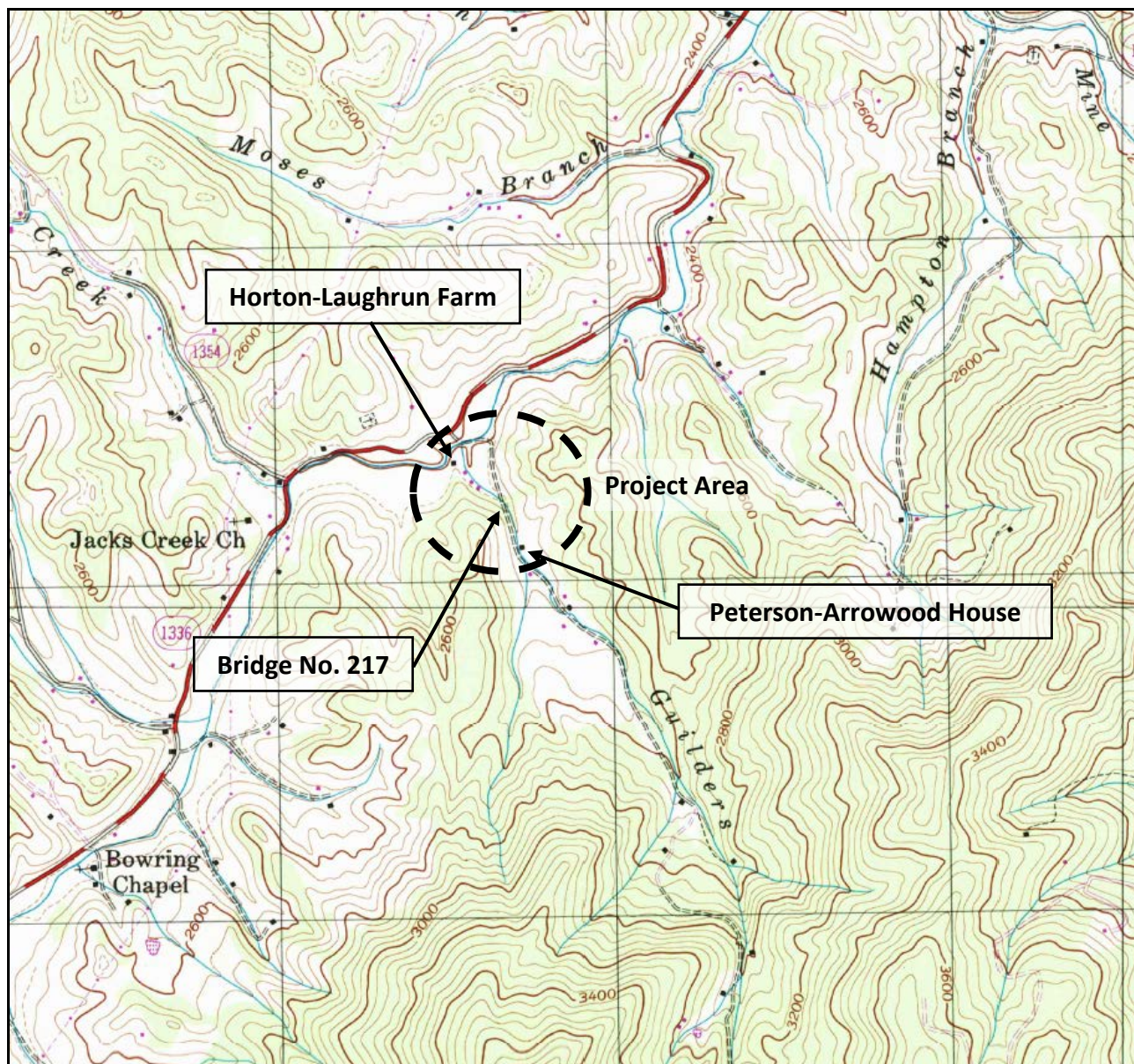
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## I. Project Location Maps

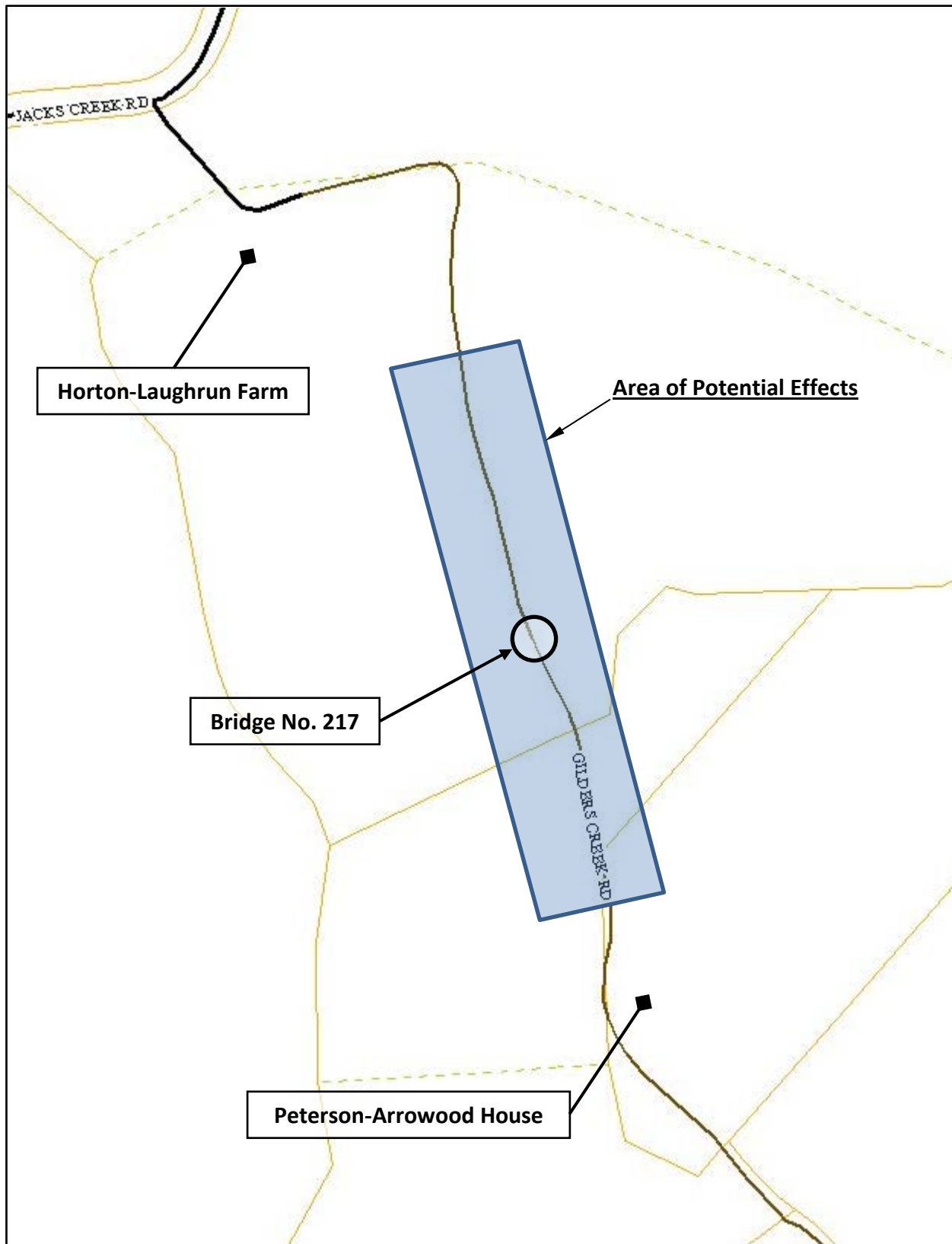






Location Map – Burnsville, NC USGS topographic quadrangle map (1939; photorevised 1990)





**Area of Potential Effects (APE) Map** [Base map: Yancey County GIS]

## **II. Introduction**

The project area is located in north-central Yancey County in the Jacks Creek section, a broad valley north of the county seat of Burnsville and northwest of the Green Mountains. Bridge No. 217 is situated on Guilders Creek Road (SR 1358) approximately 0.2-mile south of the intersection with Jacks Creek Road (SR 1336).

The Area of Potential Effects (APE) for the proposed bridge replacement project is delineated at 300 feet from either end of the bridge and 75 feet to either side of the center line of the road. The APE encompasses three tax parcels, one wooded and two containing primary resources over fifty years of age. The wooded parcel, which is owned by the same family that currently owns the Peterson-Arrowood House at 325 Guilders Creek Road, contains two structures at its south end associated with the house and situated on the opposite side of the road.

The general project area is characterized as a rural creek valley that extends in a southwest-northeast direction from just west of Burnsville to Green Mountain on the Toe River. Smaller creeks—including Guilders Creek—and narrow valleys join Jacks Creek from the southeast and northwest as it makes its way northeast towards the Toe River. The Jacks Creek area is a broad, scenic valley with small farmsteads occupying the fertile bottomland and heavily forested hills and low mountains. The WPA-era Clearmont School is located approximately 1.6 miles north of the project area, but little other public or commercial development surrounds the project vicinity.

## **III. Methodology**

The field survey was conducted on January 24, 2013, and both properties over fifty years of age within the APE were photographed and recorded. Basic research on the project area was conducted by consulting with the Yancey County GIS and tax records, Register of Deeds office, and at Pack Memorial Library in Asheville. The project area is not covered by Sanborn maps, but USGS topographic quadrangle maps dating back to 1935 were reviewed. During the field survey, the owners of both properties were briefly interviewed. The interior of the Horton-Laughrun Farm was not made available for inspection. The interior of the Peterson-Arrowood House, however, was inspected but not photographed.

A search of the State Historic Preservation Office (HPO) records revealed that one of the properties—the Horton-Laughrun Farm (YC 53), also known as the Taylor Horton House—was previously recorded during the 1983 survey of Yancey County. A few other scattered houses and farmsteads were recorded in the Jacks Creek area, including a house (YC 66) on the north side of Jacks Creek Road, 0.2 mile west of its intersection with Guilders Creek Road. Additional resources and examples of comparable property types recorded in the HPO survey files were reviewed.

Only eight properties in Yancey County are listed in the National Register, with the majority of the listed resources located in Burnsville. The two listed properties not found in Burnsville are the



David M. Buck House in the Bald Mountain community and the Bald Creek Historic District, a small district encompassing part of the rural community around the WPA-era Bald Creek Elementary School.

## IV. Historical Background

Formed in 1833 from Buncombe and Burke counties, Yancey County was one of the earliest counties established in the western region of North Carolina. Yancey County's boundaries were altered throughout the mid-nineteenth century as several other counties were formed from land belonging to Yancey County. In 1872, when part of the county was annexed to Mitchell County, the present area of Yancey County was established. The Black Mountains, which stretch across the southern part of the county, are the highest in the eastern United States, but their steep terrain yields to fertile forests and farmland to the north as the ridges and streams fall toward the Toe River, which serves as the county's northern border. Thirty-five creeks feed the Toe and Cane rivers that drain the county and join to form the Nolichucky River as it flows out of the northwest section of the county and into Tennessee. The rich bottomland of the numerous creeks and rivers has supported productive agriculture since the early nineteenth century.<sup>1</sup>

The early settlers in the area established self-sufficient farms throughout the valleys and lower slopes of the mountains. Farm families typically produced everything they needed and shared or traded with neighbors or in the small communities scattered throughout the county. Transporting livestock and surplus goods out the county, chiefly to markets in South Carolina and Georgia, was expensive and time-consuming, but provided the few items that Yancey County farmers were not able to produce themselves. Farmers primarily grew corn as a staple crop, along with wheat, oats, and potatoes. Other important crops were hay, tobacco, peaches, and apples. Livestock included cattle, sheep, and hogs, with a significant amount of land devoted to grazing cattle. A few small dairies operated in the county through the first half of the twentieth century.<sup>2</sup>

Yancey County was strongly defined by its agricultural production through much of the nineteenth century, but on the heels of the Civil War and its crippling effects, new economic influences began to shape and alter the character of the county. The Cherokee had mined mica in the area and used it for ceremonial pieces and decoration. Following the Civil War, mica mining grew significantly with eight mine operating in the 1870s. Sheet mica was used in the production of stoves, lamps, and glazing. Mineral extraction continued to develop through the twentieth century, employing

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<sup>1</sup> Catherine W. Bishir, Michael T. Souther, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 239; and Bill Sharpe, *A New Geography of North Carolina*, Vol. III (Raleigh, NC: Sharpe Publishing Company, Inc., 1961), 1642.

<sup>2</sup> Sharpe, 1644-1646. Yancey History Association, *Images of Yancey: Pictorial History of a Western North Carolina County* (Burnsville, NC: Yancey History Association, 1993), 123-128.

large numbers of people and giving rise to the town of Micaville. By the 1940s, approximately seventy mica mines were operating in Yancey County.<sup>3</sup>

The success of the mining industry was greatly aided by the construction of railroad connections into the region. Transportation routes remained poor for many years, but the completion of the Western North Carolina Railroad to Morganton and Marion through the 1870s, and ultimately reaching Asheville in 1880, made access to growing markets and rail lines much easier. Railroad connections also helped spur the growth of logging operations, which began in earnest on the forested slopes of the mountains in the late nineteenth century. The South and Western Railway—later known as the Carolina, Clinchfield & Ohio (CC&O) Railway—was completed to Spruce Pine in 1903, and the Black Mountain Railway began construction on a line along the Toe River from the CC&O tracks near Kona to Micaville and on to Burnsville and Pensacola by 1913. The primary purpose of this line was to transport cut timber, although it also offered passenger service until 1926. With more than one billion board feet of timber within its borders, Yancey County's forest resources became an important component of the local economy. Approximately one-fourth of the county's 110,000 acres are now designated National Forests and roughly 60,000 acres are cultivated for agriculture.<sup>4</sup>

Tobacco has been grown in Yancey County since the nineteenth century, but farmers originally grew it for home consumption. In the late nineteenth and early twentieth century, flue-cured bright-leaf tobacco was grown and sold at market in Asheville. By the 1920s, however, burley tobacco replaced bright-leaf tobacco as an important cash crop in the western mountain counties. Differences in harvesting and curing burley tobacco made it well-suited for small mountain farms, and large barns for hanging and air-curing burley tobacco were built across the landscape. Few early twentieth century burley tobacco barns survive, while the vast majority now standing date from the 1940s and 1950s.<sup>5</sup>

Diversification of the county's economy in the twentieth century and improved transportation routes in and out of the area introduced new opportunities for residents, who have historically remained near family within the county. With significant forested areas of the county given over to the national forests and forest conservation, industrial production and mining has been supplemented with tourism and outdoor recreation among the important factors in the local economy in the late twentieth century. Yancey County continues to be defined largely by its landscape.

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<sup>3</sup> Marvin A. Brown, "Phase II Historic Architectural Survey of US 19# from SR 1186 to existing multi-lane section west of Spruce Pine, Mitchell and Yancey Counties, North Carolina, TIP No. R-2519B" (Report for North Carolina Department of Transportation, May 2004), 16. Michael C. Hardy, *The ca. 1840 McElroy House: A Glimpse of Yancey County, North Carolina's History* (Virginia Beach, VA: The Donning Company Publishers, 2004), 27-28.

<sup>4</sup> Brown, 17. Hardy, 28 and 30-32. Elaine McAlister Dellinger and Kiesa Kay, *Yancey County, Images of America Series* (Charleston, SC: Arcadia Publishing, 2011), 7-8.

<sup>5</sup> Yancey History Association, 127-128.



## V. Horton-Laughrun Farm (YC 53)

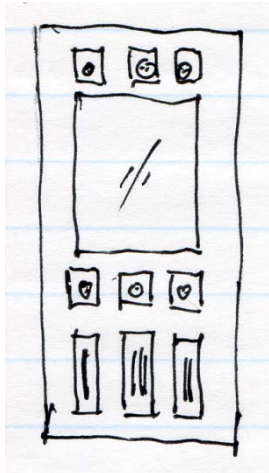
34 Guilders Creek Road, Burnsville vic.



**Horton-Laughrum House, 34 Guilders Creek Road, façade, view to southwest**

The Horton-Laughrun Farm stands on the south side of Guilders Creek Road immediately south of its intersection with Jacks Creek Road. The farm occupies a 76-acre tract that spans both sides of Guilders Creek Road and Jacks Creek Road. In the area in front of the farmhouse, an open grassy lawn, Jacks Creek cuts across the property from west to east. Guilders Creek Road spans Jacks Creek directly in front of the house before making a 90-degree turn to the east, crosses Guilders Creek as it empties into Jacks Creek, and then makes a 90-degree turn to the south. Guilders Creek Road passes through the Horton-Laughrun Farm property before Bridge No. 217 carries the road over Guilders Creek near the southern edge of the property.

The farmhouse is a one-and-a-half-story, three-bay frame dwelling with a side-gable roof punctuated by three front-facing gables. The house rests on an irregularly-coursed stone foundation and displays exterior end chimneys. The chimney on the east elevation is stone to the shoulders with a corbelled brick stack, while the chimney on the west end is relatively plain brick with simple corbelling. The house is generally covered with weatherboards except for the three front gables, which are covered with fishscale wood shingles. The house is further enlivened with a wide frieze band and returns and plain raking boards in the gable ends. An attached partial-width shed-roof carries across the façade and is supported on chamfered posts with decorative brackets. The portion of the façade sheltered by the porch has been covered with plywood sheathing, which



*Field sketch of door*

replaced the original narrow, beaded tongue-and-groove siding. The single-leaf entry door presents a large single pane of glass with rows of three decorative blocks containing bull's eye molding above and below the glazed opening. Three vertical panels are located below the lower row of decorative blocks. First-story windows on the façade are Craftsman-type four-over-one double-hung sash. The remaining windows are typically six-over-six double-hung sash, although other three-over-one and four-over-one windows have replaced original sash in some areas.

According to owner Floyd Laughrun, the house was originally a one-story two-room log structure with a rear ell when his great-grandfather, Taylor Horton, bought the property at the beginning of the twentieth century.

Horton added the upper story of the house and gave it much of its present appearance around 1904. The house passed to Jason Laughrun in 1919, and then to his son, Luke Laughrun in December 1939 (Deed 84/283). Most of the other significant alterations to the house were made in the 1940s.<sup>6</sup>

The one-story rear ell is capped by a tall gable roof and covered with weatherboards. The roof line may indicate the height of the original house, and the ell has side shed extensions to either side. Areas of the ell covered with German siding and metal-frame storm windows suggest the location of original porches that have been enclosed. A one-story shed-roof addition in the angle formed by the main block of the house and the ell contains a bathroom added in the 1940s. A small shed-roof projecting bay at the rear of the ell displays German siding, exposed rafter tails, and paired six-over-one windows. A concrete block flue rises from the west slope of the ell roof.

Mitzi Presnell surveyed the house in August 1983, when it was owned by the present owners' father, Luke Laughrun. During the survey Ms. Presnell was able to inspect and record several features of the interior. She noted that the interior had been altered but it retained simple post and lintel mantels along with the original stair. Originally a two-room log house, a wall appeared to have been added to form a center hall plan. Ms. Presnell recorded that "the stair is a 'dog-leg' with a landing," and it retained its chamfered newel post and turned balusters.

Several domestic outbuildings are positioned close to the house with the other agricultural outbuildings located further to the south. A one-and-a-half-story front-gable frame building to the east of the house may have been used to store apples or other dry goods. The structure is covered with German siding and capped by a standing-seam metal roof. The deep, overhanging front eave shelters an exterior wood stair that rises to a single-leaf wood door in the gable end. A small single-leaf wood door located beneath the stair landing accesses the lower story. The building has a stone foundation and a single square window opening on the rear (east) elevation. A tall one-story outbuilding constructed of irregularly-coursed stone stands to the south of the house. The building, which features a metal front-gable roof, exposed rafter tails, and single-leaf door in the gable end, was probably used as a springhouse for cold storage. A ca. 1950 one-story frame shed

<sup>6</sup> Interview with Floyd Laughrun, January 24, 2013. Yancey County Register of Deeds office, Burnsville, NC.





**Horton-Laughrun House, façade detail, view to southwest**



**Horton-Laughrun House, east elevation, view to west**





**Horton-Laughrun House, west elevation, view to southeast**



**Horton-Laughrun House, rear elevation, view to northwest**





**Apple house, view to northeast**



**Springhouse, east elevation, view to west**





**Shed, oblique front view to west**



**Springhouse and shed (rear view), view to south**



is located to the west of the rear ell, near the spring house. The modest structure is covered with vertical wood siding and capped by a standing-seam metal roof with exposed rafters. Two openings on the front (south) elevation have replacement solid wood doors. A small chimney positioned between the two doors consists of a brick base and concrete block flue with a brick cap.

The gravel driveway that passes to the east the east of the farmhouse and apple house continues to the south, running alongside Guilders Creek, to a cluster of mid-twentieth century agricultural buildings that the Laughrun's built as part of their farm. According to the Burnsville USGS quad map from 1935, the driveway and farm road follows the location of the original Guilders Creek Road. Within a few years, however, the road was shifted to the east, following its present alignment. The agricultural buildings of the farm were primarily built along the old road, situated to the west, with the creek to the east. Two smaller structures—a chicken house and workshop—stand on the hillside to the west of the farm road. The building that appears to be a chicken house is a one-story, shed-roof frame structure with vertical wood siding, exposed rafters, concrete block foundation, screened openings, and double-leaf wood doors on the north elevation. The second building, which appears to have been used as a workshop or utility room, is a small two-story structure built of concrete block and set against the hillside so that the lower story is partially below grade. The building is capped by a metal side-gable roof with deep overhanging eaves on its south and east sides. The roof overhang on the east side shelters a first-story entrance that is now covered with a tarp. The building also features exposed rafters, vertical wood siding in the gable ends, and assorted four-over-four and six-over-six windows on the second story.



**Agricultural buildings, view to south along driveway**





**Chicken house, east elevation, view to west**



**Workshop, east elevation, view to west**



The main line of agricultural buildings is dominated by three large, two- and three-story barns, which are interspersed with two smaller sheds and a substantial brick silo. A one-story tractor shed and corn crib stands at the north end of the line, facing the farm house to the north. The tall metal-clad gable roof shelters an open shed bay, which is supported by replacement wood posts, and a narrow corn crib enclosed with horizontal wood slats. The gable ends are covered with weatherboards. A shed-roof extension wraps around the east and south sides of the building and is covered with metal roofing applied as siding. Double-leaf wood doors located on the north elevation of the shed extension provide access to the interior. A tall two-story tobacco barn is situated immediately south of the tractor shed. Resting on a concrete block foundation, the barn is covered with vertical wood siding and capped by a metal shed roof. The lower section of wood siding includes hinged, narrow shutters that can be opened for ventilation. A sliding wood door on a metal track is located on the south elevation. A one-story frame shed to the south is open to the west and features a new metal shed roof, vertical wood siding, and concrete pier foundation. The brick silo adjacent to the shed is located immediately to the south. A barn to the south of the silo is largest of the group, possibly three stories on the interior, and is constructed with concrete block first-story walls, vertical wood siding, and a metal shed roof. The barn contains livestock stalls on the first story and may have been used to cure tobacco or store hay on the upper levels. The barn also features hinged, narrow wood shutters on the east elevation that can be opened for ventilation. Double-leaf wood doors at the second story on the south elevation open onto an elevated wooden walkway that connects this barn with the barn to the south. The third barn is a tall, two-story frame structure with vertical wood siding and a metal shed roof. Metal roofing has been applied around the first story on the east elevation. The lower level of the barn contains livestock stalls and the upper story appears to be used to store hay. The farm road climbs in elevation as it passes the two barns at the south end of the line such that the second story of both structures is accessible at grade level on their west elevations.

Another tobacco barn stands apart from the main cluster of agricultural buildings and is situated at a sharp bend in Guilders Creek Road to the northeast of the house. The tall, two-story frame structure is similar in design and construction to the other barns, and it features concrete block first-story walls, vertical wood siding, and a metal shed roof. Set against the slope of the hillside, the first story is partially below grade and accessed through a sliding wood door on a metal track located on the southwest elevation of the barn. It also features hinged, narrow wood shutters on the upper story that can be opened for ventilation.



**Agricultural buildings, overall view to west from Guilders Creek Road**



**Barn (l) and tractor shed/corn crib (r), view to west**





**Barn (l) and tractor shed/corn crib (r), view to northwest**



**Barn (l), silo, and shed (r), view to west; workshop in background**





**Barn, view to northwest**



**Barn, view to northwest**

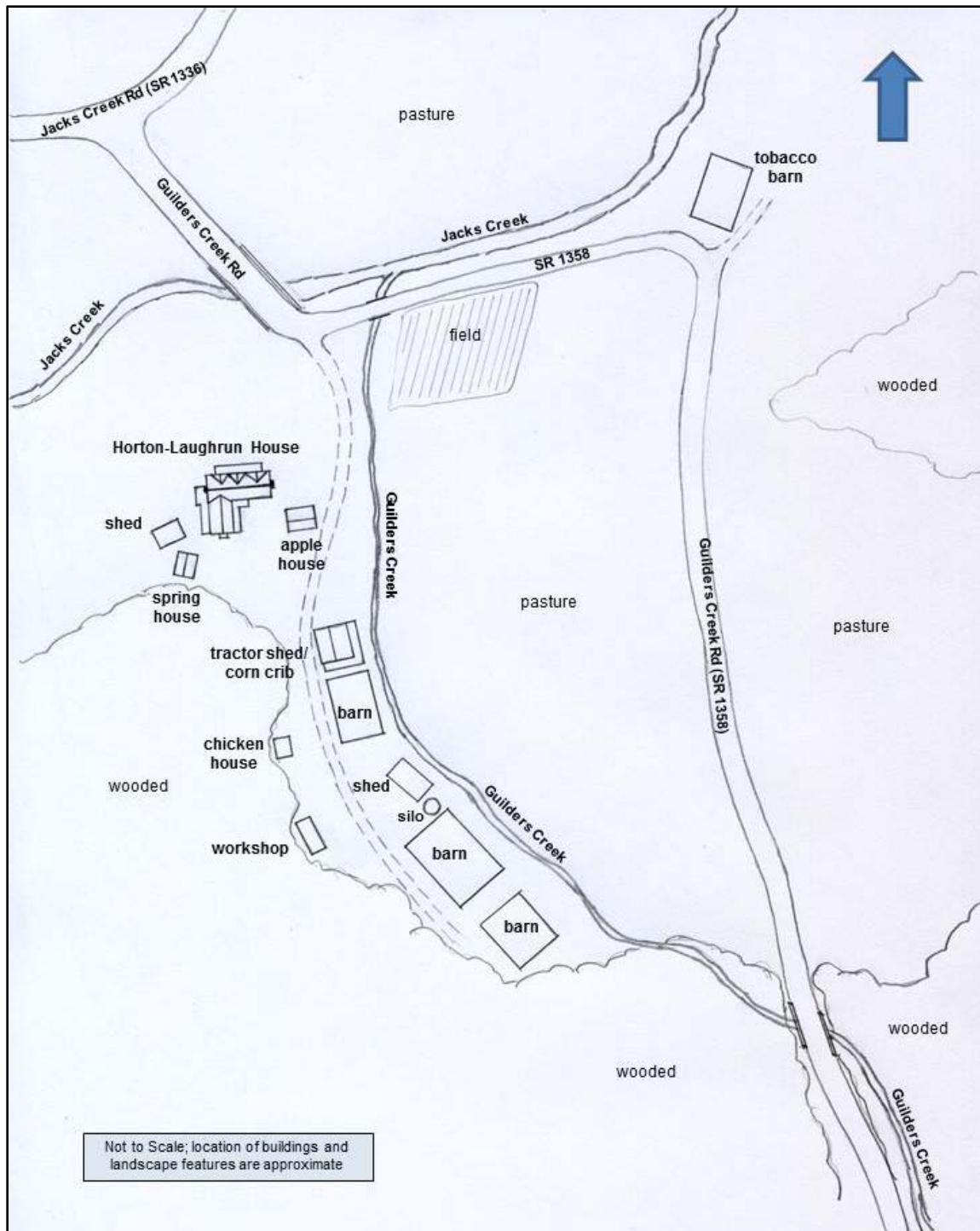




**Agricultural buildings, overall view to northwest from Bridge No. 217**



**Tobacco barn, northeast side of Guilders Creek Road, view to northeast**



**Site Plan – Horton-Laughrun Farm, 34 Guilders Creek Road**



As noted above, a log house stood on the property by the turn of the twentieth century when Taylor Horton bought the property. The valley surrounding Jacks Creek contains some of the best farm land in the county and has been settled since at least the mid-nineteenth century. According to oral tradition, Jacks Creek takes its name from a tenacious hunting dog, which persisted in treeing a bear at the end of a long day of hunting in a place the hunters were unfamiliar with. As stories were retold of that day's hunt, they began calling the place "Jack's Creek" in honor of the dog. The name first appears in official records beginning in the 1870s.<sup>7</sup>

According to census records the Horton family included established farmers in the Jacks Creek and Green Mountain townships during the late nineteenth century. Born in 1849, Taylor Horton married Senia Parsons in the early 1870s and began raising a family. In August 1901, the Horton's bought nearly 88 acres from J. W. Higgins in Jacks Creek township for \$1,700 (Deed 27/413). The property adjoined the lands of the Byrd, Bailey, and Peterson families. In 1893, the Hortons' eldest daughter, Charlotte (known as "Lula"), married Jason Laughrun of Caney River township near the Bald Creek community.<sup>8</sup>

Jason and Lula Laughrun had a farm in the Swiss community, just west of Bald Creek, in the 1890s, where they raised their family of ten children. In 1919, the Laughrun's moved to Jacks Creek and into the Horton's house. They acquired two tracts from Lula Horton Laughrun's parents on July 31, 1919—the first containing approximately 22 acres and the second containing 76 acres (Deeds 56/386 and 56/387). The property adjoined the lands of the Byrd and Peterson families, as well as an uncle's farm, James Horton. The Laughrun's continued to farm the land and eventually the house passed to their son Luke and his wife Ethel in 1939. Luke Laughrun (1905-1994) married Ethel Honeycutt (1905-1993) in 1923; she attended the Yancey Collegiate Institute in Burnsville.<sup>9</sup>

Luke and Ethel Laughrun farmed the land like their family before them. They added on to the farmhouse, enlarging it to the rear and adding a small bathroom wing. The house and farm eventually passed to the Laughrun's son Floyd, the present owner. A World War II veteran, Floyd Laughrun continues to reside in the house and oversee a small farming operation.<sup>10</sup>

The Horton-Laughrun House belongs to a group of one-and-a-half and two-story frame houses from the late nineteenth and early twentieth century that have built been around an existing log house at their core. It is not known when the original two-room log house was built that Taylor Horton acquired in 1901 and enlarged into the present one-and-a-half-story dwelling with its

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<sup>7</sup> Jody Higgins, ed., *Common Times: Written and Pictorial History of Yancey County*, 2<sup>nd</sup> printing (Burnsville, NC: Yancey Graphics, 1982), 12. Yancey History Association, *Images of Yancey, Vol. II: Pictorial History of a Western North Carolina County* (Burnsville, NC: Yancey History Association, 2012), 95.

<sup>8</sup> 1870 and 1880 United States Census records accessed from Ancestry.com (accessed January 2013). Register of Deeds Office, Yancey County Courthouse, Burnsville, NC.

<sup>9</sup> Lloyd Richard Bailey, Sr., ed., *The Heritage of the Toe River Valley, North Carolina, Volume III, 2001* (Durham, NC: Lloyd Richard Bailey, 2001), 204-205. Ray Hensley, *Voices From The Mountains: A Collection of Interviews, Yancey County, North Carolina, 1981-1985* (Burnsville, NC: Yancey Graphics, 1986), 51-53.

<sup>10</sup> Floyd Laughrun, personal communication.

distinctive three front-facing gables. The outward appearance of the house evokes the early twentieth-century vernacular and late Victorian influences present at the time it was constructed around the more primitive log dwelling. The Horton-Laughrun House is relatively rare example of its type, with few comparable houses located in the Jacks Creek area and other examples with various degrees of integrity located throughout the county.

One of the best, and nearest, examples of a similar style house stands on the northwest side of Jacks Creek Road (SR 1336) approximately 0.2-mile west of the Horton-Laughrun House and the intersection with Guilders Creek Road. Located at 4757 Jacks Creek Road, the two-story, three-bay frame house (YC 66) has a triple-A roof, weatherboards, and an attached one-story hip-roof wraparound porch carried on classical columns. As recorded by Mitzi Presnell in 1983 during the county survey, the house retained some original flush-board and narrow tongue-and-groove sheathing, as well as its original closed-string stair and paneled newel post. The mantels, however, were replaced along with some of the original two-over-two double-hung sash. The main block of the house retains its pressed tin shingle roof, but the porch and rear ell have standing-seam metal roofs that appear to have been added later. A one-story stone spring house stands to the rear of the house, and a two-story front-gable frame barn covered with weatherboards is located just northeast of the house.



**House (YC 66), 4757 Jacks Creek Road, oblique front view to northeast**

No other previously recorded comparable properties are situated along Jacks Creek Road through the valley. An unrecorded property at 4085 Jacks Creek Road is also a two-story three-bay frame house that likely dates from the first decades of the twentieth century. The house, which is covered with vinyl siding, features stone chimneys with brick stacks, a side-gable roof of pressed



tin shingles, and a central single-leaf entrance flanked by sidelights. The attached one-story hip-roof porch is carried by slender paired posts on brick piers. Some of the windows have been replaced and include four-over-one, six-over-one, and modern one-over-one double-hung sash.



**House, 4085 Jacks Creek Road, view to west**

Another unrecorded property at 31 Syrup Lane stands on an elevated site on the east side of the Jacks Creek Road. The small structure is a one-story, side-gable frame dwelling but features a standing-seam metal roof, four-over-four windows, and an attached porch supported on chamfered posts with a balustrade of chamfered balusters. Although not nearly as substantial as the Horton-Laughrun House, it does retain some comparable woodwork from the period.



**House, 31 Syrup Lane, east side of Jacks Creek Road, view to east**



The Charles Pinckney Deyton House in the Green Mountain section of the county bears some similarities to the Horton-Laughrun House, which stands approximately six miles to the southwest. The Deyton House is an impressive two-story, side-gable frame dwelling with exterior stone chimneys and brick stacks and an engaged two-tiered porch. It was constructed in the late nineteenth or early twentieth century around an existing one-room log structure dating from the 1860s. The interior of the Deyton House retains its original flush wood sheathing, oversized mantel, and partially enclosed stair with simple square newel and stick railing. Later alterations to the house, including vinyl siding and replacement windows, diminish its material integrity but do not affect its overall integrity and significance. In addition to the main house, the property includes a number of associated outbuildings that help convey the full range of functions and agricultural operations on a typical self-sufficient mountain farmstead.<sup>11</sup>



**Charles Pinckney Deyton House, view to north**  
(Photo by Megan Privett, NCDOT, October 25, 2012)

The Letterman House (YC 78) is an early-twentieth century I house—two stories tall, three bays wide, and one bay deep. Built on a stone foundation, the house is relatively plain in its exterior appearance with a tall side-gable roof, interior brick chimney, and an attached shed-roof entry porch supported on slender turned posts. A two-story rear ell was added later. A tall two-story frame barn on a stone foundation and small, stone springhouse remain near the house.

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<sup>11</sup> Megan Privett, “Determination of Eligibility for Charles Pinckney House” (Report for North Carolina Department of Transportation, November 2012).



Similarly, the James Woodby House (YC 125), located on Byrd Branch Road, 1.3 miles northwest of Jacks Creek Road, is a one-and-a-half-story, side-gable frame house built around a one-room log structure at its core. The broad side-gable roof is covered with pressed-tin shingles and the house has an interior brick chimney, two-over-two double-hung sash, and an attached partial-width shed-roof porch supported by bracketed posts. Woodby farmed the property and grew tobacco, but the only surviving outbuilding is a large tobacco barn located across the road from the house.

The ca. 1900 C. W. Burton House in the Bald Creek community stands at the end of a tree-lined gravel drive. The two-story, three-bay, center-hall plan, frame house features was modified around 2000 with vinyl siding and replacement windows. However, it retains a number of original elements on the interior. The Burton's oversaw a large farm operation through the first half of the twentieth century before selling a significant portion of their farmland in the early 1960s. An intact garage, springhouse, and barn are located near the house, but these structures represent only a fraction of the buildings needed to maintain the farm.

With the exception of the Charles Pinckney Deyton House, the Horton-Laughrun House has few peers that retain a good degree of architectural integrity and a large complement of associated outbuildings. The agricultural buildings are important components of the overall integrity of the property because they help to convey the sustaining activities of self-sufficient farms, which exemplify the landscape throughout Yancey County. The National Register-listed David M. Buck House (NR, 2001) retains a strong complement of outbuildings in addition to the imposing two-story frame house built around 1904. The Wilkes Hensley House (YC 151), located near the confluence of Bald Creek and Cane River, possesses a good collection of agricultural buildings on its cultivated bottomlands. The house itself, however, is somewhat deteriorated, with rolled asphalt siding covering the original weatherboards. The outbuildings include a smokehouse, apple house, chicken house, springhouse, privy, silo, and multiple barns and sheds. While the Wilkes Hensley House has been determined to be eligible under Criterion A for agriculture, it is not considered eligible under Criterion C for architecture due to later alterations and a loss of architectural integrity. The Captain E. E. Neill House (YC 88), built around 1897, is a two-story, three-bay I-house with an engaged two-tiered porch and Victorian-era decorative detailing. Resting on a stone foundation, the house displays two interior brick chimneys with corbelled caps, a projecting two-story side bay, and chamfered porch posts with jigsaw brackets and balustrade. The richly detailed house is complemented by three associated outbuildings—a smokehouse, springhouse, and apple house. The Neill House has been determined to be eligible for the National Register under Criterion C for architecture.<sup>12</sup>

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<sup>12</sup> The Jaeger Company, "Phase II Intensive Level Historic Resources Survey Report and Evaluations of Eligibility for Widening of US 19E from SR 1336 to SR 1186 with a Proposed Extension from SR 1186 to NC 80, Yancey County, North Carolina, TIP No. R-2519A" (Report for North Carolina Department of Transportation, March 2000).



**Wilkes Hensley House (YC 151), north side of US 19E, view to northwest**



**Capt. E. E. Neill House (YC 88), north side of US 19E, view to northwest**



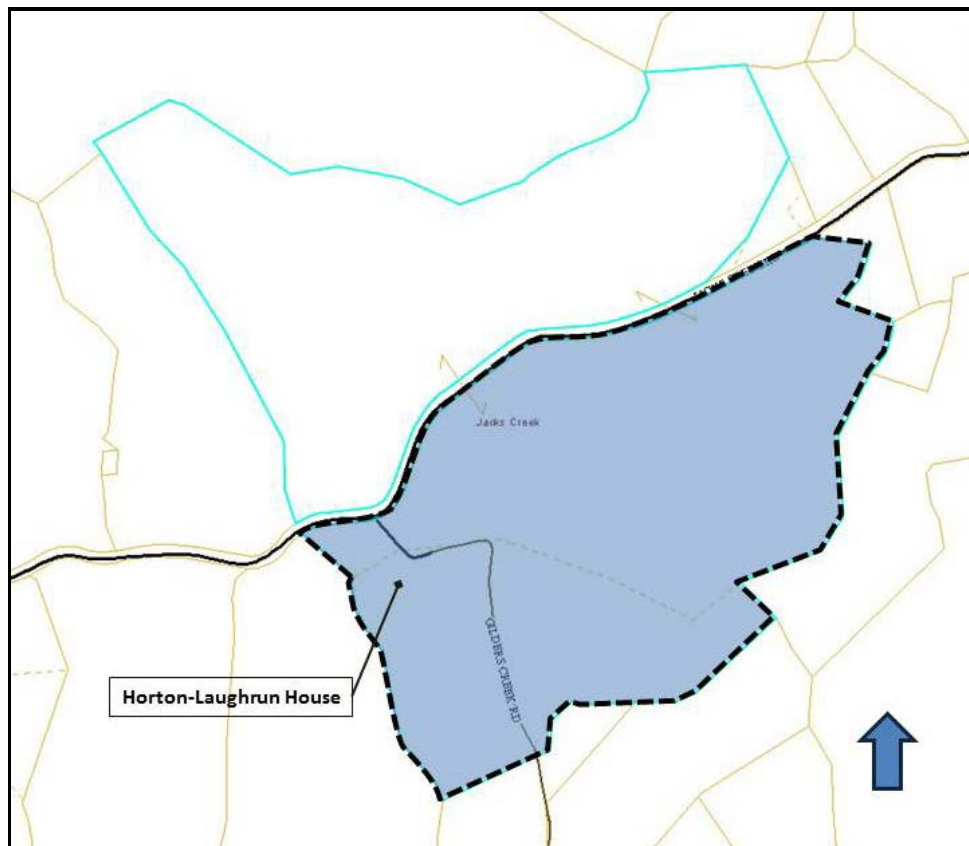
## *Evaluation*

The Horton-Laughrun House is eligible for National Register listing under Criterion C for architecture as a good, intact example of an early twentieth-century farmhouse and associated agricultural buildings in Yancey County. The house represents the enlargement and embellishment of a common one-story log dwelling into a two-story frame structure with decorative front gables, frieze bands and returns, and an attached porch with bracketed posts. The collection of outbuildings associated with the house serve to demonstrate the many varied functions and activities of a self-sufficient farmstead with numerous buildings specifically designed for the storage and production of different crops, livestock, and equipment. While the agricultural buildings are typically utilitarian in construction and appearance, they retain a good degree of integrity and contribute to the overall significance of the property. The historic integrity and extent of the complex of structures distinguishes it from other comparable examples found in the area.

The Horton-Laughrun House is not recommended as eligible under any other National Register criteria. The property is typical of self-sufficient farmsteads in Yancey County, which dominate the rural landscape. There is insufficient evidence, however, to claim significance under Criterion A for agriculture and the Laughrun's farming operations. Apart from the surviving collection of buildings, there is little physical evidence of field patterns and crop production as the property owner has aged and the farming operation has declined in the late twentieth century. The Horton's and Laughrun's were among a group of extended families residing in this section Yancey County, but they did not attain the level of prominence and significance required for National Register listing under Criterion B. The property is unlikely to yield information about our past not otherwise accessible from other extant resources and written records, making it ineligible for the National Register under Criterion D.

## Boundary Description and Justification

The proposed boundary of the Horton-Laughrun House and farm includes the portion of the property lying on the south side of Jacks Creek Road (SR 1336) and on both sides of Guilders Creek Road (SR 1358). This portion of the property contains approximately half of the full 76.25-acre tract [Yancey County PIN 082200021310000] historically associated with the Horton-Laughrun House and farmland. It encompasses all of the recorded structures on the property, portions of the old road, and segments of Jacks Creek and Guilders Creek, circumscribes the location of Bridge No. 217.

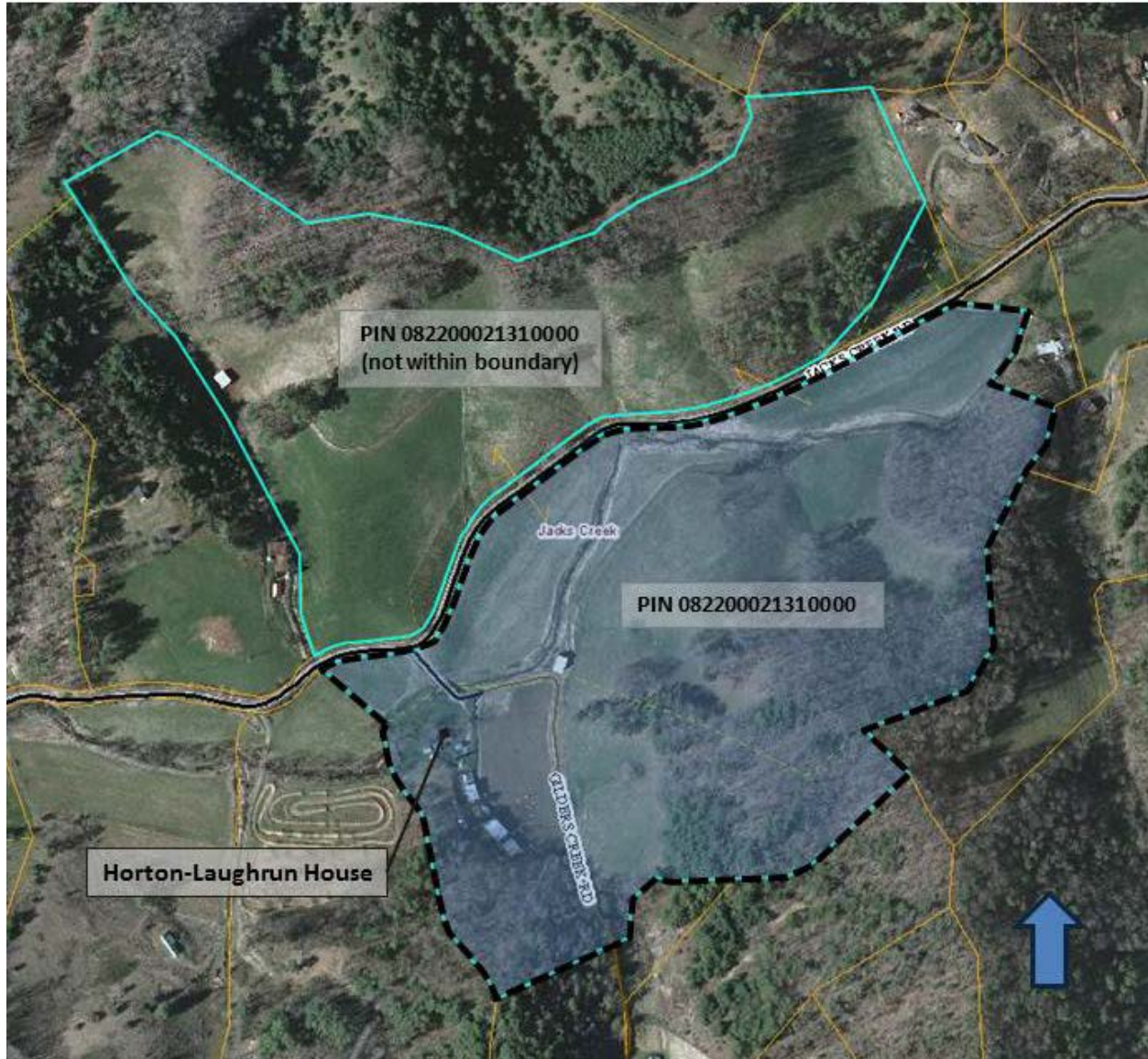


**Horton-Laughrun House, 325 Guilders Creek Road – Boundary Map [PIN 082200021310000]**  
(Source: Yancey County GIS)

The proposed boundary follows the legal property line along the south side of Jacks Creek Road and as it encircles the property to the east, south, and west. The property line extends along a ridge on the east and south sides of the property through wooded hillsides. The line descends a ridge to the southwest of the house and passes to the west of the house as it returns to Jacks Creek Road. In addition to the house and recorded outbuildings, the proposed boundary contains the lawn, cultivated fields, pastures, creeks, and wooded sections that often make up a typical mountain farm.



The portion of the property excluded from the proposed boundary contains additional hillside pastures and wooded areas located on the north side of Jacks Creek Road, which forms a clear physical and visual separation between the two sections of the property. The northern portion of the property is merely an extension of the farmland and landscape associated with the Horton-Laughrun House and does not hold any additional significance to warrant inclusion within the boundary.



**Horton-Laughrun House, 325 Guilders Creek Road – Boundary Map [PIN 082200021310000]**  
(Source: Yancey County GIS)



## **VI. Peterson-Arrowood House (YC 45)**

325 Guilders Creek Road, Burnsville vic.



**Peterson-Arrowood House, 325 Guilders Creek Road, view to northwest**

The Peterson-Arrowood House stands on the east side of Guilders Creek and Guilders Creek Road (SR 1358) approximately 0.3 mile south of its intersection with Jack Creek Road (SR 1336). The house occupies a cleared section of low-lying land on a 10.75-acre parcel that extends along a wooded hillside to the northeast. The parcel containing the house is bordered on the west by a separate 8.29-acre tract owned by the Arrowood's that partially extends on both sides of Guilders Creek Road.

The house is a one-story side-gable dwelling constructed of half-dovetail notched logs and enlarged with frame additions. The log house appears to date from the late-nineteenth century and may have been built with a center hall plan. Claudine Arrowood, the current owner, indicated that one of the interior walls had been moved after the mid-twentieth century to enlarge the center room slightly. Moving of the center wall suggests that the house was not built as a dog trot with two discrete log pens separated by an open passage. Mrs. Arrowood and her husband, James, purchased the house in 1952, and most of the alterations appear to have occurred soon after they acquired it.

In addition to the basic form, the house features an attached partial-width one-story shed-roof porch supported by square wood posts on wood piers. The portion of the façade sheltered by the



porch is covered with flush boards laid over the log walls. The central section of the porch was enclosed in the 1950s to form an entrance vestibule. The enclosed section is covered with plywood sheathing and contains two sets of sliding windows; it is entered through a single-leaf door on the south end. Additional features of the house include a standing-seam metal roof, exposed rafter tails, weatherboards in the gable ends, and six-over-six double-hung sash. One nine-over-one window is located on the façade to the north of the vestibule. The house appears to have originally rested on a stone pier foundation, which has been infilled with concrete block. An exterior stone end chimney rises against the south elevation of the house, and a solid wood single-leaf door is positioned to the east of the chimney in the gable end, although its original function is unclear.

A full-width shed-roof addition at the rear of the house contains the kitchen, bathroom, and a utility room. Built in the 1950s, the frame addition displays a tall concrete block knee wall with German siding covering the upper portion of the exterior walls. A bank of four three-over-one double-hung sash are located at the center of the rear elevation and illuminate the kitchen on the interior. A single bay at the southeast corner of the addition appears to have originally been an inset porch that was later enclosed, possibly in the late twentieth century. The bay features plywood sheathing and a modern single-leaf glazed-and-paneled door, which is sheltered by an attached shed-roof canopy supported on square wood posts. The wooden handicap-accessible ramp serving this entrance was added in 2012.

The principal investigator inspected the interior, but did not photograph it. The rooms are generally overfull with furniture and belongings making it difficult to observe materials and details. The low-ceilinged rooms have wood paneling covering the walls, wood and linoleum floors, and wood ceilings. The original front entrance door from the vestibule has been removed. The finishes are typically plain and well-worn.

The Peterson-Arrowood House shares its tax parcel with three modest outbuildings located to the south of the house and situated alongside an unpaved driveway. A three-sided frame shed is covered with vertical wood siding and capped by a standing-seam metal roof with a broad pent roof across the front. Dating from the mid-twentieth century, it rests on stone corner piers with log sills. Two rectangular window openings are located on the rear (west) elevation. Additionally, there are two storage buildings dating from the late twentieth century. A prefabricated frame structure with a front-gable roof, plywood sheathing, and double-leaf entry doors stands adjacent to the shed on the north side. The other storage building is located closer to the house and is a simple one-story front-gable frame structure with plywood sheathing and a single-leaf entry door.

Two other structures, which were not photographed, occupy the associated tract on the west side of Guilders Creek Road. The two buildings include a one-story frame shed and large two-story barn. The lower story of the barn is constructed, at least in part, of logs, while the second-story is frame covered with vertical wood siding. The northeast corner of the building is severely deteriorated with siding that has fallen off and rotting logs and framing members.

As noted above, the house was purchased by James C. and Claudine Arrowood in March 1952 (Deed 109/178), and Mrs. Arrowood continues to live in the house. James Arrowood (1894-1982) grew up in the Jacks Creek area and appears to have been a farmer for most of his life. The 1910 census indicates that Arrowood grew up with the Horton, Bailey, and Byrd families as neighbors, as well as a number of Arrowood relatives. It is unclear at this time, but it appears that he may have been married and lived in Tennessee during the 1910s and 1920s. He likely married Claudine, who was born in 1928, around the time they purchased the property on Guilders Creek Road.<sup>13</sup>

The Arrowood's acquired the property from Cathie Peterson, widow of James A. Peterson (1874-1945). The relationship of the Peterson's to this house is unclear because they appear to have lived in Burnsville for much of the twentieth century and worked as merchants operating a general store. It is possible that Mrs. Peterson, born Catheryn Byrd (1874-1966), the daughter of Mack C. and Allie Deyton Byrd, inherited the property from her parents, as the Byrd's owned a considerable amount of property along Jacks Creek. The original log house probably dates from the late nineteenth or early twentieth century during the period of the Peterson's, or more likely the Byrd's, ownership of the land. The Arrowood's modified the house during the early years of their ownership.<sup>14</sup>



**Peterson-Arrowood House, oblique front view to southeast**

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<sup>13</sup> Register of Deeds Office. 1910, 1920 and 1930 United States Census records accessed from Ancestry.com (accessed January 2013).

<sup>14</sup> Ibid.





**Peterson-Arrowood House, oblique front view to northeast**



**Peterson-Arrowood House, south elevation, view to north**





**Peterson-Arrowood House, oblique rear view to northwest**



**Shed, façade, view to west**





**Shed, oblique rear view to northeast**



**Storage building, view to southwest**



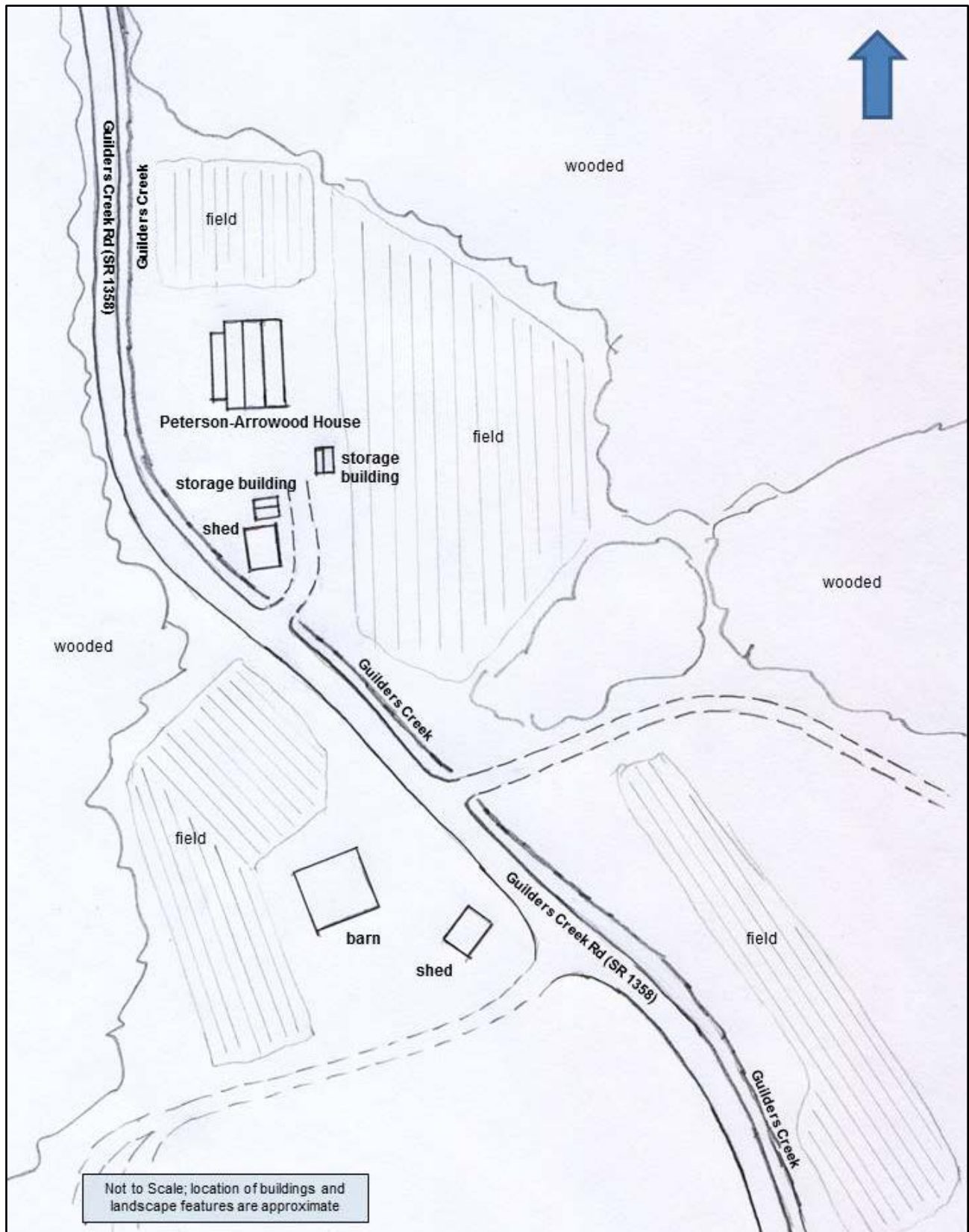


**Storage building, view to north**



**View to north along Guilders Creek Road (SR 1358) toward Bridge No. 217;  
Peterson-Arrowood House at right**





**Site plan – Peterson-Arrowood House, 325 Guilders Creek Road**

The rich forests of Yancey County provided ample timber for building materials in the nineteenth century, and the early settlers frequently used hewn logs to build one and two room cabins. The logs, often sixteen to twenty feet in length, were joined by corner notching, with half dovetail notching being the most common. Rock and stone, another readily available material found in creek beds and cleared fields, were used for foundations and chimneys. Log construction continued into the early twentieth century even though saw mills and railroad connections made lumber more widely accessible and affordable. Despite the prevalence of log construction during the nineteenth century, few surviving examples remain intact. Log houses were typically replaced with larger, more accommodating frame residences, and as a result, the existing structures were frequently converted to barns or outbuildings, if they were not incorporated into a new two-story frame structure.

The Young Log House (YC 128) is a good example of a nineteenth century log dwelling, possibly dating from the 1870s. The one-and-a-half-story, three-bay structure has half dovetail notching, replacement cement chinking, and four-over-four and six-over-six double-hung sash. A metal-clad triple-A roof with weatherboards in the gable ends caps the building, which has been moved and re-erected on a new site. A small number of additional log houses were recorded in 1983 during the county survey, but it is not known how many of these survive. Without question, log houses are becoming increasingly rare throughout the region as many are no longer occupied and not maintained. By contrast the few remaining examples are often heavily altered, if not completely built over, and their original nineteenth-century character subsumed by later additions and alterations.<sup>15</sup>

### *Evaluation*

The Peterson-Arrowood House is a relatively rare surviving eligible of a one-story, half-dovetail notched log house in Yancey County. Although it is unknown when the log house was originally constructed, it was substantially altered in the 1950s by James and Claudine Arrowood, who acquired it from Cathie Peterson. The Arrowood's enclosed a portion of the porch for an entrance vestibule, removed the entry door, moved an interior wall, and built a full-width shed addition at the rear of the house. Despite the increasing scarcity of nineteenth and early twentieth log dwellings in Yancey County, the design and material integrity of the Peterson-Arrowood House has been too compromised by later additions and alterations to convey its significance. It does not appear to be eligible for the National Register under any criteria.

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<sup>15</sup> Shook, 22-26.



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Yancey County Register of Deeds Office. Yancey County Courthouse, Burnsville, NC.



## **Appendix A**

### **Professional Qualifications**

## CLAY GRIFFITH

President/Architectural Historian

## ACME PRESERVATION SERVICES, LLC

825C Merrimon Ave, #345

Asheville, NC 28804

Tel 828 281 3852

[cgriffith.acme@gmail.com](mailto:cgriffith.acme@gmail.com)

---

### EDUCATION

- Master of Architectural History (1993)  
University of Virginia
- Bachelor of Science, Architecture (1990)  
Georgia Institute of Technology
- Introduction to Federal Projects and Historic Preservation Law (1994)

### EXPERIENCE

- **Acme Preservation Services, LLC, Asheville, NC**  
November 2007 – present

Formed independent firm to provide historic preservation consulting services. Services provided include preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **Edwards-Pitman Environmental, Inc., Asheville, NC**  
January 2002 – October 2007

Served as Senior Architectural Historian in Asheville office of private consulting firm. Responsibilities included preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **North Carolina Division of Archives and History, Western Office, Asheville, NC**  
July 1998 – January 2002

Preservation Specialist serving the 25-county western region of North Carolina. Administered State Historic Preservation Office programs including statewide inventory of historic properties, survey and planning grant supervision, National Register of Historic Places nominations, environmental review, technical assistance, and public education.

- **North Carolina Department of Transportation, Raleigh, NC**  
June 1993 – June 1998

Preservation Specialist with Historic Architectural Resources Section. Responsible for conducting and preparing documentation in accordance with Section 106 of the National Historic Preservation Act, as amended, and other state and federal environmental laws and regulations. Duties included conducting field work, identifying and documenting historic resources, evaluating National Register eligibility, and assessing effects to minimize impacts of NCDOT undertakings.



## COMPLETED PROJECTS

- *Tryon Country Club National Register Nomination*, Tryon, Polk County, North Carolina
- *Dr. Samuel Stringfield House and Dr. Thomas Stringfield House Local Landmark Designation Reports*, Waynesville, Haywood County, North Carolina
- *Historic Architectural Resources Inventory Presentation for SR 1419 (Old Fanning Bridge Road) Improvements and new access road, TIP No. 5524 (for NC Department of Transportation)*, Buncombe and Henderson Counties, North Carolina
- *Chapman House Intensive Evaluation Report, US 64 Improvements, TIP No. R-2409D (for NC Department of Transportation)*, Transylvania County, North Carolina
- *Historic Architectural Resources Survey, Intensive Evaluation, for Replace Bridge No. 115 on SR 1908 over Dan River (for NC Department of Transportation)*, Stokes County, North Carolina
- *Johnson House and Store Intensive Evaluation Report (for NC Department of Transportation)*, Wilkes County, North Carolina
- *Downtown Newton Historic District National Register Nomination*, Newton, Catawba County, North Carolina
- *Adams-Millis Corporation Plant No. 8 National Register Nomination and Part 1 Tax Credit Application*, Tryon, Polk County, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 11 Bridge Replacement Projects (for NC Department of Transportation)*, Alleghany, Ashe, Avery, Watauga and Wilkes Counties, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NC Department of Transportation)*, Graham, Henderson, Swain and Transylvania Counties, North Carolina
- *Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation*, Asheville, Buncombe County, North Carolina
- *Sunnydale National Register Nomination and Tax Credit Application* Tryon, Polk County, North Carolina
- *Asheville Supply & Foundry Company Part 1 Tax Credit Application*, Asheville, Buncombe County, North Carolina
- *Asheville Survey Update*, Asheville, Buncombe County, North Carolina
- *Spread Out Historic District National Register Nomination*, Waynesville, Haywood County, North Carolina
- *Dougherty Heights Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Wayah Bald Lookout Tower Documentation (for USDA Forest Service)*, Nantahala National Forest, Macon County, North Carolina
- *Lynncote National Register Nomination*, Tryon, Polk County, North Carolina

- *South Montreat Road Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Pink Beds Picnic Shelters and Wayah Bald Lookout Tower Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Pisgah National Forest, North Carolina
- *Biltmore High School National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Claremont High School Historic District Boundary Increase and Additional Documentation National Register Nomination*, Hickory, Catawba County, North Carolina
- *East Main Street Historic District National Register Nomination*, Brevard, Transylvania County, North Carolina
- *Mill Farm Inn National Register Nomination*, Tryon, Polk County, North Carolina
- *Richard Sharp Smith House Local Designation Report and National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Broyhill Conover Plant Redevelopment Determination of Eligibility and Recordation (for City of Conover)*, Conover, Catawba County, North Carolina
- *Tryon Downtown Survey and Trade Street Commercial Historic District Study List Application*, Tryon, Polk County, North Carolina
- *Monte Vista Hotel National Register Nomination and Local Landmark Designation Report*, Black Mountain, Buncombe County, North Carolina
- *Bank of Tryon National Register Nomination*, Tryon, Polk County, North Carolina
- *Wilson Lick Ranger Station Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Nantahala National Forest, Macon County, North Carolina (co-authored with Lynn Marie Pietak, Ph.D., Archaeologist)
- *Graham County Courthouse National Register Nomination*, Robbinsville, Graham County, North Carolina
- *Historic Workcenters Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Pisgah National Forest, North Carolina
- *Charles E. Orr House National Register Nomination*, Brevard, Transylvania County, North Carolina
- *Franklin-Penland House National Register Nomination*, Linville Falls, Burke County, North Carolina
- *West Asheville End of Car Line Historic District National Register Nomination*, Asheville, Buncombe County, North Carolina
- *West Asheville-Aycock School Historic District National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Lookout Towers Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Nantahala and Pisgah National Forests, North Carolina
- *The Charlton Leland (Saluda Inn) National Register Nomination*, Saluda, Polk County, North Carolina



- *South Carolina Department of Transportation Cultural Resources Survey Report, US 21 Bridge over Catawba River (for Ralph Whitehead Associates), York County, South Carolina*
- *Biltmore Hospital National Register Nomination, Asheville, Buncombe County, North Carolina*
- *South Carolina Department of Transportation Cultural Resources Survey Report, S-75 (Cherokee Road) over US 29 Bridge Replacement Project (for Kennedy Engineering and Associates), Anderson County, South Carolina*
- *North Carolina Department of Transportation Historic Architectural Resources Survey Report, Replace Bridge 86 on SR 1328 over Howard Creek, Watauga County, North Carolina*
- *North Carolina Department of Transportation Historic Architectural Resources Survey Report, Replace Bridge 33 on SR 1335 over Meat Camp Creek, Watauga County, North Carolina*
- *Sunset Terrace Historic District National Register Nomination, Asheville, Buncombe County, North Carolina*
- *Mars Hill High School National Register Nomination, Mars Hill, Madison County, North Carolina*
- *Historic Architectural Resources Survey Report for Newfound Gap Road, Phase II, Great Smoky Mountains National Park (for Kimley-Horn and Associates, Inc.), Swain County, North Carolina*
- *North Carolina Department of Transportation Phase II Survey Report, Replace Bridge 246 on SR 1503 over Laurel Creek, Evaluation of Ebbs Chapel School, Madison County, North Carolina*
- *Elk Park School National Register Nomination, Elk Park, Avery County, North Carolina*
- *Sawyer Motor Company Building Local Designation Report, Asheville, Buncombe County, North Carolina*
- *Bynum House Local Landmark Designation Report, Asheville, Buncombe County, North Carolina*
- *Grove Park Country Club Clubhouse Local Landmark Designation Report, Asheville, Buncombe County, North Carolina*

#### **PUBLICATIONS**

- Contributing author, "North Carolina Architects & Builders: A Biographical Dictionary" (Website: <http://ncarchitects.lib.ncsu.edu>)
- "Henry Bacon," "Douglas Ellington" and "Grove Arcade" in *The Encyclopedia of Appalachia*. University of Tennessee Press, 2006.
- "An Inventory of Douglas Ellington's Architectural Work in Western North Carolina," in *May We All Remember Well*, Vol. 2. Robert S. Brunk Auction Services, Inc., 2001

# **HISTORIC ARCHITECTURE ELIGIBILITY EVALUATION REPORT**

**Replace Bridge No. 78  
on SR 1342 (Morgan Road) over Little Island Creek,  
Vance County  
WBS# 17BP.5.R.64**

**Thomas A. Morgan Farm**

**Prepared For:**

**Human Environment Section  
Project Development and Environmental Analysis Branch  
North Carolina Department of Transportation**

**Prepared By:  
URS Corporation – North Carolina  
[AECOM]  
1600 Perimeter Park Drive  
Morrisville, NC 27560**

**Marvin A. Brown  
Principal Investigator**

**August 2015**



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**Marvin A. Brown  
Principal Investigator**

**August 2015**



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**Marvin A. Brown, Principal Investigator  
URS Corporation - North Carolina**

**8-18-15**

**Date**

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**Mary Pope Furr, Supervisor  
Historic Architectural Resources Section  
North Carolina Department of Transportation**

**Date**

## MANAGEMENT SUMMARY

URS prepared this report in August 2015 in support of the proposed project to Replace Bridge No. 78 on SR 1342 (Morgan Road) over Little Island Creek in Vance County (WBS# 5C.03901) (Figure 1 and Figure 2). The project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (North Carolina Department of Transportation (NCDOT)/North Carolina Historic Preservation Office (NCHPO)/ Federal Highway Administration (FHWA) 2007). NCDOT architectural historians established an Area of Potential Effects (APE) and conducted a preliminary investigation, identifying one property, the Thomas A. Morgan Farm (VN0386), warranting additional study and eligibility evaluation. NCDOT established the APE as extending approximately 500 feet from either end of existing Bridge No. 78 and 50 feet to either side of the existing SR 1342 centerline (Figure 3). URS conducted an intensive-level field survey that included identifying, analyzing, and evaluating the Morgan Farm according to the National Register of Historic Places (NRHP or National Register) Criteria. As a result of these efforts, URS recommends that the Thomas A. Morgan Farm is eligible for NRHP listing under Criteria A and C. Bridge No. 78 is not addressed in this report. Built in 1954 and spanning Little Island Creek, the bridge was determined not eligible for NRHP listing during the 2005 NCDOT Bridge Inventory.

Property Name	NCHPO Survey Site Number	NRHP Eligibility Recommendation	NRHP Criteria
Thomas A. Morgan Farm	VN0386	Eligible	Criterion B for association with industrialist Thomas A. Morgan and Criterion C as an assemblage of resources that well represent a rural retreat or farm established from the 1920s into the 1940s.



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## I. PROJECT DESCRIPTION AND METHODOLOGY

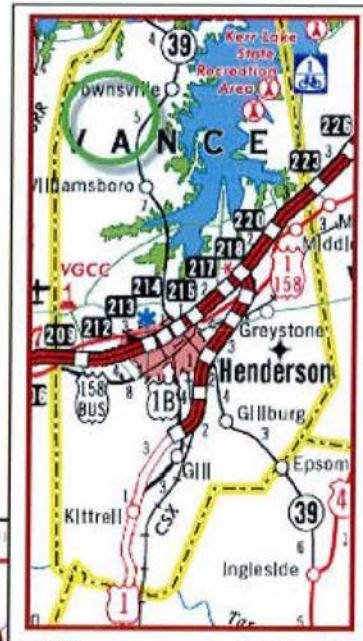
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In June 2015 NCDOT requested that URS [AECOM]—under a contract providing the Department with assistance in the planning process and historic architectural analyses—conduct an intensive-level field survey that included identifying, analyzing, and evaluating the Morgan Farm according to NRHP Criteria. URS senior architectural historian Marvin A. Brown, who meets the Secretary of the Interior’s qualifications for history and architectural history (CFR 36 CFR Part 61), completed that effort and drafted this report. As part of the analysis, he visited, documented, and photographed the resources and conducted supplementary research. This effort included reviewing the records of the Vance County Register of Deeds Office and historical materials in the Vance County public library in Henderson and the Granville County public library in Oxford; speaking with Tom Morgan, owner of the property and Thomas Morgan’s grandson, and Bob Morgan, manager of the property and Thomas Morgan’s nephew; reviewing the Vance County files of the NCHPO in Raleigh; and conducting online historical and genealogical research.



## VICINITY MAP

	<b>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</b> <b>DIVISION OF HIGHWAYS</b>  <b>Division 5</b>
	<b>VANCE COUNTY</b> <b>REPLACE BRIDGE NO. 900078 ON SR 1342</b> <b>(MORGAN ROAD) OVER LITTLE ISLAND</b> <b>17BP.5.R.64</b>



**Proposed Detour:** *Off-Site – SR 1434 (Island Creek Road) to  
SR 1341 (Rice Road) to SR 1303 (Hicksboro Road)*  
**ADT: 810, Future ADT 1620**

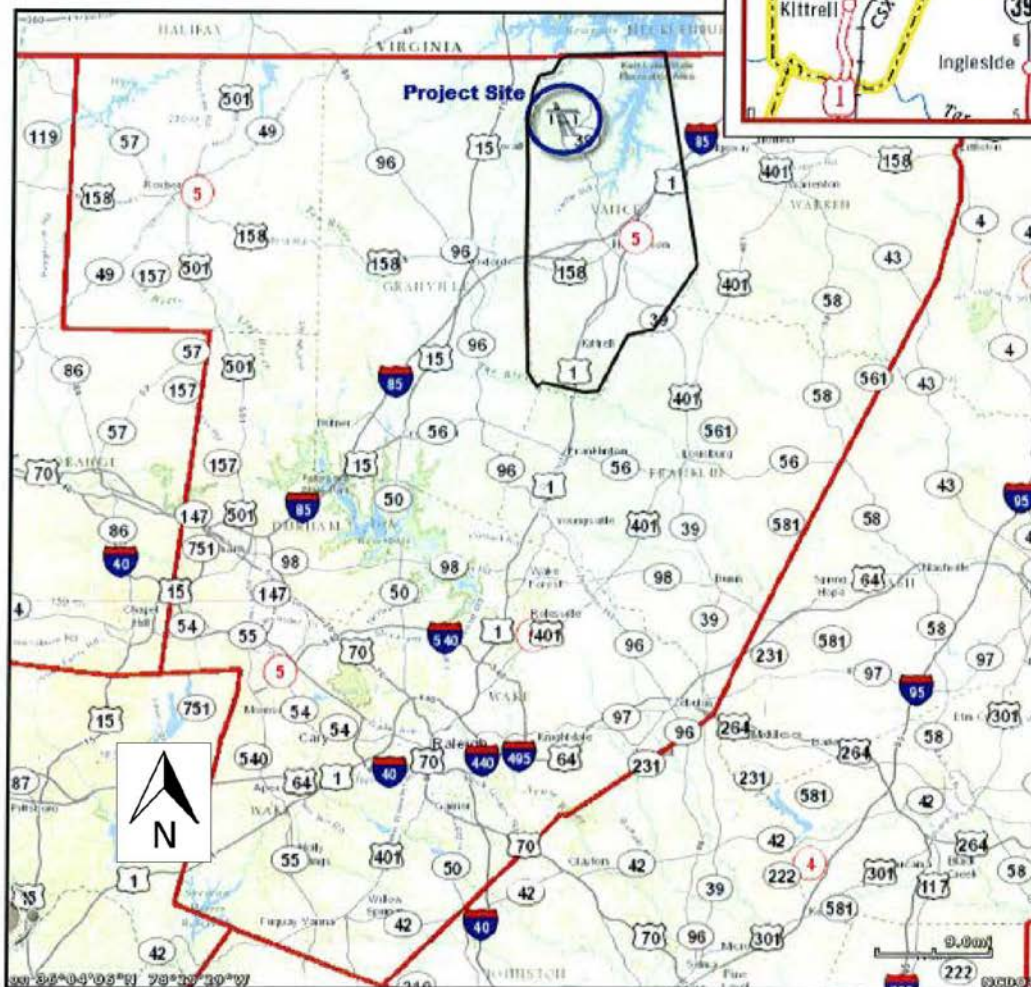
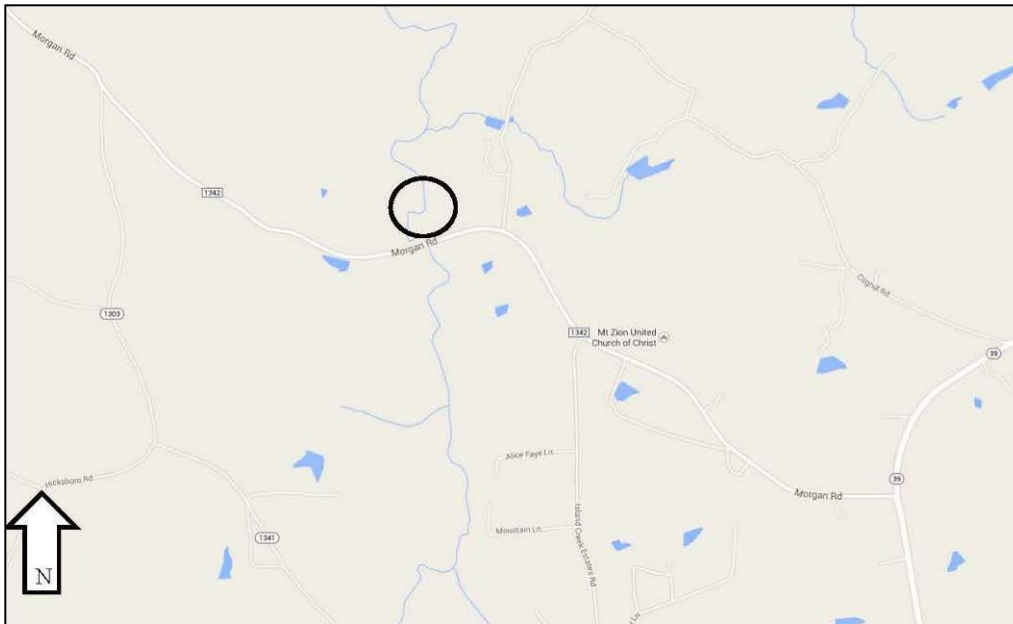
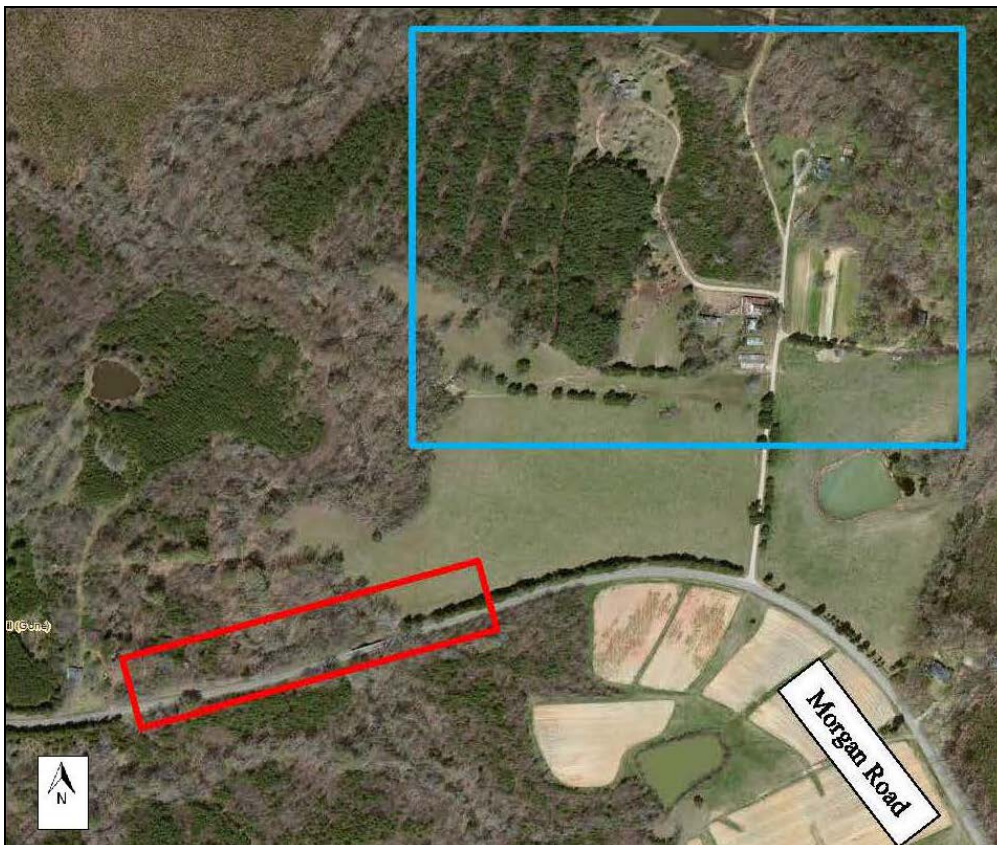


Figure 1. Location of project area in northwestern Vance County (source: NCDOT)



**Figure 2. Location of Thomas A. Morgan Farm in northwestern Vance County (source: NCDOT)**



**Figure 3. Thomas A. Morgan Farm identified by blue box and APE identified by red box (source: NCDOT)**



## II. INVENTORY AND EVALUATION OF THOMAS A MORGAN FARM



Thomas A. Morgan Farm
VN0386
North side of SR 1342 (Morgan Road), 0.4 miles west of SR 1434 (Island Creek Road), Townsville vicinity, Vance County
Entire farm occupies Vance County Pin 0323-01005 (1910.61 acres); recommended National Register boundaries encompass approximately 85 acres at south-central portion of parcel
1937-1938
Eligible under Criterion B for association with industrialist Thomas A. Morgan and Criterion C as an assemblage of resources that well represent a rural retreat or farm established from the 1920s into the 1940s

**Figure 4. Thomas A. Morgan House**

### A. History

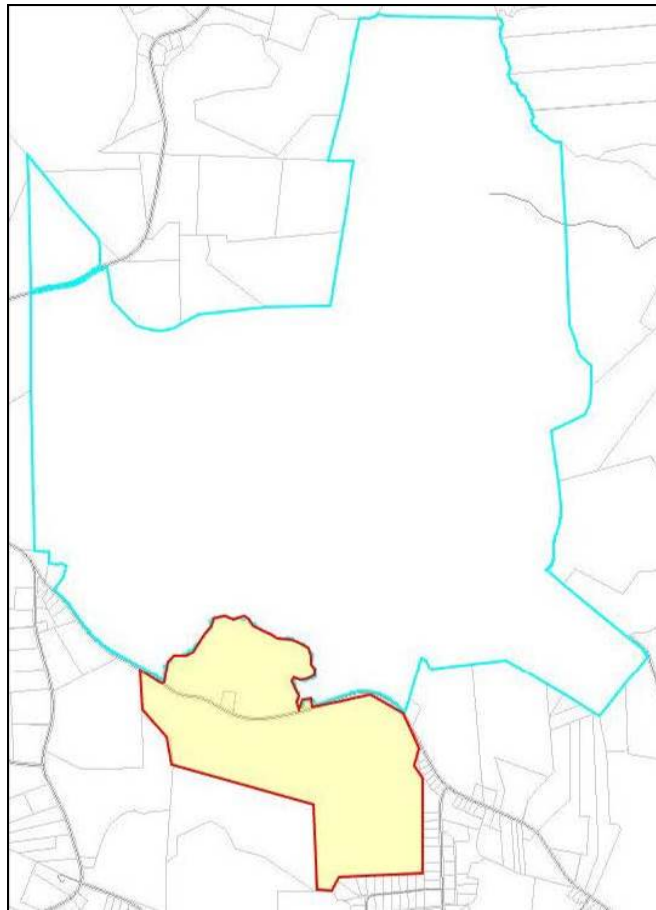
The four earliest maps of Granville and Vance counties show no buildings located at the site of the Thomas A. Morgan Farm. Of varying detail, these maps are the Harris “Survey of Granville County” of 1868; the Harris and Bullock “Map of Granville County” of 1880; the North Carolina Department of Agriculture “Soil Map” of Vance County of 1918; and the Buck “Map of Vance County” of 1925.

In the late nineteenth century, much of the property associated with the Morgan Farm was owned by Drewry S. Marrow. A farmer, Marrow put together more than 1,500 acres of land, much of which he distributed to his children in 1906 (Vance County Deed Book 13/Page 102). This property included lands described as the homeplace of Marrow. In the early twentieth century, Marrow’s son, Goodrich (Goodie) W. or G.W. Marrow acquired most or all of his father’s land and added onto the property. G.W. Marrow was, at least on paper, a successful entrepreneur. In 1908 he was president of the Roanoke River Railway Company, which opened a twelve-mile line along an antebellum alignment that ran from Townsville, a few miles northeast of the project area, to a connection with the Seaboard Air Line in western Warren County (*Henderson Gold Leaf*, May 16, 1907; *Raleigh North Carolinian* March 26, 1908).

Much of the property owned by the Marrows was woodland in 1908, when a notice of sale of “valuable timber” was posted in the *Henderson Gold Leaf* (December 24, 1908) in connection with the bankruptcy of the “East Coast Lumber Corporation.” The proposed sale consisted almost entirely of timber on a tract of 1,176 acres “known as the D.S. Marrow homeplace.”

Drewry S. Marrow was certainly a large landowner in northwestern Vance County, although little else is known about him. His son, G.W., also had some local success, holding onto and expanding his father’s lands and running a railroad for more than ten years until it went bankrupt in 1919 (*High Point Enterprise* June 27, 1919; *Raleigh News and Observer* July 19, 1919; Peace 1955:236-238). Historic newspapers outside of Vance County make virtually no mention of them and they were not men of particular significance in our past, even within the county. The next owner of the property, though, was a man of national prominence.

In August 1937 Thomas A. Morgan of New York City purchased almost 2,000 acres of land from J.H. Zollicoffer, trustee in the bankruptcy of G.W. Marrow. The deed between Morgan and Zollicoffer (Vance County Deed Book 198/Page 452) identified five parcels—including one that was the Drewry S. Marrow homeplace—that reportedly encompassed 1,801.5 acres. A survey conducted for Morgan in April, however, established the total extent of the property as 1,965.2 acres (Figure 5, at left).



**Figure 5. Plat map of 1937 Morgan purchase of 1,952.2 acres, with total extent outlined in yellow (Vance County Plat Map C/Page 54), at left; tax map of current parcel of Morgan Farm outlined in blue, with 310.5 acres cut out of holdings in 1944 shaded in yellow, at right**

Why did Thomas Morgan of New York choose to purchase nearly 2,000 acres of land in remote northwestern Vance County between 1937 and 1940? And who was he? These interrelated questions are addressed below.



Thomas A. (Tom) Morgan (1887-1967) was born into limited circumstances in Vance County on September 27, 1887. According to census records, in 1880 his father, James T. Morgan (1859-1922), was an unmarried laborer who boarded with a family in the northwestern portion of the county. In 1900, when Thomas was 12, his father was a sharecropper who raised tobacco. The family in 1900, which lived in the Williamsboro section of northwest Vance, consisted of James, his wife Virginia, Thomas, and three younger children (Morgan 2011:entry1240; *New York Times*, October 30, 1967).

Thomas Morgan recalled in 1932 that when young he worked for 24 cents a day plowing fields from sunup to sundown. He was 11 before he ever went to school and he calculated that by the time he was 16, he had only managed to attend classes a total of nine or ten months, although his mother taught him at night. To provide himself with prospects in life, he enrolled in high school in Littleton in neighboring Warren County. He paid his way there working as a night telephone operator and a maintenance man, delivering messages, chopping wood, and selling books door-to-door (*Sunday [Brooklyn] Eagle Magazine*, March 31, 1929; *Shamokin Dispatch*, January 7, 1932; Sprague 1933:11).

In 1908, with an interest in electricity sparked by his work at the telephone company, Morgan enlisted in the U.S. Navy and enrolled in its electronics school (Figure 6). In 1911 the Navy assigned him to its newly built U.S.S. *Delaware*, the country's first dreadnaught battleship. That year Morgan and Reginald E. Gillmor—chief electrician and electrical officer, respectively—helped the Sperry Gyroscope Company install the first Sperry gyro compass on the ship. Dr. Elmer A. Sperry (1860-1930), the inventor, had only readied the device for sea trials the previous year (*Statesville Daily Record*, November 26, 1941; *Shamokin Dispatch*, January 7, 1932; *Sunday [Brooklyn] Eagle Magazine*, March 31, 1929; Keith 1938:8).

According to the most authoritative account of the fortuitous meeting of Sperry and Morgan and its aftermath:

After a preliminary run from New York to Norfolk on the *Princess Anne* of the Old Dominion Line, the compass was delivered to the U.S.S. *Delaware*. Hannibal Ford went aboard to superintend the installation, and Sperry joined him later to witness the tests. By the time the tests were completed, the Navy had two gyro experts, Lieutenant R. E. Gillmor, who mastered the theory, and Chief Electrician Thomas A. Morgan, who made the compass operate. The tests were successful and soon Sperry had a trial order for four gyro compasses. Business prospects for this new scientific gadget looked good and more help was needed. Gillmor and Morgan resigned from the Navy [in 1912] to join Sperry. Within a year Gillmor had a London office and was demonstrating the gyro compass before the Admiralty and the Royal Society. Sperry rented space near the Navy Yard in Brooklyn to produce compasses. Soon Morgan was installing the new compasses on battleships, cruisers, and submarines of the British, French, Italian and Russian navies. Trials were in progress on a German naval vessel at the outbreak of World War I. The engineer in charge had to get off in a hurry and leave the instrument on board (Hunsaker 1954:233).



**Figure 6. Thomas A. Morgan as a sailor, about 1910, and as corporate president, 1932 (source: *Shamokin Dispatch*, January 7, 1932)**

Between 1916 and 1932 Morgan steadily climbed through the company's ranks, moving from sales manager to general manager to president. Elmer Sperry sold the corporation in 1929 to North American Aviation, Inc., a holding company that held a large interest in Curtiss-Wright Corp., solely owned Eastern Air Transport, and had holdings in other aviation enterprises. Morgan thrived in the expanded enterprise, which named him president of Sperry in 1929 (*Sunday [Brooklyn] Eagle Magazine*, March 31, 1929). By 1932 he was president not only of Sperry, but also of Curtiss-Wright (reportedly the largest aircraft company in the world) and North American Aviation (*Brooklyn Daily Eagle*, February 22, 1931; *Shamokin Dispatch*, January 7, 1932). In 1933 he was named chairman of the board of Sperry Gyroscope, where he worked side-by-side with his former shipmate, Reginald E. Gillmor, who succeeded him as Sperry's president (Sprague 1933:10; Keith 1938:8; *Brooklyn Daily Eagle*, November 17, 1932).

The Sperry corporation was a dynamo in the 1920s and 1930s:

In the years between the two world wars, Sperry and his engineers developed the automatic pilot, the first airplane stabilizer, gyrostabilized bomb sights, and automatic-fire control. By the 1920s, Sperry Corporation had become known as the "Brain Mill for the Military."

In the 1930s and 1940s, Sperry engineers worked with researchers at Stanford University and MIT to develop the microwave technology that forms the foundation of modern radar systems. At the beginning of World War II, Sperry was supplying approximately 100 highly technical products to the U.S. military, including directors (automated firing devices), sound locators, high-intensity search lights, gyropilots, bomb sights, gyrocompasses, range finders, and automatic gyrohorizons (Fleischman and Marquette 2003:78).



Under Morgan's leadership, in 1940 the company had 5,400 employees. By November 1941 the number had grown to 20,000 and at its wartime peak the company employed about 56,000. In 1942 its sales were just shy of 250 million dollars (*Statesville Daily Record*, November 26, 1941; Fleischman and Marquette 2003:87, 92).

In 1948 Secretary of Defense James V. Forrestal presented Morgan with a President's Certificate of Merit, for his service during World War II. The citation read in part (*Current Biography* 1950:410): "Through Mr. Morgan's exceptional foresight, ingenious organizing and business abilities and patriotic and earnest endeavors in the direction and operation of the Sperry Corporation, a substantial contribution was made to the success of the Allied Nations during World War II by that organization."

Morgan led Sperry and its associated enterprises through the Great Depression and World War II, and continued to successfully guide the company after the war as well. Not until 1952 did he step down, three years before the company acquired Remington Rand and renamed itself Sperry-Rand (Fleischman and Marquette 2003:78; *New York Times*, October 30, 1967).

According to a brief death notice in *Time* magazine (November 11, 1967), Morgan's tenure at Sperry and its associated companies was extremely profitable: "Though he was not a flyer, in the early 1930s Morgan was president of North American Aviation and Curtiss-Wright, as well as Sperry Gyroscope; in 1933 he concentrated on Sperry, diversified into missiles and hay balers, and boosted annual sales from \$3,000,000 to \$240 million by retirement in 1952."

While Morgan gave up the helm at Sperry, he did not pull away from corporate or civic service. In 1952 he served on the board of directors of a dozen companies, including such dynamos as Sperry, Bankers Trust, Shell Oil, and Western Union. His other activities in 1952 included chairmanship of the President's Advisory Committee on Management (Figure 7) and serving as a director of the American Arbitration Association and a trustee of the National Safety Council.



**Figure 7. Thomas Morgan presents report of President's Advisory Committee on Management to Pres. Harry S. Truman, December 18, 1952 (source: Harry S. Truman Library & Museum)**

Perhaps Thomas Morgan's most public position was his long-term chairmanship of the board of directors of the United Negro College Fund ([Mt. Vernon, Illinois] *Register-News*, November 22, 1952). Frederick D. Patterson, president of Tuskegee Institute (now University), Mary Bethune Cookman, and other leaders of historically black colleges incorporated the United Negro College Fund in April 1944 (Gasman 2007). African-Americans led the organization from its inception, but for many

years white executives headed up its fundraising campaigns. At a meeting in the Rainbow Room at Rockefeller Center on March 5 1945, Morgan was introduced as the Fund's first national campaign chairman. The meeting was arranged by Walter Hoving, the president of Lord & Taylor, who initially led fundraising efforts, and John D. Rockefeller, Jr., head of the advisory committee (United Negro College Fund, March 1, 1945; Gasman 2007:209).

Most of the money Morgan and the fundraisers brought in came from wealthy men such as Rockefeller. (A history of the Fund includes a chapter titled "Bringing the Millionaires on Board.") Others, including black servicemen, contributed as well (Figure 8).



**Figure 8. Lena Horne presents checks, sent to her by black soldiers in the Pacific, to Fund executive director, William J. Trent, Jr., and Morgan, 1945 (source: *The Crisis*, May 1945); Rockefeller and Morgan with First Sergeant Jerry Davis, first African-American to win the Legion of Merit, 1945 (source: [www.corbisimages.com](http://www.corbisimages.com))**

Morgan offered some explanations to the Associated Press in 1952 about why he was actively involved in the Fund, even though he was a white Southerner who never attended college (*The [Danville] Bee*, July 26, 1956):

It's close to my own days as a boy. . . In my experience, I didn't have the opportunity for all the education I wanted. How in the heck could I go to college? I couldn't go rob a bank to go.

...

I seem to have an attachment of some kind for education. . . I'm not dedicated to education as such, but I find I want to devote whatever time and energy and whatever I can afford to the purpose.

Several things have gone into that philosophy. First, it's that I didn't find getting an education too easy myself. It gradually grew on me that the greatest thing you could do for your fellow man is to help him learn how to make a better world for himself.

You realize there's so much here in this life. And it'll pass you by if you don't notice it. People have got to have their minds open and their eyes open. Education is the thing that opens the mind.

Morgan remained chairman of the United Negro College Fund until 1962 (Gasman 2007:209).



Although he spent most of his working life in and around New York City, Thomas Morgan considered Vance County home, particularly after he bought his expansive farm there in 1937. His work and constantly increasing status, and perhaps his four marriages, led him to have a number of residences over much of the first half of the twentieth century. His first wife, Josephine Edwards Morgan (1893-1917), died in 1917. They had one child, Thomas A. Morgan, Jr. (1915-2006), who was born in 1915 in Delaware. In 1918 Morgan married Diana Yorke Morgan (ca.1894-ca.1924) of New York (*Brooklyn Daily Eagle*, October 27, 1918), who also died young. They had a son, Peter, who was born in 1919. In 1930 Morgan married Isabel Parker Morgan (1900-1989), from whom he was divorced in 1942. Their household included two children, Thomas, who was 14, and six-year-old Mary. His fourth and final wife, Celeste Walker Page Morgan (1909-1984), whom he married in 1941, outlived him (*New York Times*, October 30, 1967). She died in Durham, North Carolina in 1984. The two share a gravestone at Grace Episcopal Church in Cismont, Albemarle County, Virginia ([www.findagrave.com](http://www.findagrave.com); <http://search.ancestryheritagequest.com>; 1920 and 1930 federal censuses).

The following table identifies places Morgan is known to have resided, excluding his farm, after leaving Vance County in 1908. He likely lived at a number of these places for longer periods of time than indicated and may well have had other residences.

Year(s)	Place of Work/ Residence	Other Information/Source(s)
1912-14	Europe	Morgan installed gyro compasses on ships in Europe until the outbreak of World War I (Hunsaker 1954:233)
1915	Wilmington, DE	Thomas A. Morgan, Jr. born in Wilmington (1920 federal census; <i>Naples [Florida] Daily News</i> , August 12, 1973)
1920	62 Roxbury Road, Garden City, NY	Federal census placed him on “Roxberry” Road in Hempstead, likely Roxbury Road in Garden City
1922	Japan and the Far East	After World War I Morgan worked for Sperry in the Far East; he was stationed in Japan during the great earthquake of 1922 ( <i>Shamokin Dispatch</i> , January 7, 1932)
1929-31	Kilburn Road, Garden City, NY	Kilburn Road was approximately 2.5 miles from the Curtiss airplane factory and corporate offices in Garden City ( <a href="http://www.gardencityhistoricalsociety.org/historic_structures/71clintonrd.htm">www.gardencityhistoricalsociety.org/historic_structures/71clintonrd.htm</a> ; 1930 federal census; <i>Brooklyn Daily Eagle</i> , July 14, 1929 and September 24, 1931)
Fall-Winter 1931-32	Hotel Carlyle, Manhattan	( <i>Brooklyn Daily Eagle</i> , September 24, 1931)
1935-40	Manhattan	In 1940 rented the same house he occupied in 1935 (1940 federal census)
1946-50	217 East 62nd Street, Manhattan	In 1946 architect William Muschenheim drew plans for flower/plant stand(s) for this 1872-1873 three-story-over-basement, Upper East Side townhouse ( <a href="http://quod.lib.umich.edu/b/bhl2ic">quod.lib.umich.edu/b/bhl2ic</a> ; Treadwell Farm Historic District 1967); Morgan still lived there in 1950 ( <i>Current Biography</i> 1950:409); the neighborhood and residence were appropriate to someone of Morgan’s stature—a later owner, director Martin Scorsese, sold the town house in 2007 for 6.1 million dollars ( <a href="http://therealdeal.com/blog/2007/08/15/scorsese-sells-townhouse/">therealdeal.com/blog/2007/08/15/scorsese-sells-townhouse/</a> )
1967	30 Sutton Place, Manhattan	At his death in Vance County in 1967, Morgan lived at the farm and at 30 Sutton Place, an elegant East Side apartment building ( <i>New York Times</i> , October 30, 1967)

Thomas Morgan's route back to Vance County was a bit circuitous. In a 1929 profile, he said:

I always knew that I could not stay on the farm. I did not know what I could do, but I figured there must be something. I had seen my parents and our neighbors struggle to eke out an existence on their farms. I knew I wanted to do something else (*Sunday [Brooklyn] Eagle Magazine*, March 31, 1929).

However, in 1941—four years after buying the Vance property and decades into a high-pressure business career—a newspaper profile (*Statesville Daily Record*, November 26, 1941) noted that Morgan “likes farming and recommends it for youngsters. His fetish is progress and for recreation he chooses dogs, hunting and horses.” (An obituary stated that he grew up hunting raccoon and possum in his spare time (*New York Times*, October 30, 1967).) A 1956 article (*The [Danville] Bee*, July 26, 1956) noted his “model farm” with its “purebred stock and rich fields near Henderson, N.C. . . just a few miles from the scrubby quarter section where he grew up. . .” A local history (not without errors about Morgan's business career) stated that Morgan named the property “Coon Creek Farm.” (Where the name, which continues in use on modern deeds, came from is not known. Maps do not identify a Coon Creek running through or near it.) The article continues (Peace 1955:416-417):

He is very much interested in improving live stock in Vance County and has on the farm Palomino horses, Brown Swiss cattle and an improved stock of hogs.

He spends some time on this attractive farm, especially when the dogwood is in bloom, and when the hunting season for birds is on.

According to his grandson, Thomas “Tom” Morgan III (2011:Entry 1240), who now owns the farm, the property was “known for its champion horses, innovative farming techniques, and visitors and guests, from US Cabinet figures to foreign dignitaries.”

Thomas Morgan was in residence at the farm when he died, at the hospital in Henderson, on October 29, 1967. According to an Associated Press obituary, he and Celeste “resided alternatively” in New York City and at the farm (*High Point Enterprise*, October 30, 1967).

In an editorial titled “Great Industrialist,” run two days after Morgan's death, the *High Point Enterprise* (October 31, 1967) summarized Morgan's largely forgotten, eminent position in twentieth-century American industry and the role his North Carolina roots may have played in it:

The obituary of Thomas A. Morgan was brief as printed in even metropolitan dailies, but there was a story of a great industrialist who took the savvy of a Vance County farm boy and his training as a sailor in the U.S. Navy to scale the heights of American industry.

Tom Morgan worked so closely with the inventor of the Sperry gyroscope that he was tapped to head the giant Sperry-Rand Corporation there to continue Sperry's work.

It was during the booming 20s that Tom Morgan emerged as a great figure of modern industry. And it was from the wreckage of the early 30s that his stature emerged to reveal a giant pulling killing loads in heading such pioneering outfits as Eastern Airlines and North American Aviation while on such boards as Banker's Trust in New York, General Aniline and Film, Western Union, Lehman Corp., U.S. Industries and many others.

Tom Morgan, whose death at 80 takes one of the greatest industrialists the nation has developed, remained true to the Tar Heel soil whence he sprang. He divided time between his farm near Henderson and his home in New York City. He never failed to recognize the power from which he drew his basic strength.



## B. Description

### Summary

The Thomas A. Morgan Farm currently encompasses just over 1,910 acres. In 1944, after Morgan sold off the Grove Hill house and associated land to his brother, the farm consisted of about 1,830 acres. In the intervening years, some additional acreage was added at the southeast (compare images at Figure 5). According to Bob Morgan (2015), who grew up at Grove Hill and manages the farm, the property is currently largely a timbering operation. About 1,200 to 1,400 of its acreage is planted in pine.

The house Morgan built in 1937 or 1938, and 11 other agricultural resources and secondary residences—all but one of which are contemporary with his house—stand in a relatively small section at the south-central edge of the property, just north of SR 1342/Morgan Road (Figure 9). Two farm ponds are sunk near the house and buildings. The fields between the buildings and the road are among the farm's only cleared pieces of land. As a whole, the property is heavily wooded with a few other farm ponds and naturally wet areas, and a network of small streams and narrow sandy lanes.

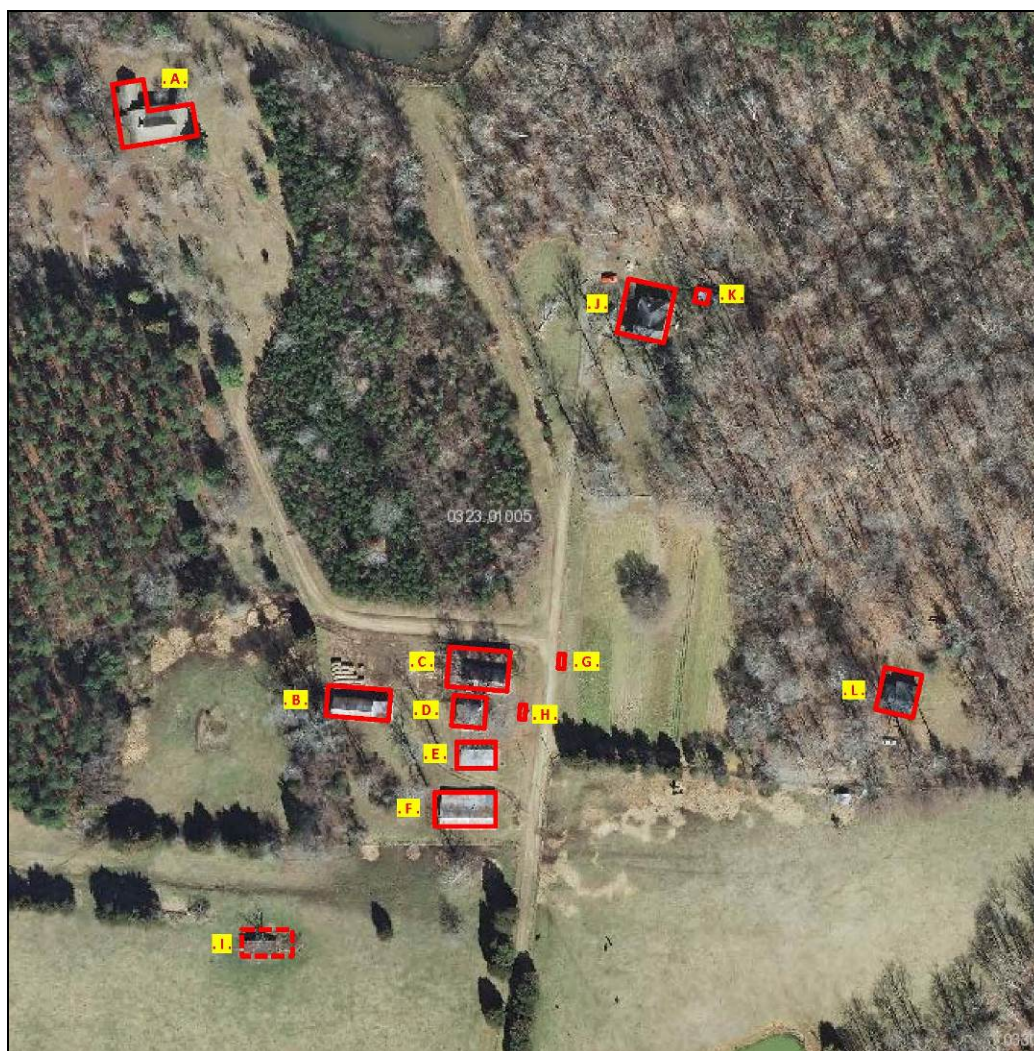


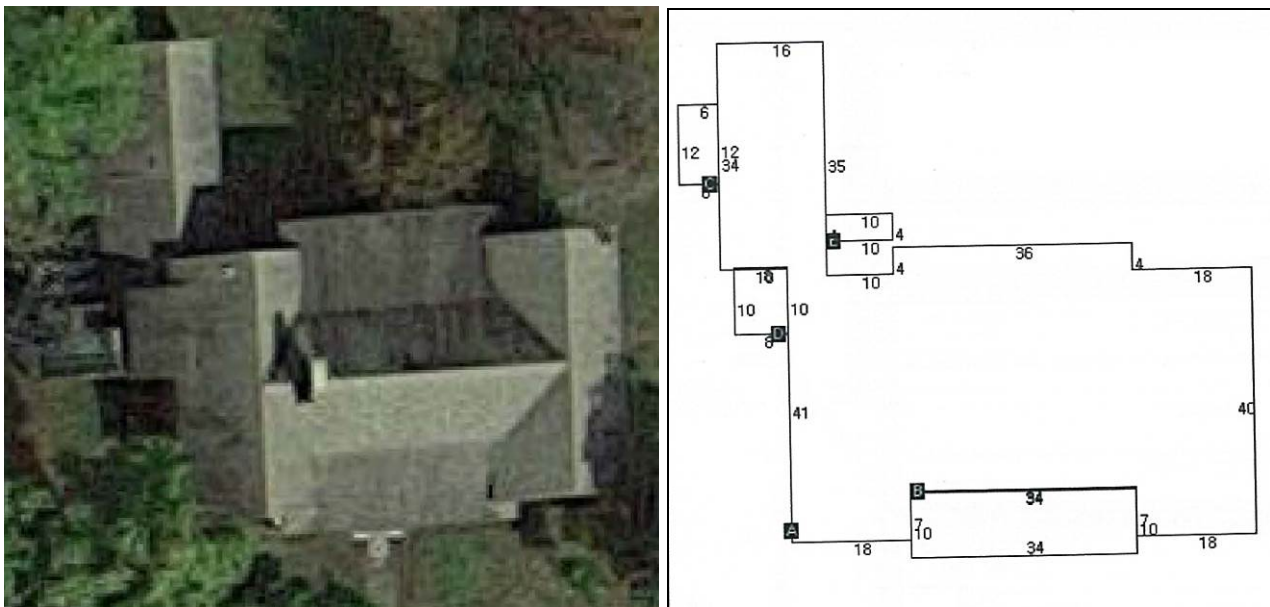
Figure 9. Resource locator map

**Thomas A. Morgan House (contributing building) [A in Figure 9]**

Thomas A. Morgan erected his new house on his new farm in 1937 or 1938, not long after purchasing the property (Tom Morgan 2015; Bob Morgan 2015; Vance County tax records). A local history in 1941 noted that on the recently acquired farm, “. . . Mr. Morgan has built a bungalow for himself” (Watkins 1941:22). This identification uses a general definition of bungalow as a casual one-story house with a low-pitched roof. More precisely, the dwelling is a Rustic Style log house or lodge, built of round, skinned, saddle-notched logs laid with a heavy infill of mortar (Figure 10 through Figure 16). The logs overhang at the corners like toy Lincoln Logs which, not coincidentally, were invented and released in the late 1910s/early 1920s (Moore 2009:363). The house is a straightforward expression of the style, with logs that terminate at the corners in the same plane. They do not extend out irregularly or in decreasing lengths as they climb, which was often the case at similar large log houses built locally in the 1930s. Variation is limited to the differing sizes of the logs.

The house's design is largely regular as well. It is one-story tall with an essentially symmetrical H-plan marked by a central gabled roof with perpendicular gabled legs to either side. Five bays cross the front (south) façade. The shed-roofed porch at the front extends across the gap between the legs of the H and out beyond their footprint. Unadorned log posts and upbraces support the end of its long shed roof. Large metal windows with small panes at all elevations are fixed, with inset, central, metal casements that swing out for ventilation. Due to the irregularity of the site, the logs rest on a relatively high brick foundation. A large, rectangular, off-center, stone, chimney stack projects above the central, cross-gabled, asphalt-shingled roof. The gap between the H's legs at the house's rear (north) elevation is filled by a log-walled sunroom well lit by multiple casement windows. The east side elevation is plainly finished. The west side elevation features a shed roof over a side entry that opens onto a modern deck. The west elevation is further extended by an original rear ell with a porch at its west that is a reduced version of the principal front porch.

Permission was not received to view the interior of the house. A glimpse inside, though, revealed original, rustic, wood paneling. According to Bob Morgan (2015), the farm manager and Thomas A. Morgan's nephew, the interior has been little altered over the years. The house is in excellent condition and retains its integrity.



**Figure 10. Aerial and tax map drawing of Morgan House (north at top)**





**Figure 11. South front and east side elevations of Morgan house**



**Figure 12. Front porch of Morgan house with log posts and upbraces and fixed and casement window**





**Figure 13. South front and west side elevations of Morgan house**



**Figure 14. West side and north rear elevations of Morgan house and ell**





**Figure 15. North rear and east side elevations of Morgan house**



**Figure 16. Detail of north rear elevation of Morgan house with projecting sunroom at center**



### **Pack barn (contributing building) [B]**

The frame pack barn or packhouse was erected with a small group of nearby outbuildings, at the same time as the Morgan house, in 1937 or 1938 (Bob Morgan 2015) (Figure 17 and Figure 18). Its original western section is longer and taller than the later addition at its east end. It is German siding and topped a gable-end, seamed metal roof. A large, wooden, sliding door is set near the center of the barn's long north elevation. Adjacent to it is a boarded-up opening that provided light to workers who stripped tobacco inside the barn in preparation for sending it to market. According to Bob Morgan, when Thomas Morgan purchased the property it included tobacco fields, but no tobacco barns or fields remain on the property. A single opening—a smaller sliding door of wood—marks the long south elevation. A set of metal sliding doors crosses almost the entire long north elevation of the east block, which has a seamed metal roof but is clad in artificial siding. This section was added in the 1950s (Bob Morgan 2015). Both blocks stand on concrete-block foundations. The barn is in good condition and retains its integrity.



**Figure 17. Long north and west gable-end elevations of pack barn with original block at right**



**Figure 18. Long south and east gable-end elevations of pack barn**



### **Stable (contributing building) [C]**

The stable, located between the pack barn and the principal farm lane, also dates from 1937 or 1938. It is a large, frame, weatherboarded building with a concrete-block foundation and a seamed metal, gambrel roof (Figure 19 and Figure 20). Sheds wrap around the stable's south, west, and north elevations. At the long south and narrower gambrel-end west elevations the sheds are enclosed as stalls. At the north elevation and beneath the northeast corner of the building, which is notched in, the shed is open, supported by heavy wood posts with upbraces raised on tapered concrete piers. A large pair of doors open out of the peak of the stable's east-facing gambrel end. According to Bob Morgan (2015), Thomas Morgan stabled horses and mules in the building. The stable is in good condition and retains its integrity.



**Figure 19. Enclosed stalls wrapped around long south and west gambrel-end of stable**



**Figure 20. Open shed along long north elevation of stable at notched-in northeast corner of building**



### **Corncrib (contributing structure) [D]**

South of the stable and west of the pack barn stands a large frame corncrib (Figure 21 and Figure 22). To cope with the slope of the land and possibly to protect against vermin, it is elevated relatively high off the ground on brick piers. Weatherboards cover its bottom half and open slats face its upper section. A hipped, seamed metal roof extends out over all four of its elevations, supported by exposed rafter ends and, at the west, skinned log posts. A single door of vertical boards is centered on its north elevation. The crib is in good condition and retains its integrity.



**Figure 21. South and west elevations of corncrib with stable at rear**



**Figure 22. North elevation of corncrib**



### **Milkhouse (contributing building) [E]**

A rectangular frame building south of the corncrib, also built in 1937 or 1938, served the farm as a milkhouse (Figure 23 and Figure 24). The milk, according to Bob Morgan (2015), was only produced for consumption on the farm. The building is sided in weatherboards, leveled by a concrete-block foundation, and topped by a seamed metal, shed roof. Doors open into its long north and south and narrow east elevations. A total of three window bays also pierce the north and south elevations. The interior could not be viewed. The milkhouse is in fair condition and retains its integrity.



**Figure 23. Long south and narrow east elevations of milkhouse with pack barn at left distance and corner of equipment shed at left foreground**



**Figure 24. Long north and narrow east elevations of milkhouse with stable at left distance**



### **Equipment Shed (contributing building) [F]**

A rectangular equipment shed (Figure 25 and Figure 26), also built in 1937 or 1938, stands to the south of the milkhouse. The long southern section of the building, which is open, was built to facilitate the movement of tractors and other equipment in and out of the building. This section is supported by skinned log posts and topped by a gabled, seamed metal roof. Weatherboards enclose the long north end of the building. This section's shed roof, supported by exposed rafter ends, is set in a slightly shallower plane than the building's principle gabled roof. The equipment shed is in fair condition and retains its integrity.



**Figure 25. Long south and gable-end east elevations of equipment shed with milkhouse at right distance**



**Figure 26. Long north and gable-end east elevations of equipment shed**



### **Gas Pump (contributing structure) [G]**

Opposite the stable, on the other side of the farm lane, is a rusting red gas pump on a concrete pad (Figure 27). It has lost its hose and nozzle, but retains the nozzle holding slot. It also retains its clockface dial, which leads pumps such as this to be called “clockface gas pumps”. A peeling decal beneath the dial says “SHELL.” Information at internet sites suggests that the pump is a Tokheim 40A clockface model (see, for example, <http://www.oldgas.com/forum/ubbthreads.php?ubb=showflat&Number=521854>). These were manufactured in the late 1930s, indicating that the pump dates from 1937 or 1938, when Morgan established the farm. The pump is in poor condition, but retains sufficient integrity to support its contributing status.



**Figure 27. Looking northeast at gas pump**

### **Pumphouse (contributing structure) [H]**

Bob Morgan (2015) believes that the pumphouse to the east of the corncrib, on the east edge of the farm lane, dates from 1937 or 1938. It is a small brick structure, on a partial concrete pad, topped by a sheet metal, shed roof (Figure 28). It was built to pump water up from a deep well. The pumphouse is in good condition and retains its integrity.



**Figure 28. Looking northwest at pumphouse with corncrib to rear**

### **Run-in Shelter (noncontributing building) [I]**

A ruinous frame building in a field west of the farm lane just south of the farm's principal outbuildings was built as a run-in shelter for livestock (Figure 29). According to Bob Morgan (2015), it too was one of the original buildings on the farm and dates from 1937 or 1938. It has largely collapsed and therefore does not contribute to the farm's integrity.

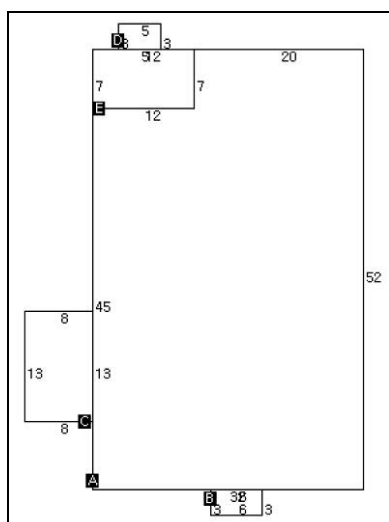


**Figure 29. Looking west at ruinous run-in shelter**



### Frank Morgan House (contributing building) [J]

Beyond (north of) the outbuildings, on the east side of the farm lane, is the house that Thomas Morgan built in 1937 or 1938 for his brother, Frank, who managed the farm (Bob Morgan 2015). Frank W. Morgan (1904-1965), the last born of Robert and Susan Morgan's six children, was 17 years younger than Thomas, the first born. The 1940 federal census records Frank living in Townsville, apparently in this house, with his wife, Elizabeth, and their four-year-old daughter, Virginia. The one-story, brick house is built in a stripped-down, Colonial Revival-style (Figure 30 through Figure 32). Though only containing about 1,600 square feet, it has front (south) and side (west) porches marked by square posts and pilasters and triangular pediments. The front elevation is five bays wide and symmetrical. The other elevations have asymmetrically placed entries and sash. The south half of the house is topped by a gable-end roof. A lower hipped roof tops the house's rear half which, due to the difference in roof height, has the appearance of an ell. An integral enclosed porch is set into the house's northwest corner. The house is in excellent condition and retains its integrity.



**Figure 30. Tax sketch of Frank Morgan house with front (south) facade at bottom; photograph depicts south façade at right, side (west) elevation at center, and enclosed rear porch at far left**



**Figure 31. West side and north rear elevations of Frank Morgan house**





**Figure 32. East side and south front elevations of Frank Morgan house**

#### **Chicken Houses (contributing building) [K]**

Just east of the Frank Morgan House stand two vacant chicken houses that share a fenced chicken yard (Figure 33). The yard is overgrown and the houses are vacant, but they are in fair condition. Both are built of frame with seamed metal, shed roofs and multiple openings. According to Bob Morgan (2015), they may date from 1937 or 1938. The chicken houses are in fair condition and retain their integrity.

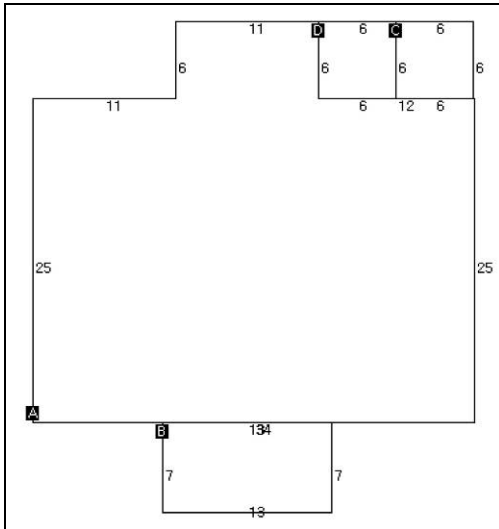


**Figure 33. Looking northwest at chicken houses with chicken yard between**



### Tenant House (contributing building) [L]

According to Bob Morgan (2015), this small dwelling was built on the farm as a tenant house in the 1950s. Tax records place its date of construction at 1950. The house is one-story tall and built of concrete block (Figure 34 and Figure 35). An asphalt-shingled, gable-end roof pierced by a central flue stack tops it. A shed roof porch with square posts supported by brick piers shades the front (south) entry, which is flanked by a pair of metal casement windows. Pairs of metal casement windows also mark each gable end. A small ell is centered at the rear (north) elevation. A small storage room and porch, to the east of the ell, are set beneath a shallower extension of the principle gable roof at the house's northeast rear corner. It is in good condition and retains its integrity.



**Figure 34. Tax sketch of tenant house with front (south) facade at bottom; photograph depicts east side elevation at right and south façade at center; note kick of roof at northeast corner at far right**



**Figure 35. West side and south front elevations of tenant house**

## C. Significance

The Thomas A. Morgan Farm is recommended as eligible for listing in the National Register under Criterion B for its association with Thomas A. Morgan and under Criterion C for its collection of principal house, secondary houses, and outbuildings.

Between 1912 and 1928 Thomas Morgan held increasingly responsible positions in the Sperry Gyroscope Corporation. In 1929 he became president of Sperry and by 1932 he also led the Curtiss-Wright Corporation and North American Aviation. He was named chairman of the board of Sperry in 1933 and guided the company until 1952. In that 20-year period the company's yearly revenue increased from \$3,000,000 to \$240,000,000. Morgan's retirement from Sperry did not mean retirement from the worlds of business or public service. He continued to sit on the board of directors of 12 companies, including corporate titans such as Sperry, Bankers Trust, Shell Oil, and Western Union. He also served on national commissions before and after retirement and, perhaps most significantly, was chairman of the board of directors of the United Negro College Fund, for which he led the fundraising campaign from 1945 through 1962. Thomas A. Morgan was certainly a person significant in the country's past.

Morgan acquired his farm in Vance County, the county in which he was raised, in 1937. From then until his death in 1967 he regularly visited the property. During these years the farm was the single place he was most closely associated with. He lived in numerous places in the New York City metropolitan area during those three decades and worked out of a number of different offices. When he lived in Garden City, he likely had an office in the nearby Curtiss-Wright factory and headquarters building in the community. He may also have worked out of the Sperry Gyroscope corporate offices in Brooklyn, also not too distant from his residence. By the early/mid-1930s, when he had relocated his residence to Manhattan, he worked out of the then-Curtiss-Wright corporate offices at 57<sup>th</sup> Street near Fifth Avenue (*Rotarian* October 1933:10) and likely also headed across the river to the Brooklyn Sperry offices as well. By 1950 his offices were in the relocated Sperry corporate headquarters at 30 Rockefeller Plaza (*Current Biography* 1950:409). In Manhattan he lived in the Hotel Carlyle, a rental property, a townhouse he owned on the Upper East Side and, at the time of his death, an apartment building on Sutton Place. He may have had other homes in the New York metropolitan area as well.

None of these residences or offices were as permanent or held so dear by Morgan as his Vance County farm. He spoke warmly and often about the farm and hosted a range of individuals there, from U.S. Cabinet figures to foreign dignitaries. His ownership of the farm was coterminous with many of his most important accomplishments, including guiding Sperry through World War II and leading the fundraising efforts of the United Negro College Fund. The farm was a place closely associated with Morgan's life and the actions upon which his significance rests. It is therefore recommended as National Register-eligible under Criterion B.

The collection of resources that comprise the Thomas A. Morgan Farm are also recommended as National Register-eligible under Criterion C as a significant and distinguishable entity. Almost all of them were erected in 1937-1938 when Morgan acquired his country property and as a group they are an example of a gentleman's (or gentlewoman's) second, rural retreat or farm established from the 1920s into the 1940s. Morgan's house (contributing building) is an intact, if architecturally spare, representative of a Rustic Style log building erected during the period as a country home. It is less finely finished than other log buildings built during the 1930s and 1940s in the region, such as the National Register-eligible Spruce Pine Lodge (DH1822) summer house of Durham's Mary Washington Lyon Stagg ([www.opendurham.org/buildings/spruce-pine-lodge](http://www.opendurham.org/buildings/spruce-pine-lodge)) and the Civilian



Conservation Corps-constructed North Carolina State University Forestry School “log cabin” in Hill Forest (DH1783) in northern Durham County, which has also been determined NR-eligible (Slocum and Miller 1953) (Figure 36 and Figure 37). Its relative lack of grandiosity may reflect Morgan modest rural roots. (Articles written about him in the 1930s and 1940s often mentioned his tattoo(s) (see, for example, Wharton 1943).) It is closer in spirit to the modest community buildings and small residences erected in the region at the time, such as the NR-listed 1935 Red Oak Community Building (NS0430) in Nash County (Van Dolsen 2005) and the 1940s Granville Circle log houses (DH2327) built near Durham (Little 1990) (Figure 38).



**Figure 36.** At left, Spruce Pine Lodge in northern Durham County, built (according to [www.open.durham.org/buildings/spruce-pine-lodge](http://www.open.durham.org/buildings/spruce-pine-lodge)) as a summer house in the 1930s; at right, “log cabin” erected in northern Durham by the CCC for NCSU Forestry School in the early 1930s



**Figure 37.** Decorative details of NCSU Forestry School log building



**Figure 38.** At left, Granville Circle log house, Durham County, 1940s; at right, Red Oak Community House, Red Oak, Nash County, 1935 (source: Van Dolsen 2005)

Morgan's log house is supported by an array of contemporary buildings proper to the rural farm of a wealthy individual. There are nine outbuildings or otherwise farm-related resources—all but one put up contemporaneously with the house in 1937 or 1938—appropriate to a farm that did not provide its owner with his or her primary means of subsistence. These are a pack barn (contributing building), but no associated tobacco barns; a large stable (contributing building); a corncrib (contributing structure); a milkhouse that provided milk only for farm use (contributing building); an equipment shed (contributing building); a private gas pump (contributing structure); a pumphouse (contributing structure); a run-in shelter (noncontributing building); and a pair of chicken houses sharing a common yard (contributing building). All but one of these resources is intact and contribute to the property: the run-in shed has collapsed and lost its integrity and is therefore noncontributing. The log house is further supported by two resources necessary for the farm of a non-hands-on and often absent owner: the neatly finished, intact, brick house of the farm manager, Frank Morgan (contributing building), and an intact, modest, concrete-block tenant house erected ca. 1950 (contributing building) near the middle of Thomas Morgan's tenure on the land. Taken together the farm's resources retain their integrity of location, design, setting, materials, workmanship, feeling, and association, and comprise a significant and distinguishable entity. They are therefore recommended eligible as a group under Criterion C.

The farm is not recommended as eligible under Criterion A, for it was a gentleman's farm that made no significant contribution to the field of agriculture and is not associated with any significant historic event. The farm is unlikely to yield any important historical information not readily available from other sources. It is therefore also recommended not National Register-eligible under Criterion D. (Any archaeological potential under Criterion D is not addressed in this report.)

<b>THOMAS A. MORGAN FARM CONTRIBUTING/NONCONTRIBUTING RESOURCES</b>				
<b>Resource</b>	<b>Year Built</b>	<b>Condition</b>	<b>Integrity</b>	<b>Contributing/Noncontributing</b>
Thomas A. Morgan house	1937 or 1938	Excellent	Yes	Contributing
Pack barn	1937 or 1938; 1950s	Good	Yes	Contributing
Stable	1937 or 1938	Good	Yes	Contributing
Corncrib	1937 or 1938	Good	Yes	Contributing
Milkhouse	1937 or 1938	Fair	Yes	Contributing
Equipment shed	1937 or 1938	Fair	Yes	Contributing
Gas pump	1937 or 1938	Poor	Yes	Contributing
Pumphouse	1937 or 1938	Good	Yes	Contributing
Run-in shelter	1937 or 1938	Ruinous	No	Noncontributing (loss of integrity)
Frank Morgan house	1937 or 1938	Excellent	Yes	Contributing
Chicken houses	1937 or 1938	Fair	Yes	Contributing
Tenant house	ca.1950	Good	Yes	Contributing

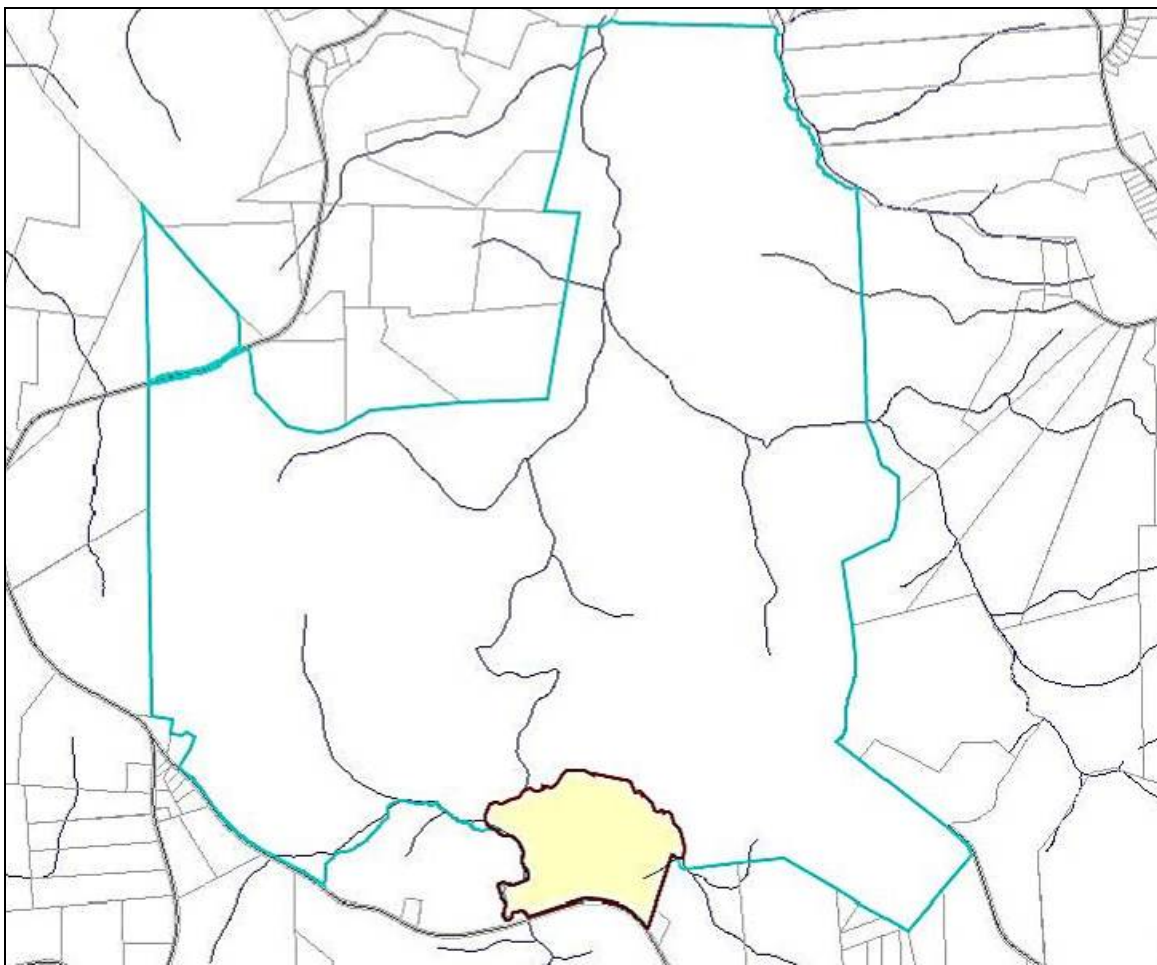


### THOMAS A. MORGAN FARM ELEMENTS OF INTEGRITY

Element of Integrity	Level of Integrity	Assessment
Location	High	Continues to stand on the place where it was constructed and location continues to be complemented by largely intact setting in a remote portion of northwestern Vance County.
Design	High	The exterior design of, and relationship to, all of the farm's contributing resources is intact with only minor changes, most notably the extension of the pack barn in the 1950s and the addition of a modern deck to the house. The interior of the Thomas A. Morgan house was only viewed in small part, but is said to be intact.
Setting	High	Environment within proposed National Register boundaries continues to illustrate physical character of place: it remains rural amidst open fields, woods, and farm ponds with no modern intrusions and with resources in same location and association with each other. Almost all of the acreage within the property's parcel that is excluded from the proposed boundaries is now planted in pines for harvest, which would have been out of character with use of the land when Thomas Morgan owned it.
Materials	High	All of the exterior materials of the resources are intact, although heavily worn at some of the outbuildings, which also have some bays boarded up. The interior of the Thomas A. Morgan house was only viewed in small part, but is said to be intact.
Workmanship	High	With the exception of the log Thomas A. Morgan house, workmanship is not a notable feature of the farm. The exterior materials and construction of the resources remain intact, though. The interior of the Thomas A. Morgan house was only viewed in small part, but is said to be intact.
Feeling	Medium to High	The setting, location, design, and relationship of the resources to each other remain intact, although the farm no longer has the prize livestock or large numbers of horses and mules it had during Thomas Morgan's tenure on the land.
Association	High	The farm retains many or all of the resources it had when Thomas Morgan owned and used it, in the same locations and association with each other. (It is not known if any resources no longer stand, but the farm likely at least once included tobacco barns.) Morgan's residence stands little altered.

## D. National Register Boundaries

The proposed National Register boundaries for the Thomas A. Morgan Farm encompass approximately 85 acres of the current 1,910-acre parcel (Figure 39 and Figure 40). The entire parcel was historically associated with Morgan, but about 1,200 to 1,400 acres are now planted in pine for harvest, which was not this acreage's use during Morgan's tenure. The land is little farmed, but for its planted trees. The selected acreage encompasses all of the standing resources historically associated with farm, the entry lane, and two farm ponds. It is edged on the west and north by creeks and on the south by the parcel boundaries at Morgan Road, which was historically and presently provides access to the property. The eastern boundary is straight, not based upon a watercourse, but follows the historic property line of the parcel.



**Figure 39. Proposed National Register boundaries of Thomas A. Morgan Farm shaded in yellow, entire parcel outlined in blue (north at top)**





**Figure 40. Proposed National Register boundaries of Thomas A. Morgan Farm shaded in yellow; note Bridge No. 78 marked by tiny orange rectangle at bottom left (north at top)**

The southern extent of the parcel and the proposed National Register boundaries—as shown on county tax maps—is about 19 or 20 feet north of SR 1432/Morgan Road and Bridge No. 78. Figure 41 depicts a section of the proposed southern boundary, outlined in yellow, with the area contained within the boundaries shaded with parallel yellow lines. The NCDOT property to either side of the road is outlined in orange and an orange box rests atop the bridge. NCDOT right-of-way is clearly visible at Figure 42 through Figure 44.



**Figure 41. Detail of southern edge of proposed National Register boundary outlined in yellow with NCDOT property and location of bridge marked in orange**





**Figure 42. View looking southwest from within NCDOT right-of-way at Bridge No. 78 and Morgan Road**



**Figure 43. Reverse view looking northeast from Morgan Road and Bridge No. 78 at NCDOT right-of-way and, beyond, a portion of the Thomas A. Morgan Farm included within the proposed National Register boundaries**





**Figure 44. View looking northwest from southeastern edge of parcel and proposed Thomas A. Morgan Farm National Register boundaries, with outbuildings visible across field in distance; note NCDOT right-of-way and maintained drainage ditch**

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## Context and Comparables Examples

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## V. Architectural Context

Located in the farthest southwestern corner of North Carolina, the area covered by Cherokee County once lay near the center of the Cherokee nation. The Cherokee lived in small, scattered farming settlements throughout the area, which consists of high mountains and fertile valleys. In the early nineteenth century, a few European settlers—primarily traders and missionaries—established themselves among the Cherokee, cleared small farms, and occasionally married Cherokee women. A cluster of white families—the Tathams, Colletts, and Whitakers—settled in the 1820s and 1830s near the present-day town of Andrews. Following the New Echota Treaty of 1835, which relinquished all Cherokee land holdings east of the Mississippi River, the area (then part of Macon County) attracted settlers of English, Scots-Irish, and Dutch ancestry, who typically came to the region from elsewhere in North Carolina. By 1850, permanent settlements had been established along the Valley River, and while log construction was used for houses throughout the nineteenth century, frame construction became more common in the second half of the century. Two log houses in the Andrews area—the ca. 1835 Thomas C. Tatham Log House and the ca. 1844 Walker’s Inn (NR, 1975)—are among the oldest surviving structures in the county.<sup>6</sup>

Settlement in the valley continued at moderate pace throughout the second half of the nineteenth century. As plans were being made to extend the Murphy branch of the Richmond and Danville Railroad through the county, the land comprising present-day Andrews was surveyed and platted in the 1880s in anticipation of a future town. Col. A. B. Andrews, vice-president of the railroad, visited the Valley River valley in 1885 to assess business prospects along the future rail line and, recognizing the opportunities presented by the fertile, heavily-timbered valley, purchased land for the town in 1890. The Kanawha Hardwood Company, founded in 1897 by J. Q. Barker, was the first industry to establish itself in Andrews, and in 1899, Franklin Pierce Cover opened the F. P. Cover & Sons Tannery, relocating from Virginia. Within four decades, the town of Andrews, which was incorporated in 1905, boasted a population of more than 2,000, with flourishing timber and agricultural industries.<sup>7</sup>

The architecture of the Andrews area reflected these industries, as well as the persistence of traditional nineteenth-century building forms and styles. Prior to the late nineteenth century, there was little distinction between the domestic architecture found in the towns and rural areas of Cherokee County, with frame dwellings often replicating the size and proportions or log dwellings. A number of early houses in Andrews appear to be simple one- and two-story frame houses built for workers at Andrews’ various industries. As growth and trade increased in the early part of the twentieth century, area architecture became more varied. The railroad era brought outside influences into the county, manifest in a break from regionally derived building traditions. The introduction of nationally popular styles, including variations of Colonial Revival, Craftsman

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<sup>6</sup> Williams, 13-16, 19, and 66-67. Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 14-16. Bob Satterwhite, ed., *A Pictorial History of Cherokee County* (Asheville, NC: Performance Publications, 1995), 4-5.

<sup>7</sup> Williams, 68-70. Satterwhite, 68.

bungalows, Period Cottages, and Minimal Traditional residences, appeared alongside more traditional frame houses in Andrews. Houses were executed in frame, brick, and stone, and hip roofs became a common factor that often distinguished the newer, twentieth-century styles. With the exception of a small number of structures built by more prominent landowners, architectural examples in Andrews are generally modest in scale and detail.<sup>8</sup>



**Franklin Pierce Cover House (NR), 177 Wilson Street, façade, view to northwest**  
**Photograph by Michael Ann Williams, ca. 1981**  
(Source: *Marble & Log*, p. 124)

Of the few remaining residences from Andrews' early industrial era, the Franklin Pierce Cover House (NR, 1982) stands as perhaps one of the area's most unique architectural examples. Built in 1900, the two-story, brick Queen Anne style house features a three-story octagonal tower crowned by a corbeled chevron-patterned cornice and a splayed octagonal cap and finial, as well as original interior pine and oak woodwork. Aside from the general grandness and historic integrity of the residence, the brick exterior of the house is one of its most notable features, due to the relatively uncommon use of the material in Queen Anne architecture in the southern part of the United States. This distinguishing feature was more commonly seen in the northern part of the country and was most likely a result of the Pennsylvania-born carpenter hired by F. P. Pierce to build the house and bricklayers brought from Virginia, who also built the tannery buildings. Moreover, the Cover House is representative of the legacy of one of Andrews' most significant industries. After traveling throughout Western North Carolina in search of a new location for his tannery, F. P. Cover and family arrived in Andrews in 1900. Close proximity to rail lines and an abundance of tanbark were essential to the success of the tannery and made Andrews an ideal

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<sup>8</sup> Williams, 78-79.



location. Although F. P. Cover died in 1903, shortly after arriving in Andrews, his sons Samuel and Giles carried on operating the tannery until 1939.<sup>9</sup>

The Bruce Bristol House survives as a good example of late-1920s Period Cottage in Andrews, but lacks any special distinction. The one-and-a-half story side-gable dwelling with a front-gable bay is a relatively common domestic architectural form from the early- to mid-twentieth century. In addition to its form, the Bristol House displays an irregularly-coursed stone exterior, façade chimney, wood shingles in the gable ends, setback side wing with attached shed-roof porch, and a shed-roof porch that spans the length of the rear elevation. The approximately one-acre property retains a number of complementary landscaping elements, including mature trees, a curving concrete walkway lined with boxwoods that leads to the front entrance and patio, and a three-bay arbor at the southwest corner that supports a flowering vine. A low stone wall borders the pavement at the front of the property, while the southern edge of the property is bordered by a creek that separates it from the adjacent property.



**House, 208 Bristol Avenue, façade, view to southwest**

Among the comparable properties documented by Acme Preservation Services during the fieldwork in May 2014 are several residences located along Bristol Avenue and Main Street in Andrews. The house at 208 Bristol Avenue, which stands approximately 0.1 mile north of the Bristol House, is a one-story front-gable brick bungalow with an attached front-gable porch. The house has paired, six over six double-hung sash, interior brick chimneys, and decorative purlin brackets. Williams noted in the county survey that the “stripped-down bungalow, a simple small dwelling with a front facing gable,” was the most common house type of the 1930s and 1940s in Cherokee County.<sup>10</sup>

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<sup>9</sup> Janet Hutchinson, Jim Sumner, and Douglas Swaim, “Franklin Pierce Cover House” National Register of Historic Places Nomination, Office of Archives and History, North Carolina Department of Cultural Resources, Raleigh, NC, 1982. Williams, 124.

<sup>10</sup> Williams, 79.

The adjacent residence at 230 Bristol Avenue is a one-and-a-half-story side-gable frame house that appears to be a Craftsman-influenced dwelling with aluminum siding and a front-gable dormer. An attached one-story hip-roof is carried by tapered wood posts on a solid balustrade of ashlar-faced concrete block. The porch may have been a later addition, but the house is a fairly representative example of Andrews' early-twentieth century residential architecture. Common domestic forms are embellished with simple, or modest, decorative elements that provide a hint of more popular architectural styles.



**House, 230 Bristol Avenue, oblique view to southwest**

The houses at 208 and 230 Bristol Avenue are representative of the more intact examples of residential architecture in Andrews. While there appears to be a good concentration of these types of houses dating from the 1920s through the 1950s, it does not appear that there is sufficient consistency among the resources on Bristol Avenue to constitute a potential historic district. In addition to the variety of early-twentieth century styles, Bristol Avenue is interspersed with modern construction and significantly altered resources that detract from the historic character of the road as an extension of the residential neighborhood north of Sixth Street.

The house at 193 Bristol Avenue, located approximately 0.2 mile north of the Bristol House, is a one-story hip-roof dwelling constructed with an irregularly coursed stone exterior. A projecting hip-roof section contains the single-leaf entry door and paired windows. A façade picture window is composed six-over-six double-hung sash flanking a wider, single plate-glass window. An attached carport wing on the south elevation is carried on square wood posts supported on a low stone wall. Other stonework around the house includes cheek walls flanking the front concrete steps, front walkway, and a stone wall forming a raised planting bed on the façade.





**House, 193 Bristol Avenue, façade, view to east**



**House, 39 Bristol Avenue, façade, view to east**



Located north of Sixth Street, approximately 0.3 mile north of the Bristol House and outside the APE, the house at 39 Bristol Avenue is a one-and-a-half-story Period Cottage that features a side-gable roof, brick-veneer exterior, projecting front-gable bay, stuccoed gable ends, and a façade chimney. An attached front-gable canopy is supported by triangular brackets and shelters a single-leaf entry door and open porch entrance. The inset corner porch is partially screened with wood lattice. The house displays a metal-clad roof, exposed rafter tails, decorative purlin brackets, replacement windows, and molded window frames.

A large one-and-a-half-story bungalow located at 432 Main Street, approximately 1.2 miles northwest of the Bristol House, exhibits similar materials and finishes to the Bristol House. The bungalow is constructed of irregularly coursed river rock with wood shingles on the gable ends, gabled front dormer, and a rear shed dormer. The house has a metal-clad roof, exterior rock chimneys, triangular eave brackets, some original four-over-one double-hung sash, and replacement six-over-six windows. An engaged full-width porch with rock corner posts, tapered central posts, and arched spandrels has been enclosed with modern six-over-six windows. A one-story side-gable wing extends to the west and is clad with vinyl siding.



**House, 432 Main Street, oblique view to southwest**

In addition to the stone landscape elements found at the Bristol House, several other stone and concrete border walls were observed in close proximity to the Bristol House, including the low concrete wall located approximately six feet from the edge of pavement at 230 Bristol Avenue. A decorative stone wall wraps around the edge of the property that contains the house at 17 Sixth Street, in the southwest quadrant of the intersection of Sixth Street and Bristol Avenue. A stone retaining wall forms the south edge of the driveway of the Brady House at 455 Bristol Avenue and extends for approximately 200 feet along the east side of the road. These types of landscape elements appear to be relatively common throughout Andrews' residential sections.





**House, 17 Sixth Street, stone wall, view to south along Bristol Avenue**



**Brady House, 455 Bristol Avenue, stone wall, view to southeast**

## Architectural Context

The Teague House is a saddlebag house, a house type with a central chimney flanked by two rooms. Saddlebag houses were a common modest house type utilized in North Carolina at least through the nineteenth century and well into the twentieth century.<sup>11</sup> Of log or frame construction, saddlebag houses were often constructed in rural areas by early settlers and small farmers and could be expanded according to the needs of its owners. Some saddlebag houses resulted from the expansion of single-pen houses to two rooms. The Teague House, an early-twentieth-century frame example, was originally constructed as a one-and-a-half-story, hall-parlor house and expanded shortly after its initial completion to accommodate Frank and Didamy Teague's growing family.

Randall Cotton documented the Teague House in his county survey. It is also described in *Haywood Homes and History* as "one of the few remaining older houses in the White Oak vicinity," and it is mentioned again in *Mountain Gables: A History of Haywood County Architecture*.<sup>12</sup>

During the eighteenth and for almost all of the nineteenth century, log construction was the most common building method in Haywood County and western North Carolina. Railroads, the spread of a cash economy, and machinery such as mobile sawmills that could dress timber on-site afforded the construction of new house types expressing some level of the day's "fashionable styles." While property owners continued building with log, frame construction became considerably more common.<sup>13</sup>

The Teague House conforms to the aforementioned pattern of late-nineteenth-century to early-twentieth-century residential development in Haywood County and the region. The simple saddlebag house was constructed by its owner of locally sourced materials during a time when subsistence farmers constructed modest frame dwellings as an improvement over their log antecedents. Even the house's modest finishes are typical of the period's frame, vernacular dwellings: the exterior's white paint and contrasting blue-green trim and the interior's unpainted pine bead board paneling were common.<sup>14</sup>

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<sup>11</sup> Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill: The University of North Carolina Press, 1990), 178-179 and 352.

<sup>12</sup> Betsy Farlow, Dan Lane, and Duane Oliver, *Haywood Homes and History* (Waynesville, NC: Oliver Scriptorium, 1993), 105 and 203; and Duane Oliver, *Mountain Gables: A History of Haywood County Architecture* (Waynesville, NC: Oliver Scriptorium, 2001), 83-91.

<sup>13</sup> Ed Trout, *Historic Buildings of the Smokies* (Gatlinburg, TN: Great Smoky Mountains Natural History Association, 1995), 39.

<sup>14</sup> *Ibid.*, 41.



Saddlebag houses do not appear to be common in Haywood County. The county's two historic architectural contexts, *Haywood Homes and History* and *Mountain Gables* document only two extant examples, the Teague House and the Smathers House. During travel for fieldwork and research for the present study, as well as for other Haywood County project surveys, which included considerable travel within the county, the principal investigator encountered only two additional saddlebag examples, although substantially altered: the ca. 1890 Campbell-Hall House (HW536), just north of Maggie Valley, and the ca. 1918 Williams House (undocumented) in the White Oak area. Both of these houses have undergone substantial material alteration, including the installation of non-historic siding, windows, and doors.

The 1983 NC-HPO survey of Haywood County did not document the saddlebag form; further review of this survey does not indicate additional intact saddlebag examples. Notably, as indicated in *Historic Buildings of the Smokies*, during development of nearby Great Smoky Mountains National Park, park planners removed almost all nineteenth- and early-twentieth-century frame buildings to give the park a more authentic appearance of “pioneer” log construction.<sup>15</sup> Thus, due to abandonment and a program of removal, many area examples of early and modest frame residential construction have been lost.



**Figure 34. Comparable example: Smathers House, Dutch Cove vicinity**

(Source: *Mountain Gables: A History of Haywood County Architecture*)

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<sup>15</sup> Ibid., 33-34.



**Figure 35. Comparable example: Campbell-Hall House (HW536), Maggie Valley vicinity**



**Figure 36. Comparable example: Williams House, White Oak vicinity**



The principal investigator undertook a cursory windshield survey of the principal highway corridors (US 25, US 64, US 176, and NC 191) to gauge the relative survival of the tourist courts and motels that were once common in the region. The survey revealed a small number of properties for comparative purposes and evinced the scarcity of intact, or largely intact, resources of this type from the early to mid-twentieth century. Two motels known to the principal investigator—a one-story rustic-themed motel on US 25 in Mountain Home and the Dutch Inn at the intersection of US 25 and NC 191 on the north side of Hendersonville—have been demolished within the past twenty years. Morley’s Court, which along with Towles Cottages was one of the earliest tourist courts in the county, was located just north of the project area on Greenville Highway. The site, however, appears to have been cleared in the 1990s for new construction.



**Southernaire Motel (HN 1268), 2990 Chimney Rock Road, postcard view**

Among the surviving examples of tourist courts and motels in Henderson County, several are located within the project area including the Florilina Motor Court and Towles Cottages, which are evaluated in this report. The Briarwood Motel (HN 1301) located 1510 Greenville Highway opened in the mid-twentieth century, but has been substantially and significantly altered over the years. The basic structures—including the office and dining room, five-unit guest building, and individual guest cottages—remain in place, but the later alterations and additions obscure and overwhelm the original historic design. The three small, one-story brick houses at 1614, 1616, and 1618 Greenville Highway appear to be only surviving, yet heavily remodeled, remnants of Cheves Cottages, a small tourist court. Located

at 1418 Greenville Highway, the Rose Cottages are a court of eleven small, one-story, side-gable, frame residences that are covered with asbestos shingle siding and feature German siding in the gable ends, triangular eave brackets, exposed rafter tails, brick pier foundations, and six-over-six double-hung sash. The site also contains a diminutive office structure near the highway and an open, frame pavilion.



**Rose Cottages, 1418 Greenville Hwy, view to east**

The Bonaire Motel, which consists of three buildings, the earliest dating to 1933, stands at 1201 Greenville Highway and has been greatly altered. The oldest building was a one-story, hip-roof frame structure with multiple guest rooms and an inset porch along the north side. It has been converted to a laundromat with vinyl siding and a parapet façade. A one-and-a-half-story Craftsman-influenced brick house on the property was likely the owner's residence before it was torn down to construct the two-story frame office that still stands. Built around 1960, the building features an angled façade and inset porch and is covered with vinyl siding. A two-story motel block was added to the rear of the office in the 1970s.

The Rainbow Motel, which opened in the mid-1950s as the Three Pines Lodge, consists of three discrete building informally arranged around a paved parking area. Located at 924 Greenville Highway, approximately one mile north of the project area, the name was changed around 1960. The main building is a rambling one-story hip-roof structure containing the office, guest rooms, and utility areas. A flat-roof wraparound porch is supported on thin metal posts. The two additional buildings are one-story side-gable buildings with attached porches. The larger structure contains three guest rooms and the smaller contains two. All of the buildings on the property are covered with asbestos shingle siding and have replacement windows.





**Rainbow Motel, 924 Greenville Hwy, main office, view to northeast**

Located adjacent to the Rainbow Motel, the complex of guest cottages presently known as Villa Capri Cottages began in the mid-1940s as the Carolina Court. Located at 920 Greenville Highway, the property consists of a large primary residence, four individual guest cottages, and three multi-unit buildings closely situated on a 0.6-acre parcel. The main house is a tall one-and-a-half-story front-gable frame dwelling with a front-gable wing, stone foundation, German siding, large shed dormers, and three-over-one windows. An attached front-gable entry porch is carried on thin metal posts. According to tax records, the house is a nineteenth-century dwelling that was remodeled in the Craftsman style around 1945. The majority of guest accommodations reflect the same architectural character and materials of the main house. They are typically one-story, front- or side-gable, frame structures with German siding, attached entry porches, and three-over-one windows. The building to the rear of the house has a two-story front-gable section that appears to have been originally a garage that was later rehabilitated. A one-story, multi-unit brick building at the rear of the property was added in 1988.





**Villa Capri Cottages (former Carolina Court), 920 Greenville Hwy, main residence, view to east**



**Villa Capri Cottages (former Carolina Court), 920 Greenville Hwy, main residence, view to east**



Located on the north side of downtown Hendersonville, the Southwind Motel appears to be a relatively intact one-story L-shaped motel structure. The building is covered with asbestos shingles and vinyl siding. A front-gable porch carried on fluted columns marks the entrance to the office adjacent to the road. An inset porch carried on thin metal posts wraps around the interior angle of the “L” and provides access to the guest rooms. Windows are typically three-over-one double-hung sash with some replacement one-over-one sash.



**Southwind Motel, 1640 Asheville Highway, view to east**

Only a few remnants of the once-popular Mountain Aire Lodge are located at 1351 Asheville Highway (present Mountain Aire Cottages) on the north side of downtown Hendersonville, immediately north of the intersection where US 25 (Asheville Highway) and NC 191 split. Begun in the mid-1940s, the complex consisted of twelve bungalow cottages organized around a circular drive on a wooded site. Robert and Florence Cooper owned and operated the tourist court. The two surviving cottages on the property are one-story frame dwellings with board-and-batten siding, side-gable roofs, exposed rafter tails, attached front-gable porches, and six-over-six windows. The porches are carried on three slender square posts with decorative lattice infill between the posts. A third building on the site, located 1410 Haywood Road, appears to have been added in the 1980s. The portion of the site to the south of the surviving buildings appears to have been sold off in the 1980s for a new branch bank and paved parking lot.

With so few examples remaining intact, or even largely intact, the surviving tourist courts and early motels become increasingly important as tangible links to rise of automobile-oriented tourism in the mid twentieth century.



Mountain Aire Cottages (formerly Mountain Aire Lodge), 1351 Asheville Hwy, office, view to northwest



Mountain Aire Cottages, 1351 Asheville Hwy, guest cottage, view to west



# EIS-Level Eligibility Report

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## II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

### A. RESOURCES LISTED IN THE NATIONAL REGISTER

#### ROYAL BAKING COMPANY (NCDOT SURVEY #6)

Resource Name:	Royal Baking Company
HPO Survey Site #	WA 2503
Location	3801 Hillsborough Street, Raleigh
PIN	794243022
Date(s) of Construction	1941; circa 1947; circa 1997
Recommendation	Remains Eligible for the NRHP Under Criterion A



#### *Description*

The Royal Baking Company occupies a two-acre lot on the south side of Hillsborough Street, north of the North Carolina Railroad tracks, and across from Meredith College (Figure 3). Paved surface parking lots are situated on the south and west sides of the building. Royal Street runs along the building's east side.

The one-story yellow-brick International-style building, erected in 1941, consists of four rectangular production bays with bowed roofs. The western bay was added around 1947. Abutting the north walls of the production bays is a double-height entry tower flanked by one-story office wings (Figure 4). The entry tower has a flat roof with parapet walls coped with concrete. Its blond-brick wall surfaces are articulated by horizontal bands of regularly recessed courses. The double-leaf





Figure 3. Location Map and NRHP Boundary

Source: ESRI Resource Data

metal and glass entry doors are set in a multi-light window wall and the entire assembly is set in a cast concrete surround. Above the entry, modern-style metal letters affixed to the brick spell out the word “ROYAL”. The office wings have bands of original nine-light metal windows, with frames and mullions, painted dark blue (Figure 5). The north side of the production bays has been adapted slightly to accommodate retail tenants. Two former garage door bays have been converted to glass and metal storefront assemblies consisting of double-leaf doors surrounded by six plate-glass fixed windows (Figure 6).

The yellow brick of the façade wraps around to the side elevations and is used to surface the first bay before changing to a utilitarian orange brick (Figure 7). The fenestration of the west side has been altered with three new storefronts replacing three standard-width entry doors and one original window opening (Figure 8). At the south end of the west elevation are three original triple bands of nine-light metal windows with central hopper sashes. This is the original window configuration used on the sides and rear of the bakery. Around 1997, a partially covered platform underpinned with red bricks was added at south end of the west side (Figure 9). The platform wraps around to the rear side, extending across the entire south wall (Figure 10). Its purpose is to provide outdoor seating for the restaurant that currently occupies the building’s southwest corner and access to the rear entrances. Drive-through bays under the platform access the basement parking lot, which is supported with regularly spaced concrete columns with inverted conical caps (Figure 11). It appears that most of the original windows on the south side remain intact with the exception of two modern entry assemblies. The windows of the east side appear unchanged. A tall yellow-brick interior boiler stack rises from the roof at the southeast corner of the building (Figure 12). The bakery retains its original copper downspouts.

### *Interior*

Today, the interior reflects elements of the building’s industrial past and its present-day use as a modern, multi-unit commercial building. The original three-bay interior contained, from east to west, baking machinery in Bays 1 and 2 and a shipping area in Bay 3. Bays 1 and 2 functioned as one open space with a series of vertical I-beams running down the middle. Bay 3 was separated from the baking machinery bays by a brick wall with two doorways. The 1947 bay was built over the three exterior loading dock doorways of the west wall at Bay 3, and Bay 3 was converted to a loaf wrapping area (Pezzoni 1997:7:3). In 1997, the interior plan was converted from a series of cavernous open industrial spaces to retail units of varying sizes organized around a wide H-plan corridor (Figure 13). Drywall-dropped soffits conceal the modern electrical wiring and sprinkler system while allowing the steel bow trusses of the roof to remain visible (Figure 14). The glazed walls of the retail bays are set between new brick pilasters (Figure 15). The wide corridor, glazed storefronts, and exposed roof structure continue to lend a feeling of spaciousness to the interior. The brick of the exterior walls has been left uncovered (Figure 16). The poured concrete floors are now covered with tile and carpet.



## *History*

The Royal Baking Company was founded in 1916 by Bartholomew Streb, who operated a retail bakery at 109 South Wilmington Street in downtown Raleigh. Eventually, the company grew from a retail to a wholesale operation, distributing baked goods from Virginia to Florida. The International-style Hillsborough Street facility was built in 1941 to house modern equipment such as “giant mixing machines” and “huge ovens,” and to provide a distribution hub for the company’s fleet of 18-wheel delivery trucks (Pezzoni 1997:8:8). The building was designed by the W.E. Long Company of Chicago, specialists in bakery design, and built by the Raleigh construction firm of James A. Davidson. Around 1947, a matching shipping bay was added to the west side of the building (Figure 17).

In the mid-1950s, the Streb family sold the bakery, and the building was subsequently occupied by a number of national bakery chains. Three concrete block additions were added in the 1960s. Baking operations ceased in 1985, and the building was used as a baked goods warehouse and distribution center. Royal Bakery, LLC purchased the building around 1997 and converted it from industrial to commercial use. The building is now called “The Royal on Hillsborough” and houses a variety of retail and service shops and restaurants.

## *Evaluation*

The Royal Baking Company was listed in the NRHP in 1997 under Criterion A for its historical significance in the area of industry. Since its listing, the building has changed somewhat as a result of its conversion from a bakery to a modern commercial building. No tax credits were given, as the submittal for Part 3 was not completed. Noteworthy changes made since 1997 are described below.

The non-contributing ruins of a brick storage building, storage tank, and flour silo were cleared from the southeast corner of the parcel. The removal of the three 1960s additions returned the building’s massing to its 1947 form with the exception of the wrap-around platform that was built on south and west sides around 1997. The platform does not obscure the historical fenestration pattern or detract for the overall historic character of the building. The large, open work areas of the interior were divided up into retail units, but the commodious H-plan corridor and exposed roof structure continues to convey the interior’s spaciousness and utilitarian roots.

The accumulation of changes does not negatively affect the overall historic integrity of the building. In fact, the removal of non-historic additions returned the building to a more historically accurate form and appearance. The property retains integrity of location, setting, and feeling as well as its historical association with industry in post-World War II Raleigh. The design, influenced by the International style, and workmanship remains evident and the building retains a high degree of

original materials such as metal windows, interior and exterior brick, steel roof trusses, and the conical capped columns of the basement. The interior retains the features that the NRHP nomination identifies as “character-defining” (Pezzoni 1997:7:4). For these reasons it is recommended the Royal Baking Company remains eligible for listing in the NRHP under Criterion A as an intact example of an International style building that represents Raleigh’s emerging industrial economy in the years immediately following World War II.



*Figure 4. Royal Baking Company, North Side*



*Figure 5. Royal Baking Company, North Side, Original Windows on West Office Wing*





Figure 6. Royal Baking Company North Side, Fenestration Changes on North Wall of West Production Bay



Figure 7. Royal Baking Company, West Side, Yellow and Orange Brick





Figure 8. Royal Baking Company, West Side, Fenestration Changes to West Wall



Figure 9. Royal Baking Company, West Side, Circa 1997 Platform





*Figure 10. Royal Baking Company, South Side*



*Figure 11. Royal Baking Company, Basement Supports*





*Figure 12. Royal Baking Company, East Side*



*Figure 13. Interior, Corridor Showing Soffits*





*Figure 14. Interior, Steel Bow Trusses*



*Figure 15. Interior, Retail Bay*





*Figure 16. Interior, Exposed Brick Wall*



*Figure 17. Royal Baking Company, Circa 1947*      Source: Royal Baking Company, LLC



## B. RESOURCES RECOMMENDED ELIGIBILITY FOR NATIONAL REGISTER LISTING

### BERRY O'KELLY SCHOOL HISTORIC DISTRICT (NCDOT SURVEY #15, #16, AND #17)

Resource Name:	Berry O'Kelly School Historic District
HPO Survey Site #	WA 6527
Location	512, 514, and 520 Method Road
PIN	794035766, 0794037650, and 794034561
Date(s) of Construction	1941; circa 1947; circa 1997
Recommendation	Eligible for NRHP Under Criteria A, B and C

The Berry O'Kelly School campus is recommended eligible for the NRHP. It consists of approximately 8.5 acres at the north end of the historic Method community. Historically, the campus was larger, extending to the north and east. Today, the campus is bounded on the east side by Method Road, to the south by Woods Place, and to the west by I-440 (Figure 18). A tree buffer mostly blocks the view of the interstate from the campus. The campus shares its north boundary with Surtronics, a company specializing in commercial metal plating and anodizing. East and south of the campus are areas of modest single-family dwellings and multi-unit housing. The surrounding Method neighborhood contains a mix of long-term residents, North Carolina State University students, and young families and others attracted to the recently constructed, moderately priced homes erected at the west ends of Steadman Drive, Wilder Street, and Ligon Street.

The campus parcel is flat and contains three buildings: the 1928 Agriculture Building, the circa 1950 Gymnasium, and the 1923 St. James AME Church, each of which is described in detail in the descriptive sections that follow. Historic landscape features include the 1931 grave of community benefactor Berry O'Kelly north of the church, a former agricultural field east of the Agriculture Building that was later used as a playing field, and the bus loop, which provided a route for vehicular circulation through the campus. The campus is currently used as a public park and recreational facility and six non-historic structures have been erected to serve these purposes; these include parking lots, a playground, tennis and basketball courts, a picnic shelter, and a baseball diamond. The baseball diamond occupies the site of a 1928 Rosenwald school. Mature trees grow near the historic buildings and include oaks, beeches, and pines.

*Table 2. List of Contributing Properties in Recommended Berry O'Kelly School Historic District*

Site ID #	NCDOT Survey #	Name	PIN	Date	Address	NRHP Eligibility Recommendation
WA 3481	17	Berry O'Kelly School Agriculture Building and Agriculture/Playing Field	794034561	1928; ca. 1990	514 Method Road	Contributing
WA 6479	16	Berry O'Kelly School Gymnasium and Bus Loop	794035766	ca. 1938; ca. 1950	512 Method Road	Contributing



Source: ESRI Resource Data

Figure 18. Berry O'Kelly School Historic District Recommended NRHP Boundary



WA 3482	15	St. James African Methodist Episcopal Church and Berry O'Kelly Grave	0794037650	1923; 1931; ca. 1990	520 Method Road	Contributing
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BERRY O'KELLY SCHOOL AGRICULTURE BUILDING AND AGRICULTURE/PLAYING FIELD (NCDOT SURVEY # 17)

### *Description*

The circa 1928 Agriculture Building is situated west of St. James AME Church and was constructed the same year as a Classroom and Administration Building, which was demolished in the late 1960s. West of the Agriculture Building is a cleared, level field, which was originally used as the school's crop field for its vocational agriculture program and as a recreational playing field since as early as the 1950s (Figure 19).

The Agriculture Building was constructed from "two-room shop" plans provided by the Julius Rosenwald Fund. It is a utilitarian, one-story, flat-roofed building (Figure 20). An addition was built on south side circa 1950, making it a longer rectangular building. The 1928 section has walls of 4:1 brick and a parapet roofline. The circa 1950 addition is laid in a 6:1 brick bond and has a stepped parapet on the sides and no parapet across the rear (Figures 21 and 22). The old and new sections are unified by a "cornice" of soldier bricks with a projecting header row above it. The north facing façade has a central entry with three 6/6-replacement window sashes with brick header sills on either side of it. The entry door is wood and has nine lights over two vertical raised panels. Flanking the door are three-light sidelights over a single raised vertical panel. A shed-

roof stoop porch, supported by robustly curved brackets, shelters the entry (Figure 23). A set of concrete steps set between a brick stringer wall access the front door.

Photographs of the building from 1982 show the window openings on all four sides of the building were bricked over. The City of Raleigh restored some of the window openings after acquiring the property in 1983. The windows flanking the front entry are replacement 6/6 sashes that match the historic light pattern. The six window openings on the east side of the 1928 section remain filled with brick; the east side of the addition has three 6/6 replacement windows (Figures 24 and 25). The nine window openings on the west side of the building, six on the 1928 section, and three on the circa 1950 section, are 6/6 replacements sashes as well. The four window openings across the rear remain bricked over (Figure 26). A modern glass and metal door assembly is at the east end of the south wall. The opening corresponds with the size and location of an original garage bay door. An exterior square stove flue rises at the approximate center of the rear wall.

On the interior, the two-room floor plan remains intact. There is a small lobby at the north end, and a narrow center hall bisects the 1928 building and leads to the circa 1950 addition (Figures 27 and 28). The west room has walls of exposed brick and currently houses an exhibit on the history of Method and the school. The room on the east side of the hall was not accessible. The 1950's addition (Figure 29) is a large room with exposed metal roof trusses and walls of exposed brick and concrete block.

The building is in good condition. It is owned by the City of Raleigh and is part of the Method Park and Community Center. The building is used for offices, meetings, and exhibits.





*Figure 19. Agriculture/Playing Field Looking North  
Gymnasium, Agriculture Building and St. James AME Church are in the  
background.*



*Figure 20. Agriculture Building, North Side*





*Figure 21. Agriculture Building, East Side with 1928 Section Right of Frame and Circa 1950 Section Left of Frame (With Windows)*



*Figure 22. Southwest Corner of Circa 1950 Addition Showing Intersection West Side Parapet Wall*





*Figure 23. Entry Detail*



*Figure 24. Filled Windows on East Wall of 1928 Section*





*Figure 25. Replacement Windows on East Wall of Circa 1950 Section*



*Figure 26. South Elevation*





Figure 27. View South From Lobby Down Hall to Circa 1950 Addition



Figure 28. West Room of 1928 Section, Looking Southeast



*Figure 29. Interior of Addition, Looking Southeast*



## BERRY O'KELLY SCHOOL GYMNASIUM AND BUS LOOP (NCDOT SURVEY #16)



### *Description*

The Berry O'Kelly School Gymnasium was built circa 1950 on the west side of the bus loop, north of the Agriculture Building. The double-height gymnasium is a rectangular building with an arched roof supported by steel roof trusses (Figure 30). It is built of concrete block and faced with brick. Flat-roofed, one-story wings are on the east, south, and west sides. The main entry, consisting of a 15-light window and a glass and metal door with a transom, is located at the southeast corner under a flat-roofed canopy that extends from the south wall of the windowless east wing and wraps around to the east wall of the south wing (Figure 31). Brick pilasters separate the six bays of the side elevations of the main gym block (Figure 32). The upper part of each side bay has a 15-light metal window with operable hopper sashes. The south side wing contains the cafeteria, kitchen, and boiler room (Figure 33). A square brick boiler flue is situated in the fifth bay. A 15-light, an 18-light, and a 30-light metal window are on the south wall of the wing. The rear wing has two 8-light metal windows on the upper wall of the south side (Figure 34).

The paved bus loop off Method Road provides access to the campus at the northeast corner and exits just south of St. James AME Church. An unpaved path is visible on the same alignment on the 1938 aerial photograph. The path connected the campus' buildings and provided access for vehicular traffic. Buses are visible at the south end of the loop in the 1959 aerial photograph and in a documentary photograph from 1962 (Figure 35).

The gymnasium and cafeteria are accessed directly from the rectangular main lobby. Interior walls are made of exposed concrete block and the floors are covered with asbestos-type tiles. The gym, west of the lobby, has exposed metal bow-arched roof trusses (Figure 36). The wood roof rafters and decking are also visible. The cafeteria is a brightly lit rectangular room in the south wing (Figure 37). West of the cafeteria are the kitchen and other mechanical rooms.

The building is in good condition. It is owned by the City of Raleigh and is part of the Method Park and Community Center. The building continues to be used as a gymnasium. The cafeteria is used for a children's after school program.



*Figure 30. Front (East) Side*



*Figure 31. Front (South) Side*





*Figure 32. North Side*



*Figure 33. South Side*





*Figure 34. West Side*



*Figure 35. Bus Loop, 1962 with  
Gymnasium in Background*

Source: Historical Exhibit in the Pioneer Building at  
Method Park and Community Center





*Figure 36. Gym Interior, Looking West*



*Figure 37. Cafeteria*

ST. JAMES AFRICAN METHODIST EPISCOPAL CHURCH AND BERRY O'KELLY  
GRAVE (NCDOT SURVEY #15)



*Description*

The 1923 St. James AME Church is situated on the east side of the proposed historic district. (Figure 38). The church faces east and its eastern parcel line encroaches on the sidewalk and Method Road right-of-way (ROW). The church's façade wall is approximately five feet from the curb. Between the sidewalk and the façade wall is a mulched planting bed with a brick framed sign. The grassy yard on the church's north side contains a single grave for the community benefactor Berry O'Kelly (Figure 39). His grave is marked with a rusticated, arched-top tablet on a rectangular base and a footstone inscribed with O'Kelly's date of death, March 14, 1931. North of the grave is a polished granite obelisk, a memorial to O'Kelly placed in his honor in 1985 by the Berry O'Kelly School Friends and Alumni (Figure 40).

St. James AME Church is an irregularly massed, red-brick Gothic Revival-style structure. The 1923 section is a one-story front-gable building three bays wide and four bays deep, with pointed-arch door and window openings and stained-glass windows typical of the style. At the northeast corner of the church stands a square entry tower with a pyramidal roof with flared eaves (Figure 41). Two brick additions were added to the rear (west side) in the 1990s (Figure 42).



The exterior walls are built of running-bond brick with a soldier course water table and dogtooth header courses above the gable windows and along the cornice. At each corner of the 1923 block, and in between each window opening, are engaged buttresses decorated with concrete caps and lozenges. The door and window surrounds consist of double rows of header courses. The window openings have header-course sills. A granite cornerstone at the southeast corner of the façade is etched with the inscription “St. James A.M.E. Church 1923” (Figure 43).

The façade features stained-glass windows: a large center window with single windows in the flanking bays (Figure 44). Above the center triple sash is a diamond-shaped stained-glass window. The main entrance in the northeast corner entry tower consists of a glass and metal replacement door surmounted by a pointed-arch stained-glass transom. The entry is accessed by a set of concrete steps with a metal railing. The north side of the church has four bays of stained-glass windows separated by buttresses (Figure 45). The west side has three stained-glass windows separated by buttresses and a small pointed-arch stained-glass window in the gable (Figure 46). The gabled wing that projects from the south side has two stained-glass windows in the south wall and a window and secondary entry with a glass and metal replacement door on the east side (Figure 47). A plywood panel fills the arched transom above the door; it is unknown why it was placed there. The south entry is accessed by a set of concrete steps and landing underpinned with solid brick. A metal shed roof supported by square posts covers the landing.

In the 1990s, a brick shed addition was built on the west wall of the south wing (Figure 48). Shortly afterwards, a one-story gabled brick fellowship hall was built behind the church and connected to the shed addition by a hyphen (Figure 49). The fellowship hall has a shallow-pitched roof and two-light slide windows. Vinyl entry doors are situated on the west side, accessed by a wooden wheelchair ramp. The south side of the hyphen is accessed by a set of wood steps. The roofs of the 1923 and circa 1990s sections are covered with grey composite shingles. Both sections rest on foundations of running-bond brick.

The church is in good condition and is used regularly by the congregation.



*Figure 38. St. James AME Church, Front (East) Side*



*Figure 39. Grave of Berry O'Kelly*





*Figure 40. Memorial Obelisk Honoring Berry O'Kelly*





*Figure 41. Oblique View Looking Southwest*



*Figure 42. View of Additions Looking Northeast*





*Figure 43. Cornerstone at Southeast Corner*



*Figure 44. Detail of Triple Center Window on Façade*





*Figure 45. North Side Showing Buttresses with Concrete Caps*



*Figure 46. West Side*





*Figure 47. Oblique of Front View Looking Northwest*



*Figure 48. South Side, View of Connection of Shed Addition and 1923 Church*



*Figure 49. View of North Side Showing Gabled Addition and Hyphen*



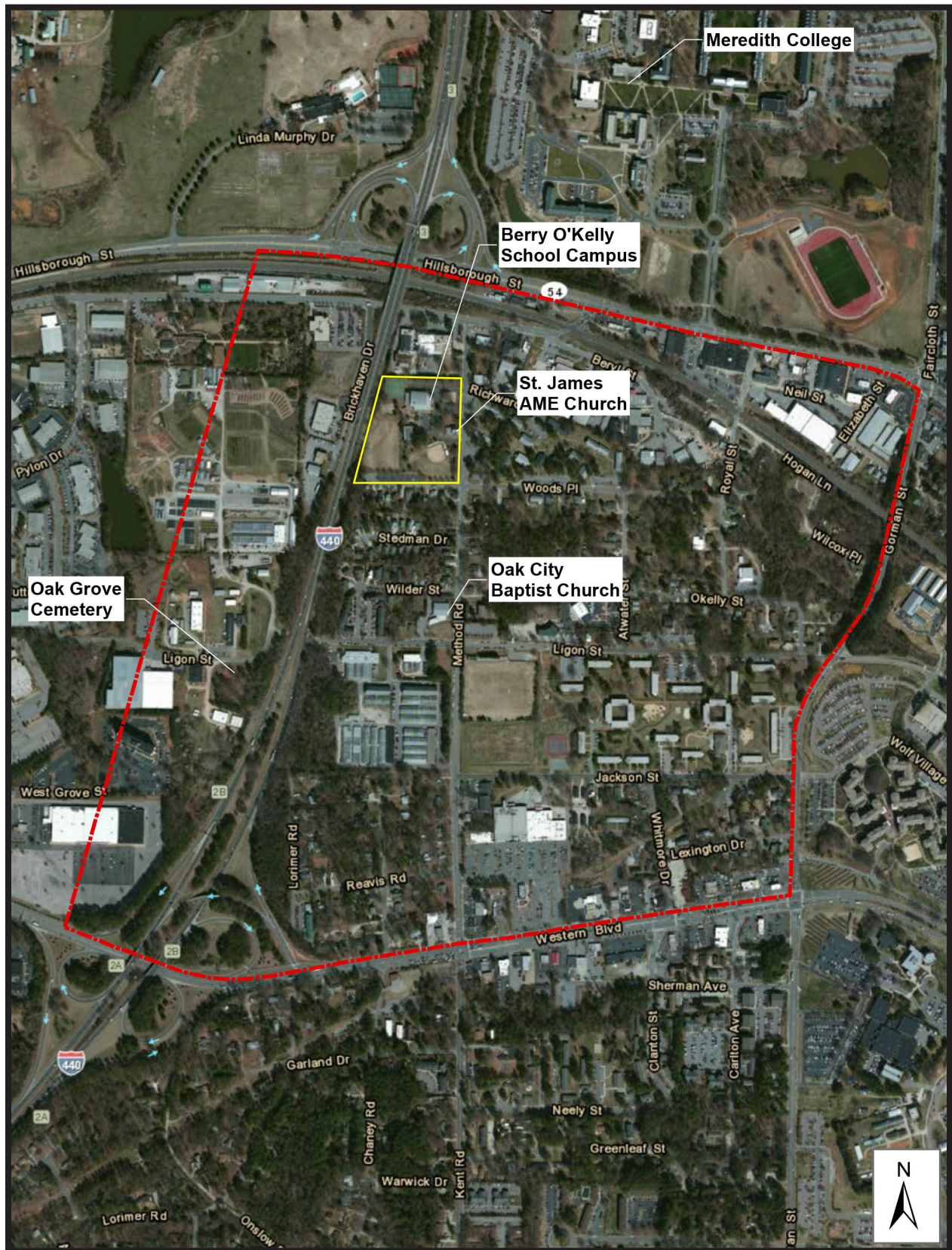
## *Historical Overview of Community and Campus*

### *Founding of Mason's Village*

Roughly bounded by Hillsborough/Gorman streets and Western Boulevard/I-440, the Method community was one of several rural freedman's villages established around Raleigh during Reconstruction (Figure 50). Raleigh's population grew rapidly and doubled after the Civil War (between 1860 and 1870) as displaced people, both black and white, emigrated from the countryside into the city (Turco 2013:2). Raleigh's African American residents clustered in urban enclaves near the Capitol or in outlying freedman's villages such as Oberlin, Brooklyn, Method, Lincolnville, the Cannon tract, Watson's Field, Hungry Neck, and Hayti (Turco 2013:2). Many of these "rural" villages were formed as the poor economy forced the breakup of large tracts and estates. Freedmen staked a claim at Method and established an enduring community that became an important center of black education in the state.

In 1869, a young African American named Lewis Mason learned of Confederate General William Ruffin Cox' willingness to sell small tracts of land to freedmen on affordable terms. In 1870, Lewis, a railroad laborer, and his parents, Jesse and Candace Mason, assembled a group of friends and family to purchase 69 acres west of Raleigh from General Cox. The Mason group, in turn, subdivided the land into smaller parcels, large enough for subsistence agriculture, and the community of "Mason's Village" was born. The village was derisively known as "Save Rent and Slab Town," for the rudimentary nature of the small log homes built by the first settlers (Seegers 1981; Pattison 2009). Despite the perception of the community as an enclave of poor blacks, Mason's Village flourished, and a school and community store were established as early as 1873. At least 33 African Americans owned land in the village and included Charles N. Hunter, Lewis Atwater, Merritt Wilder, Eben Ketral, C.H. Woods, and members of the Ligon, Burrell, Hogan, O'Kelly, Steadman, and Wilcox families. Today, the streets bear the surnames names of these early settlers (Johnson and Murray 2008:II:35–36).

The community became known as "Method" around 1890. The new name is thought to have been bestowed either by the postal service or the railroad. Method residents supported themselves in several ways. Some farmed small plots, raising crops and processing them at the community's gristmill and cotton gin. Others were employed nearby at North Carolina State College, with the railroad, or as domestics, carpenters, or hired farm laborers (Simmons-Henry and Harris Edmisten 1993:2). Those that held non-agricultural jobs outside the community also farmed on a small scale, raising vegetables and small livestock to feed their families. A 1938 aerial photograph of Method shows the agricultural nature of the community. A patchwork of agricultural fields, pasture, and woodlots surround the homesteads along Method Road, Ligon Street, Woods Place, and Gorman Street (Figure 51).



Source: ESRI Resource Data

Figure 50. Approximate Boundary of Historic Mason's Village/Method Community Marked with Landmarks, 2010 Aerial Photograph



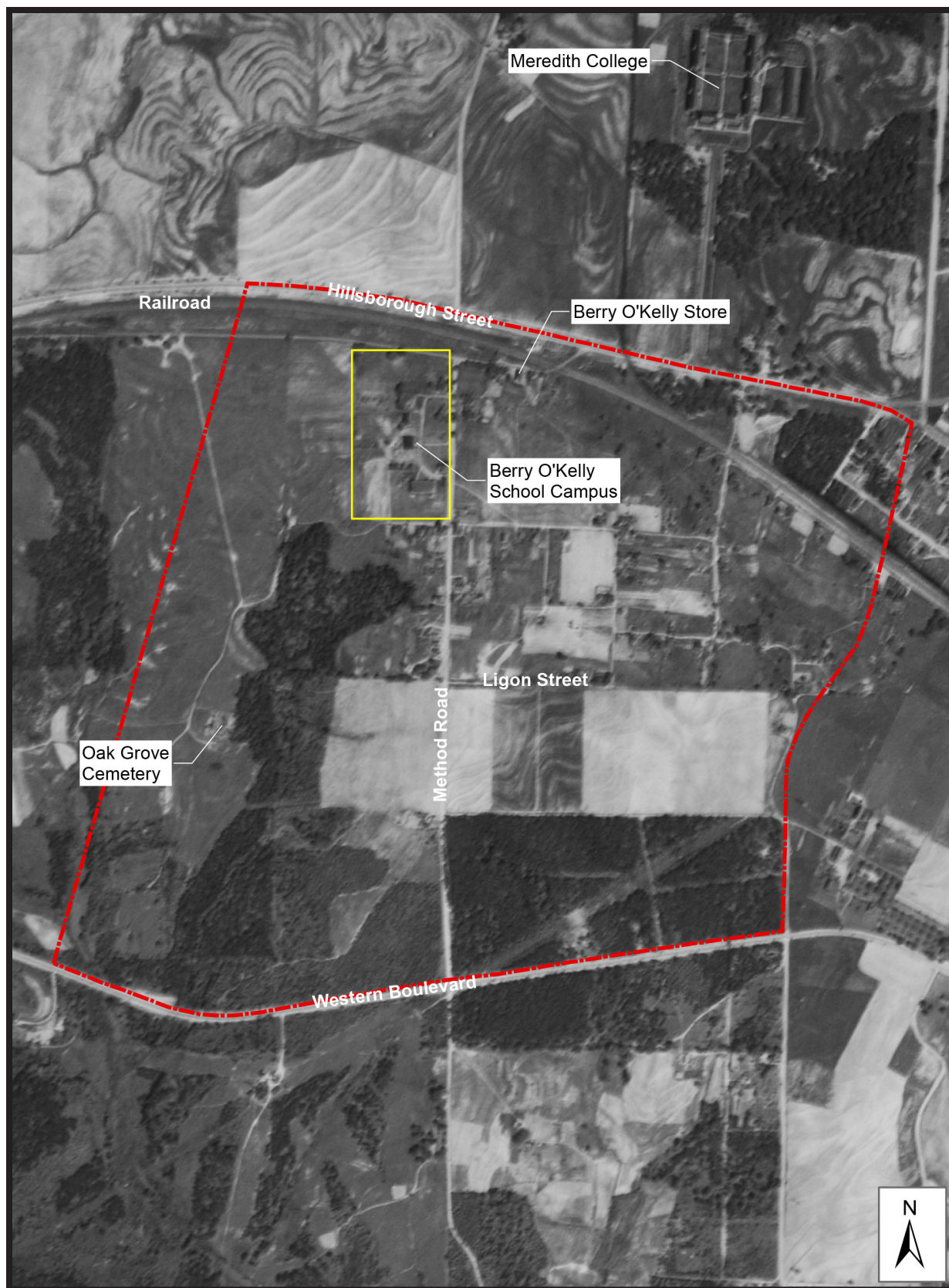


Figure 51. Aerial Photograph of Method Community, 1938

Source: 1938 Aerial

Religion was an important part of life in Method. Oak City Baptist Church was founded perhaps as early as 1865, but was most certainly in existence by the early 1870s. The current church building at 608 Method Road was built in 2000, replacing an earlier church built around 1900 and improved around 1945 (Loftin 2013) (Figure 52). Lincolnville AME Church, now demolished, was founded around 1872. The church was located slightly northwest of Method where Carter-Finley Stadium is today (Simmons-Henry and Harris Edmisten 1993:15). St. James AME Church, located at 520 Method Road was founded in 1886. An earlier frame church occupied the site of the present 1923 brick Gothic Revival-style church.

### *Berry O’Kelly*

Method developed into a progressive community in large part through the efforts of one resident, Berry O’Kelly. O’Kelly, a mulatto, was born in Orange County in 1864 to an enslaved mother (U.S. Bureau of the Census 1870). By his own account, O’Kelly had little education and began his working life as a “water totter” for the railroad and working in other manual jobs. He moved to Mason’s Village to be near family members prior to 1880 (Seegers 1981). In 1880, O’Kelly was a boarder in the Method home of Charles E. Woods (U.S. Bureau of the Census 1870). Woods owned a grocery and general merchandise store near the railroad tracks at the north end of the village (Nichols and Crogman 1925:242–244). O’Kelly would soon buy one-half of Woods’ grocery business by “paying the \$100 cash down and the balance on credit” (Nichols and Crogman 1925:243). O’Kelly purchased Woods’ share of the business and became sole owner around 1889. The O’Kelly Company General Store was Method’s commercial and social hub until it was demolished in the 1960s (Figure 53). O’Kelly was enterprising and had a knack for business. He grew the store beyond a village grocery to include items such as shoes, clothes, household items, and farm supplies, which attracted shoppers from Raleigh and Wake County. He also sold wholesale merchandise to area stores and colleges. O’Kelly secured a train siding and a post office for the community in 1890. The growth of his business necessitated the construction of large warehouses adjacent to the tracks, and O’Kelly’s mercantile venture expanded to include the trans-Atlantic shipments of goods to Africa (Murray 1991:390).

O’Kelly’s success and prominence extended beyond Method to the local, state, and even national stage. He amassed considerable real estate holdings in Method and in downtown Raleigh on East Hargett Street, an area known as the city’s “black main street.” A wise businessman, O’Kelly leased commercial offices in the O’Kelly Building, now demolished, located at 13 East Hargett Street, the present day location of the circa 1984 Mechanics and Farmer’s Bank building. He leased to businesses in which he had ownership or interest, such as the Eagle Life Insurance Company and the Acme Realty Company, and to African American entrepreneurs and black-owned startup businesses (Murray 1991:390). Further extending his influence in business and political matters, O’Kelly was the vice-president of the Raleigh branch of the Farmers and Mechanics Bank, the



leading black-owned banking institution in the state, and the principal stockholder of the *Raleigh Independent* newspaper. O’Kelly did not confine his public life to the business realm. His success allowed him to participate in social and political causes as well. In the 1910s, he encouraged the men of Method to support a county bond referendum for a new highway connecting Raleigh and Cary. O’Kelly supported the project in exchange for the construction of a new loop road (named Beryl Road in the 1960s after O’Kelly’s daughter), which would preserve access to his store and warehouse complex and the Method community (Johnson and Murray 2008:II:37).

The business acumen and personal connections that accompanied his success made O’Kelly a player in the national race movements of the time. In 1900, he founded the National Negro Business League with Booker T. Washington, who is known to have visited Raleigh several times throughout the early 1900s. O’Kelly was also active in the organization of the League’s annual conferences (Hamilton 1995; Johnson and Murray 2008:II:287). The organization espoused black entrepreneurship and O’Kelly was the keynote speaker at the organization’s national convention in 1915 (Kenzer 1997:67). In the late 1920s, O’Kelly was one of two African Americans to serve on the Tuskegee Institute’s Board of Trustees. He was also a leader of the state’s Commission on Interracial Cooperation (CIC), which was part of a national organization dedicated to the improvement of race relations in the South, founded in 1919 in Atlanta with support from the Julius Rosenwald Fund (Williams 2006; Muray 1991:390). O’Kelly’s ongoing professional and personal relationships with Washington and Rosenwald would profoundly shape the Method community.

### *Education in Method*

Perhaps O’Kelly’s most important role was that of philanthropist. He had a particular interest in the improvement of educational opportunities for rural black children and was able to devote his resources to this effort in his later years. Accounts differ, but it appears there was some sort of rudimentary school in the village by 1870. Between 1873 and 1895, it is thought that the children of Mason’s Village attended a school at Thompson’s Crossroads, two miles west of Method, which was likely the first publicly financed school available to the children of Method. In 1895, a two-room frame community school was built on the site that became known as the Berry O’Kelly Training School. Cooperative teaching programs were established with St. Augustine’s College and Shaw University (Figure 54).

Strong local traditions hold that O’Kelly donated land for the school. A deed confirming this was not found during the research phase of this study; however, it would not have been unusual for a community school to be built on private land at that time. The school was built next to the St. James AME Church, founded in 1886, of which O’Kelly was a founder and trustee (Spanbauer 2009:23). It was not uncommon for African American churches and schools to develop in tandem during Reconstruction. It is very likely that O’Kelly provided the land for the school and church, and that the legalities of ownership were formalized years later.

In the 1910s, O’Kelly, who was chairman of the Method School Committee, worked with the county’s first appointed school superintendent, Zebulon Vance Judd, and the principal of the Method School, Charles N. Hunter, to secure several sources of funding for the construction of an improved brick “training school” at Method. The concept of “industrial education” was pioneered at the Hampton Institute in Virginia and the Tuskegee Institute in Alabama. Booker T. Washington had attended the former school, and was a founder of the latter. O’Kelly’s promotion of this new educational model was doubtless influenced by his friend and colleague Washington, who called O’Kelly “a friend upon who I can depend” (Arnold 1930). Wake County was one of the first three counties in North Carolina to adopt the industrial, or vocational, educational model for African American children. The model emphasized vocational training such as carpentry for boys, and cooking, sewing, and housekeeping for girls. Both genders learned gardening and agricultural skills, for which the O’Kelly School became well known (Jones 1921:427). Along with practical vocational skills, the training school model involved teaching basic, and often minimal, math and reading skills, as well as the personal habits of thrift, discipline, and morality. Many whites viewed this type of education as appropriate for the “limited” capacities of blacks.

Funding for training schools in the 1910s came through a combination of county funds, disbursed from the state and private, religious, and philanthropic societies such as the John F. Slater Fund, the General Education Board (GEB), and the Anna T. Jeanes Foundation (Jones 1921:426). In this way, public and private funds were leveraged to address deficiencies in teacher training and facilities. The Slater Fund contributed matching funds for the construction and maintenance of African American public schools in the South (Jones 1921:427). The Jeanes Foundation worked with local school boards to provide trained teaching supervisors and schoolteachers, known as “Jeanes Teachers.” The Slater Fund and the Jeanes Foundation, although separate entities, shared administrative and field staff, so projects in a particular community often received funding from both agencies, which was the case with the Method training school. The \$10,000 training school building was completed in 1914, and the name “Berry O’Kelly Training School” was formally adopted to honor the project’s largest individual donor (Jones 1921:427; Johnson and Murray 2008:II:288) (Figures 55 and 56). The new campus consolidated the rural black schools of Apex, Fuquay Springs, and Zebulon, and many students boarded in private homes in the Method community. The *Manufacturer’s Record*, a trade newspaper in Baltimore called the school “the finest and most practical rural training school in the entire south,” and James H. Dillard, director of the Jeanes and Slater Funds was quoted as saying, “If I had my way I would put it on wheels and carry it all over the South...” (*Manufacturers Record* April 12, 1917; Edwards 1974:25). The facilities, faculty, and curriculum were improved so that in 1921, the Berry O’Kelly Training School was the first rural Negro high school to be accredited in North Carolina. It was the only high school for black students in Wake County until 1924.



The school campus and physical plant continued to grow through the 1920s. Numerous secondary sources state that O’Kelly donated \$500 and 10 acres of land adjoining the school to expand the campus around 1920. A deed confirming this transaction was not found during the research phase of this study. In addition, between 1922 and 1924, the Wake County Superior Court awarded the county school board title to seven acres adjacent to the “Berry O’Kelly Training School property” from the Wilder and Lee families (book 409, page 275; book 429, page 469).

In the 1921-1922 budget year, a 16-room “teacher’s home” was built on campus for \$15,500. This building marked the school’s first involvement with the Julius Rosenwald Fund. Rosenwald, the president of Sears, Roebuck and Company from 1908-1922, established the foundation “for the well-being of mankind,” but was particularly concerned with the lack of educational opportunities available to African American children in the South. The organization provided matching funds for the construction of over 5,000 rural schools for black children between 1917 and 1932. Rosenwald was a personal friend of Booker T. Washington and sat on the Tuskegee Institute Board of Trustees. O’Kelly must have known Rosenwald through Washington, and perhaps also from their involvement with the CIC. In 1928, the Rosenwald Fund provided a second round of funds to the O’Kelly School. This time, it was for a large brick “11-teacher” classroom and administration building and a brick “two-room shop,” which still stands and is known as the “Agriculture Building” (Figure 57). The shop, one of only two Rosenwald-funded shop buildings built in Wake County, contained laboratories for vocational agriculture, home economics, and a poultry incubation room in the basement. Upon the buildings’ completion in 1928, Julius Rosenwald personally attended the dedication celebration (Figure 58). The event also marked the 4,000th school facility erected with matching funds from the Rosenwald Fund.

By 1928, the Berry O’Kelly Training School had evolved into fully developed campus with at least eight structures including two brick classroom buildings; the vocational agriculture shop; dormitories and dining halls for both students and faculty; and fields for recreation and agriculture. The school was recognized as the best school for black children in the state and drew students from across North Carolina. Graduates enrolled in the country’s finest black colleges and universities including Hampton, Fisk, Shaw, and St. Augustine’s. Amidst all of this success, Berry O’Kelly died on March 14, 1931 one of the wealthiest African American men in North Carolina. His funeral was held in the school auditorium and he was buried on campus. In the 1940s, black public high schools opened in Fuquay Springs, Apex, Garner, and Zebulon. As a result, the number of high school boarding students at O’Kelly decreased and the O’Kelly school transitioned from a countywide center of black education to a school with a narrower geographical reach, attracting students from Method and communities to the west and north such as Cary, Morrisville, and Leesville (Edwards 1974:33–34; Simmons-Henry and Harris Edmisten 1993:8). The school continued serve elementary through high school-age children and remained a well-respected community

institution, although a racially segregated one. In the 1950s, a modern brick gymnasium was built on the site of the 1914 brick school building and an addition was built on the rear of the Agriculture Building (Figure 59).

In 1954, the Supreme Court's decision on *Brown v. Board of Education* effectively outlawed racial segregation in public schools and signaled the beginning of the end of the Berry O'Kelly School. Despite the quality of the facilities at the O'Kelly School, its location in a historically black community meant that, for political reasons, white children would not be bussed there (Edwards 1974:33–34). Over the next decade, black children were transferred from O'Kelly to other schools and enrollment decreased. The last high school class graduated in 1958, and the county board of education voted to close the school in 1967 (Seegers 1981). The 1928 Rosenwald-funded school building was demolished shortly afterwards.

Method was annexed by the City of Raleigh in the 1960s, which extended the city's regulatory control over the area. With that came improvements, as well as the loss of the area's rural character. Infrastructure improvements included municipal water and sewer, streetlights, and paved roads. The community was altered again with the construction of I-440 along its western edge in the late 1960s. In 1969, a 100-unit public housing complex was built by the Raleigh Interchurch Housing Corporation on an 8.5-acre site on the east side of Method Road across from the school campus. During the 1970s and early 1980s, the City of Raleigh ran a recreation program from the 1950s gymnasium, although the county board of education retained ownership of the parcel. In 1983, the board of education transferred the Berry O'Kelly School property to the city with the exception of a 0.36-acre parcel containing the St. James AME Church and the grave of Berry O'Kelly. These were given to the church trustees via a quitclaim deed because legal ownership of the church was unable to be determined (Jones 1981) (Wake Register of Deeds Book 3217, page 332). Today, the City of Raleigh Parks and Recreation Department operates the Method Park and Community Center on the historic site. The recreational facilities include the 1928 Agriculture Building, the circa 1950 gymnasium and a baseball diamond, tennis courts, playing fields, and a playground.

### *Integrity*

In order for a property to qualify for the NRHP, it must retain some or all of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association, in addition to possessing demonstrable significance under Criteria A, B, C, or D. The Berry O'Kelly School campus retains integrity of location, design, feeling, and strong historical associations with Berry O'Kelly, African American education, and the Method community. The surrounding suburban development, student housing, university laboratories, and I-440 have dramatically changed the once rural nature of the community. The loss of historic school buildings has detracted from the district. However, within the district boundary, important and discernible elements of the



campus landscape remain, such as open fields that were historically part of the school's agricultural programs, the spatial relationships of the extant buildings linked by the bus loop, and O'Kelly's grave marker, which is prominently situated at the front of the complex. The Gymnasium and St. James AME Church retain high percentages of original building materials. The decorative brickwork and stained-glass windows of the church are evidence of skilled workmanship that gives the building its Gothic Revival character. The non-historic additions on the church's west side are not visible from the façade and do not detract from the church's overall historic appearance. The Agriculture Building has replacement windows, and some of the window openings have been filled with brick, but the 6/6-sash configuration replicates the original. Overall, the contributing components of the recommended district retain sufficient integrity to convey the district's period of significance, 1928-1967.

### *Evaluation*

For a property to be eligible for the NRHP under Criterion A, it must be associated with events or trends that have made a significant contribution to the broad patterns of local, state, or national history. The Berry O'Kelly School was the institutional anchor and a source of community pride for the historic Method freedman's community. The site has been associated with African American education in Wake County since as early as 1895. The surviving resources tell the story of the method community and the state of rural black education in Wake County during the "Jim Crow" era of racial segregation from 1923, when the extant St. James AME Church was built, to 1967 when the school was closed by the board of education. The Berry O'Kelly School was North Carolina's first accredited school for African Americans and attracted students from across the state, imparting it with statewide significance. The school was recognized nationally among leaders in the movement for racial equality. Its reputation attracted teachers from the finest African American colleges and universities, and students went on to attend these same institutions. Three buildings were constructed with money from the Julius Rosenwald Fund (the 1928 Agriculture Building remains extant), which places the property within a national context of the educational building campaign supported by the Fund. For these reasons, the Berry O'Kelly School was a source of intense local pride and community identity among the residents of the Method community. *The Berry O'Kelly School Historic District is recommended eligible for the NRHP under Criterion A for its importance in the areas of education, ethnic heritage, and community development.*

For a property to be eligible under NRHP Criterion B, it must be associated with the lives of individuals whose specific contributions to local, state, or national history can be documented as significant. During the Reconstruction era and until his death in 1931, Berry O'Kelly was regarded as one of the most influential African American leaders in Wake County and North Carolina. He was a leader in national organizations for black equality, such as the National Negro Business League and the CIC, and was covered in the national press. He was an organizer of the annual Tuskegee Negro Farmers Conference, and in 1930 he was one of only two African Americans on the Tuskegee Institute's Board of Trustees. O'Kelly's contributions to the historic Method community

were exceptional. He was instrumental in the development and growth of the Berry O' Kelly School from the 1890s until his death in 1931, and therefore, the district's associative value with him is very strong. The recommended district, including his grave, is the only resource associated with O'Kelly known to survive. His store, warehouse complex, home in Method, and the O'Kelly Building downtown are gone. *The Berry O'Kelly School Historic District is recommended eligible for the NRHP under Criterion B for its association with Berry O'Kelly.*

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value. Districts, or groups of resources, may be eligible for listing if its components (buildings, objects, landscapes, etc.) represent a distinguishable entity that can be documented as historically important. Regrettably, the 1928 classroom building has been demolished. However, the extant buildings are intact examples of their type and style. St. James AME Church is an example of a modest brick Gothic Revival Church, an eclectic style that was nationally popular in the late nineteenth and early twentieth centuries for religious buildings. The 1928 Agriculture Building is an example of a "two-room" shop plan provided by the Julius Rosenwald Fund. It is one of two Rosenwald shops built in Wake County, and the only one known to be extant. The 1950s addition is compatible with the 1928 section. The Gymnasium is a good example of the detached arched-roof gyms built across the nation in the 1950s and 1960s to accommodate indoor physical education. The 1950s addition to the Agriculture Building and the 1950s Gymnasium tell the story of how the historic segregated campus continued to expand in the middle of the twentieth century. The bus loop, O'Kelly grave, and the agriculture/playing field are important landscape features that contribute to the historic setting. *Therefore, the Berry O'Kelly School District is recommended eligible for the NRHP under Criterion C as a historic district for its intact collection of buildings characteristic forms and styles common to institutional and religious architecture and are representative remnants of the Method community.*

A property may be eligible for the National Register under Criterion D for its potential to yield information significant to human history or prehistory. The extant buildings at the Berry O'Kelly School are not of exceptional or unique construction, and therefore are not likely to contain unretrieved data not already known. *Therefore, the Berry O'Kelly School is recommended not eligible under Criterion D.*

### *Boundary*

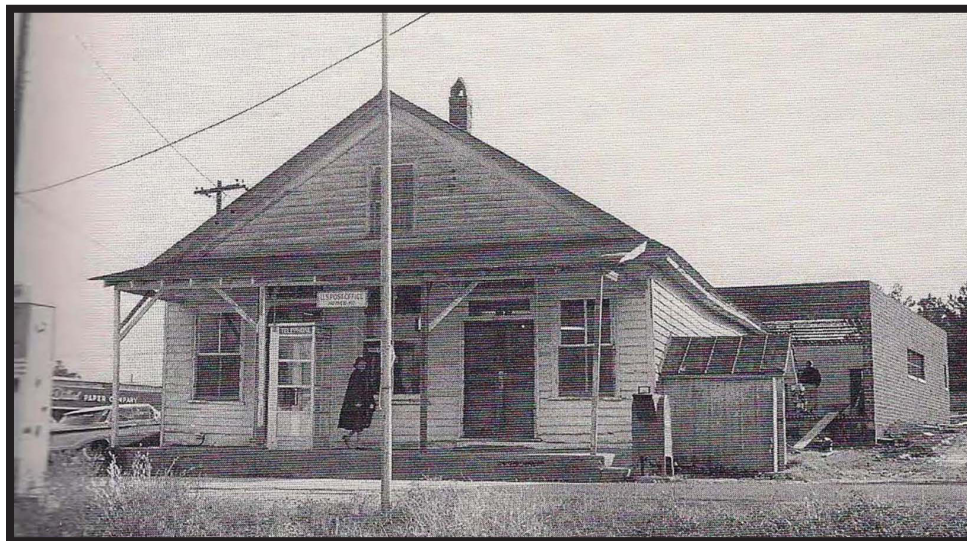
The recommended boundary for the Berry O'Kelly School Historic District includes the legal tax parcels 794035766 and 794034561 owned by the City of Raleigh and parcel 0794037650 owned by the Trustees of St. James AME Church. The east boundary includes the city-owned ROW that is encroached upon by the façade wall, steeple and steps, and brick planter and sign of St. James AME Church. These parcels represent the remaining land, resources, and features associated with the Berry O'Kelly School campus and encompass the character defining features of the historic district.





Source: Simmons-Henry and Harris Edmisten 1993

*Figure 52. Oak City Baptist Church, Circa 1945, Demolished Circa 2000*



Source: Simmons-Henry and Harris Edmisten 1993

*Figure 53. The O'Kelly Store Prior to its Demolition in the Mid 1960s*

*Note the modern brick post office under construction behind the store. The post office serves Method to this day.*



Source: Jackson Davis Papers, Special Collection's Department, University of Virginia

*Figure 54. Shaw University Student Teacher at Berry O'Kelly School, Circa 1917*



Source: Jackson Davis Papers, Special Collection's Department, University of Virginia

*Figure 55. Berry O'Kelly Training School Building Under Construction with Earlier School in Foreground, Circa 1913*





Source: Jackson Davis Papers, Special Collection's Department, University of Virginia

*Figure 56. Rear View of Berry O'Kelly Training School Under Construction, Circa 1913*



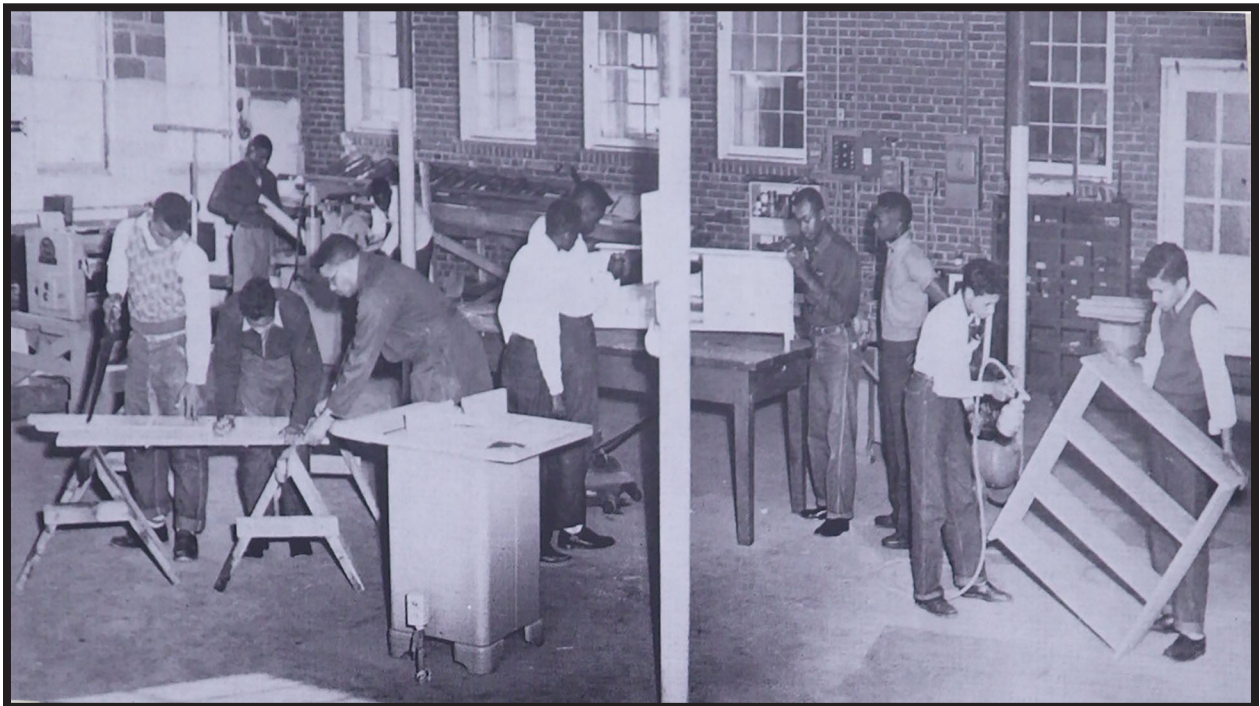
Source: Fisk University, John Hope and Aurelia E. Franklin Library, Special Collections

*Figure 57. 1928 Classroom and Administration Building, circa 1928*



Source: Jackson Davis Papers, Special Collection's Department, University of Virginia

*Figure 58. Julius Rosenwald and Berry O'Kelly at the "4,000 School Rosenwald Dedication" Method, Wake County, North Carolina, 1928*



*Figure 59. Interior of Addition to Agriculture Building Looking Northwest, Circa 1953*



## OAK GROVE CEMETERY (NCDOT SURVEY #18)

Resource Name:	Oak Grove Cemetery
HPO Survey Site #	WA 6649
Location	4303 Beryl Road (Physical Address: South Side of Ligon Street, west of I-440 Tunnel)
PIN	784924064
Date(s) of Construction	Circa 1871 to 2013
Recommendation	Eligible for NRHP Under Criteria A, B and C



### *Description*

The Oak Grove Cemetery is situated on a rise west of the I-440 ROW and north of the Western Boulevard exit (Figures 60-64). The 1.5-acre parcel is at the south end of a complex of laboratory and research buildings owned by NCSU. From Method, the cemetery is accessed by a single-lane tunnel under I-440 at the west end of Ligon Street (Figure 65, See also Figure 50).

The earliest known map of the cemetery is a plat prepared by local surveyor C.L. Mann in May 1938 (Figure 66). The plat depicts a square parcel, roughly 200 feet on each side, containing 76 numbered plots. The plots are situated along the north, south, east, and west parcel lines and contain from 3-8 uniformly-sized graves. The plots are numbered beginning in the northwest corner with number one and traveling clockwise to number 76. At the center of the parcel are randomly spaced and irregularly sized plots. This area may be the original location of the Oak City Baptist Church (Loftin 2013). The center plots are not delineated with individual graves and it is not known if these plots were drawn by Mann or added at a later date. Mr. Rudolph Loftin, cemetery caretaker, has annotated Mann's map with the names of known plot owners.





Figure 60. Location Map with Recommended NRHP Boundary



The gridded pattern of graves, plots, and walkways shown on Mann's plat map is not obvious on the ground, with the present day landscape appearing more organic than planned, and vehicular or pedestrian circulation paths are not clearly visible. Mr. Loftin stated that there was once a gate at the cemetery in northeast corner, yet all that remains is a brick pillar with a concrete cap (Figure 67 and 68). The ruins of a matching pillar stand at the northwest corner of the cemetery. Mature oaks, pines, and cedars coupled with grass and ivy dominate the landscape and obscure many interments. Cedar trees, which maintain their foliage year round, symbolize eternal life and are common cemetery plantings (Jeane 1978:896; Milbauer 1989:177). Yucca plants and flowering bulbs mark a number of family plots. These are also common mortuary plantings as these plants return every spring and have Christian associations with the resurrection of Christ and the promise of life after death (Keister 2004:45–50). In general, family plots are not clearly delineated with walls or fences, although low walls of concrete blocks enclose some plots and few metal fence poles survive (Figure 69). Brush, grass clippings, and leaves have accumulated at the eastern end of the cemetery where the grade drops steeply to I-440 (Figure 70). Grave depressions and marked graves were observed under the debris. However, a thorough description of this area cannot be made without clearing overgrown vegetation.

The total number of burials is not known; however, the cemetery contains approximately 100 grave markers with approximately half of the markers being 50 years of age or older (Olson 2005). There are many visible grave depressions and mounds that are unmarked. Burials are oriented east-west. The cemetery is still active, with 2013 burials observed during fieldwork and confirmed by Mr. Loftin.

The cemetery contains both commercially-made and handmade grave markers. Many graves have either lost their markers or were never marked (Loftin 2013). There are a significant number of temporary metal funeral home markers. Permanent markers are in varying degrees of repair and are made of a variety of materials such as unfinished fieldstone, polished granite and marble, concrete, and metal (Figures 71-73). Granite, marble, and concrete markers are crafted into flat, arched, or pointed top tablets or horizontal ledgers (Figures 74-76). Concrete markers are a common substitute for formal stone monuments in Southern Folk cemeteries, both black and white (Jeane 1992:116; Vlach 1991:45). They were made by family members, by specialists in the community, or provided by commercial funeral homes.

Several of the concrete markers are embellished with colorful marbles, metallic spray paint, or reflective sheet metal. The use of shimmery materials is a folk practice seen in rural African American cemeteries in the South. The tradition may be a vestige of West African burial practices in which shiny objects were scattered on the surface of graves to allow the living to see the dead in the resulting shimmer, or to catch and contain spirits (Fenn 1985:46; Evans et al. 1969:80; Capozzoli 1997:330) (Figure 77). The practice was adapted to include embedding reflective materials within the marker itself. Of particular note is the 2013 ledger of Rudolph Loftin, Jr., which is made of a shimmery blue concrete mix topped by a sheet of reflective metal, an example of a modern

descendent following an old tradition (Figure 78). Geographer Gregory Jeane (1989:166) has noted the use of aluminum or silver colored paint on markers in African American cemeteries of the Upland South, and several painted ledgers were noted at Oak Grove (Figure 79).

### *History*

Oak Grove Cemetery is an African American burial ground associated with the Method community and contains many of the community's founders and their descendants. Gravestones are etched with the names such as Atwater, Hogan, Ligon, O'Kelly, Wilcox, and Wilder and Method's streets also bear the names of these early families.

Despite an undocumented claim that Oak City Baptist Church once stood on this tract, Oak Grove Cemetery is not associated with any of Method's churches, but rather is informally administered by the community. Local traditions are contradictory as to the date of the cemetery's establishment. Some accounts give it as 1870, the year of the founding of the Method community, and the many unmarked graves may date from that time. However, the earliest recorded grave marker is that of Lafayette Ligon from 1891 which coincides with another local tradition – that Berry O'Kelly “donated” the land for the cemetery to the community. A deed confirming a land transfer for this purpose was not found during the research phase of this study; however, it would not have been unusual for a community cemetery to occupy private land at that time. A circa 1891 date would coincide with O'Kelly's increasing wealth and social and political influence, and be in keeping with other instances in which O'Kelly is said to have donated land for the community's use.

The construction of I-440 in the late 1960s cut through the west end of Method, physically severing Oak Grove Cemetery from the community. Oak Grove Cemetery remains in use and maintained by volunteers from Oak City Baptist Church, located at the corner of Method Road and Ligon Street and east of the cemetery. Since the 1970s, Mr. Rudolph Loftin, a former deacon of the church, has been charged with record keeping and coordinating maintenance. A contractor mows the cemetery periodically and families maintain their plots, although many are unmaintained. Mr. Loftin recounts a number of significant incidents of vandalism since the 1970s. The fence enclosing the cemetery was removed, possibly by NCSU during construction of the surrounding lab complex, while the brick pier at the northwest corner was demolished by a vehicle. Finally, grave markers have been toppled, broken, or stolen on several occasions.

### *Integrity*

In order for a property to qualify for the NRHP it must retain some or all of the seven aspects of integrity, location, design, setting, materials, workmanship, feeling and association, in addition to possessing demonstrable significance under Criteria A, B, C, or D.

Oak Grove Cemetery retains a high degree of integrity of location, feeling, and historical association. While the surrounding area has been altered by the construction of I-440 and the



NSCU plant laboratory complex, the tree line along the cemetery's east side hides the view of highway and the lab complex does not generate a lot of traffic, so the setting, although altered, remains peaceful. The cemetery's overall layout and design remains intact, with multi-grave plots arranged in a partial grid around the periphery and with historic and new burials coexisting within the plots. The original point of ingress remains apparent at the northeast corner. Within family plots, the presence of historic plantings imbued with symbolic and religious meaning contribute strongly to the integrity of setting and feeling.

Folk cemeteries typically featured wood or uncut fieldstone grave markers, which can decay or be easily moved, so the loss of these types of markers over time can be considered a normal part of a cemetery's physical evolution. Since the extent of lost grave markers is unknown, the level of integrity of materials and workmanship is more difficult to assess; however, extant grave markers do possess the typical forms and materials of twentieth-century Southern Folk cemeteries. Integrity of workmanship is present in the customized concrete markers embellished with a variety of reflective materials. For these reasons, the Oak Grove Cemetery retains enough of its significant features to make clear its historical associations with the Method community.

### *Evaluation*

For a property to be eligible for the NRHP under Criterion A, it must be associated with events or trends that have made a significant contribution to the broad patterns of local, state, or national history. Oak Grove Cemetery has been a primary resting place for Method residents and their descendants perhaps as early as 1871 to the present. Established by African Americans in 1870 as rural agricultural community, by the 1920s, Method had developed to include a school of state-wide repute, three churches, a community-administered cemetery, a commercial area with train siding, depot, regional general store, warehouse complex, and post office. Method was a close-knit community with a strong identity; residents prided themselves on their land ownership, homegrown institutions, and self-sufficiency. Oak Grove Cemetery is one of only two surviving historic resources, (the other is the Berry O'Kelly School campus), which survive to convey the character and historic importance of Method. The cemetery possesses long and deep associations with Method from its settlement by African Americans after the Civil War to the community's flourishing through Reconstruction and the Jim Crow-era. For these reasons, Oak Grove Cemetery is recommended eligible for the NRHP under Criterion A for its representation the area's early settlement and evolving sense of community.

The Oak Grove Cemetery is not known to possess strong associations with individuals or groups who made exceptional contributions to the historic Method community, or state or national history. While the cemetery contains family plots of Method's founding and early residents, the lack of inscribed markers and records make it impossible to determine the occupants of many of the graves. A transcribed list of extant gravestones did not reveal any individuals of transcendent importance. *Therefore, Oak Grove Cemetery is recommended not eligible under Criterion B.*

Properties eligible for the NRHP under Criterion C must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possesses high artistic value. Folk cemeteries may be eligible if quality craftsmanship or distinctive folk art is present, even if the identity of the artisan is unknown. Oak Grove Cemetery displays the qualities of a Southern Folk Cemetery, such as an organic and informal plan, distinctive plantings imbued with symbolic religious meaning, and handmade markers associated with rural African American burial traditions. The cemetery shares these historic qualities with Raleigh's other known freedman's cemetery at Oberlin Village. Oak Grove Cemetery embodies the folkways and artistic traditions of Method's residents, and for this reason, *Oak Grove Cemetery is recommended eligible for the NRHP under Criterion C.*

Properties are eligible for the NRHP under Criterion D if they have yielded, or are likely to yield, information important in prehistory or history. Oak Grove Cemetery has yielded important information about the settlement and history of the Method community and folk burial practices. As one of two known freedmen cemeteries in Raleigh, its information potential for as yet unretrieved data is high. Additionally, the conditions at the east end of the cemetery abutting I-440, did not allow a full evaluation of the types of grave markers and number of graves that may be present. *Therefore, the cemetery is recommended eligible for the NRHP under Criterion D.*

Certain kinds of properties, such as cemeteries, are not usually considered eligible for the NRHP. The NRHP criteria permits the listing of cemeteries under certain conditions: the cemetery must be individually eligible under Criterion A, B or C (not as a contributing resource in a historic district), must possess integrity, and must meet Criteria Consideration D which allows listing if the cemetery's primary significance is derived from its association with persons of transcendent importance, from age, from distinctive design features, or from its association with historic events. Oak Grove Cemetery meets Criterion Consideration D for its association with the development of the Method community and its distinctive design features associated with rural African American cemeteries.

### *Boundary*

The recommended NRHP boundary includes 1.5 acres that corresponds with the legal tax parcel 784924064 and contains all of the marked and unmarked graves, plots, paths, trees and plantings and corner pillars associated with Oak Grove Cemetery. The boundary is drawn to encompass the character defining features of the historic district and follows the existing ROW along I-440 and Ligon Street and an unnamed driveway owned by NCSU.





*Figure 61. Oak Grove Cemetery Looking South from Ligon Street*



*Figure 62. Oak Grove Cemetery, Looking West*





*Figure 63. Oak Grove Cemetery, Looking North*



*Figure 64. Oak Grove Cemetery, Looking East*











*Figure 67. Cemetery Entrance at Northwest Corner*



*Figure 68. Gate Pillar at Northeast Corner*





*Figure 69. Concrete Block Plot Enclosure and Yucca Plants*



*Figure 70. East Side of Cemetery Showing Concrete Markers with I-440 Visible in Background through Trees*





*Figure 71. Broken Concrete Marker*



*Figure 72. Toppled Granite Marker*





*Figure 73. Fieldstone Grave Marker*



*Figure 74. Morgan Family Plot Looking Northeast Showing Arched-Top Granite Markers with Concrete Ledgers in Foreground and Flat-Top Concrete Marker in Rear*





*Figure 75. Pointed-Arched Granite Marker of Margaret Hackney*



*Figure 76. Concrete Grave Marker of Joseph Parrish at East End of Cemetery*





*Figure 77. Concrete Grave Marker with Inlaid Marble Christian Cross.*  
Note planting of annual bulbs.



*Figure 78. Homemade Blue Concrete Ledger of Rudolph Loftin, Jr.*  
Note reflective material in concrete mix and sheet metal top.





*Figure 79. Silver Painted Concrete Slab Marker of James Medlin*

# Public Notice Examples

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## *North Carolina Department of Transportation*

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The North Carolina Department of Transportation proposes to widen and improve N.C. 3 ( Mooresville Road) from the Kannapolis Parkway to Loop Road (S.R. 1691). The proposed improvements will include widening Mooresville Road to a four-lane roadway with a 23-foot wide grassed raised median and sidewalks on both sides. Wider outside travel lanes will be provided to accommodate bicyclists.

It has been determined that this project will have an adverse effect upon the Juniper-Pine-Mooresville-Chestnut Mill Village and the Frog Hollow Bottom Historic District, properties eligible for listing in the National Register of Historic Places.

NCDOT along with the US Army Corps of Engineers, and the North Carolina Historic Preservation Office will hold the Mitigation Meeting for the above mentioned highway project on **Tuesday, July 8** from 5:30pm to 7:30pm at the **Cabarrus Health Alliance**, located at **300 Mooresville Rd. Kannapolis**. The purpose of the meeting is to discuss the impacts this project will have on the historic districts and to gather community feedback regarding mitigation measures.

For additional information contact Shelby Reap, NCDOT-Human Environment Section at 1598 Mail Service Center, Raleigh, NC 27699-1598, by phone at (919) 707-6088, or via email at [slreap@ncdot.gov](mailto:slreap@ncdot.gov).



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*NCDOT*

Human Environment Section  
1598 Mail Service Center  
Raleigh, NC 27699-1598

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Raleigh, NC 27699-1598



## State of North Carolina Department of Transportation



The North Carolina Department of Transportation (NCDOT) is studying the replacement of Bridge No. 152 on SR 1455 (Payton Daniels Road) over Caesar Swamp in Sampson County (Project Number **B-5308**). To fulfill the requirements of state and federal environmental regulations, an architectural investigation of the project area is necessary to identify and evaluate potential historic properties and then to assess possible effects of the project on these properties.

Staff of **Dovetail Cultural Resources Group**, a private firm working for NCDOT, will conduct architectural survey work in the project area over the coming months. **State law authorizes NCDOT or their designee to conduct environmental studies on private property in order to comply with state and federal regulations.** This involves taking field notes, photographs, and sketches of potential historic properties within the study area. Staff members will carry business cards that identify them as members of the project team.

For questions regarding the **B-5308** project please contact:  
**Robert Deaton**, NCDOT Project Engineer  
**919.707.6017** or [rdeaton@ncdot.gov](mailto:rdeaton@ncdot.gov).







STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY  
GOVERNOR

ANTHONY J. TATA  
SECRETARY

January 27, 2014

MEMORANDUM TO: Property Owners in the vicinity of the proposed  
Replacement of Bridge No. 131 on Rose Creek Rd.

FROM: Mary Pope Furr  
NCDOT Historic Architecture Supervisor

SUBJECT: Historic Structures Survey

This memorandum is to inform you that part of the planning studies and environmental documentation for the proposed project (Replacement of Bridge No. 131 on Rose Creek Rd) is a historic structures survey of the preferred corridor. State law authorizes the Department of Transportation and its consultants to conduct environmental studies on private property to comply with state and federal laws and regulations (NCGS 136-120).

The North Carolina Department of Transportation contracted with AECOM to conduct the historic structures survey for this project. AECOM was supplied with project mapping and expected to photograph and locate every structure over fifty years of age within the project's study area. This memo authorizes AECOM to conduct this environmental study.

The Department of Transportation requests your cooperation by permitting personnel from AECOM entry onto private property in order to complete the required fieldwork. If you have specific questions regarding the historic structures survey, please phone Mary Pope Furr, Historic Architecture Supervisor, at (919) 707-6068, or send an email to [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov). If you have questions about the proposed Replacement of Bridge No. 131 on Rose Creek Road, please call Roger Bryan (828) 271-6171 or email him at [rdbryan@ncdot.gov](mailto:rdbryan@ncdot.gov)

## Photo-documentation Example


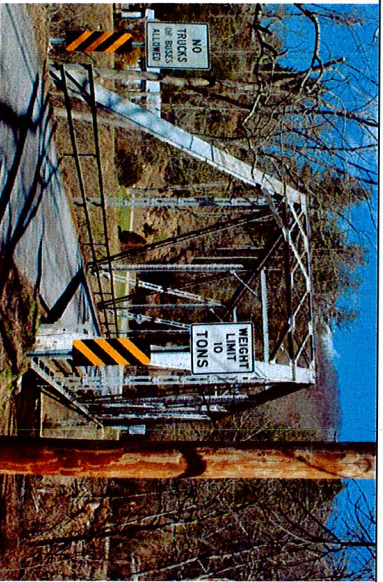
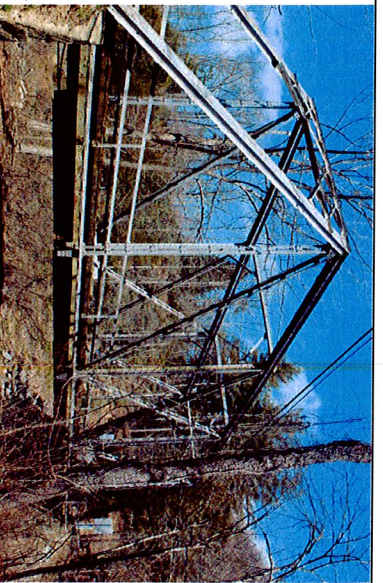
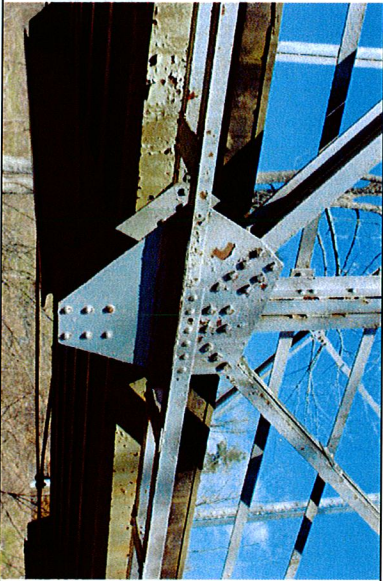

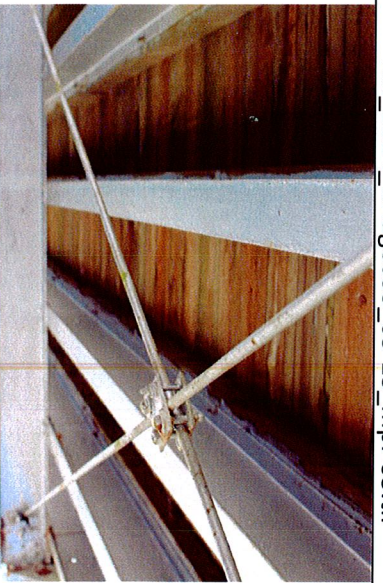


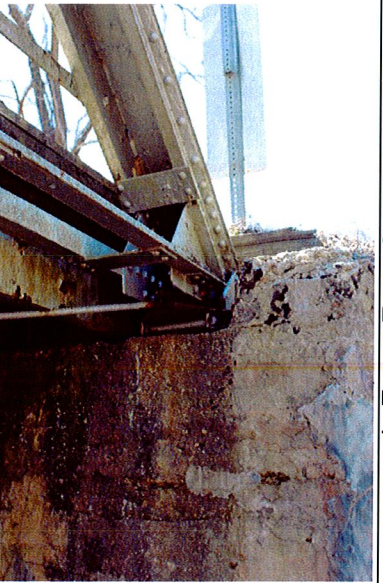
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**Tip # B-4715 PHOTO RECORDATION FOR MOA CD INVENTORY**  
**Buncombe County Bridge No 655**

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BN_5524_Bridge655_05-13_mpf-02.tif	Bridge No 655 looking toward southwest
BN_5524_Bridge655_05-13_mpf-03.tif	Bridge No 655 looking toward west
BN_5524_Bridge655_05-13_mpf-04.tif	View of posts and chords
BN_5524_Bridge655_05-13_mpf-05.tif	View of decking
BN_5524_Bridge655_05-13_mpf-06.tif	View of beams and decking
BN_5524_Bridge655_05-13_mpf-07.tif	North end of Bridge 655
BN_5524_Bridge655_05-13_mpf-08.tif	Abutment and beams
BN_5524_Bridge655_05-13_mpf-09.tif	Abutment and beams
BN_5524_Bridge655_05-13_mpf-10.tif	South end of Bridge 655
BN_5524_Bridge655_05-13_mpf-11.tif	Portal Strut
BN_5524_Bridge655_05-13_mpf-12.tif	View of bridge looking west
BN_5524_Bridge655_05-13_mpf-13.tif	View of bridge looking east
BN_5524_Bridge655_05-13_mpf-14.tif	View of struts and beams
BN_5524_Bridge655_05-13_mpf-15.tif	View of vertical posts
BN_5524_Bridge655_05-13_mpf-16.tif	Detail of vertical posts
BN_5524_Bridge655_05-13_mpf-17.tif	View of bridge looking west
BN_5524_Bridge655_05-13_mpf-18.tif	View of bridge looking east



 <p>BN_5524_Bridge655_05-13_mpf-01.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-02.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-03.tif</p>
 <p>BN_5524_Bridge655_05-13_mpf-04.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-05.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-06.tif</p>
 <p>BN_5524_Bridge655_05-13_mpf-07.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-08.tif</p>	 <p>BN_5524_Bridge655_05-13_mpf-09.tif</p>



NC DOT TIP B-4712

NCHPO ER# 11-0452

NC DOT PHOTO RECORDATION FORM 0A

BN 5524 BRIDGE NO 655

ON SR 2797 OVER BROAD RIVER

BLACK MOUNTAIN

BUNCOMBE COUNTY

MARY POPE FURR MAY 2013

# NC-HPO Guidelines

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## **Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/ Section 106/110 Compliance Reports in North Carolina**

These Standards are to be used for any report submitted to the North Carolina State Historic Preservation Office (HPO) to fulfill the requirements for identification and evaluation of properties as part of the Section 106 process. Depending on the federal agency for which the report is prepared and submitted to the HPO, it may be called a “Historic Structure Survey Report,” “Determination of Eligibility,” “Section 106/110 Compliance Report,” or some other title. Whatever it is called/titled, the report will need to fulfill these Standards and provide the information necessary to fully evaluate the National Register status of a property within an undertaking’s Area of Potential Effects (APE).

### **Text**

- The cover should include the name of the project, its location, author(s), and date.
- The project or purpose of the report should be clearly defined.
- A map of the APE (see mapping requirements) and description that describes the area for context should be provided.
- Any property 50 years old or older within the APE should be addressed. Projects that are not undertaken within 5 years of a report, may require updating the survey and findings.
- The report should have a table listing each property in the report that gives: Survey Site Number (SSN), name, evaluation (NR/DOE status) and Criteria for eligibility
- If, directed by the agency/client to include effects of the undertaking in the report, include the effect for each listed or eligible property on the table described above. *The HPO prefers that effects not be included in the survey report.*

### **Mapping**

- GIS data should be created for all project reports and submitted in digital format.
- An Esri geodatabase or shapefile(s) is preferred, although other commonly used geographic vector data file types – such as KML and DXF – are acceptable.
- GIS data should be included for all individual surveyed resources (as points), surveyed districts (as polygons), boundaries of properties recommended for Determination of Eligibility (as polygons), and the APE (as a polygon).
- The GIS attribute tables for surveyed resources and districts need not contain every field identified within the Microsoft Access *Shell Database* (described below); however, the tables should, at minimum, include a field containing the SSN to which the GIS data may be linked to the database.
- There are no expectations for fields within the GIS attribute table of the APE.
- HPO prefers that GIS data be created using the WGS 1984 coordinate system or projected to the NAD 1983 North Carolina State Plane coordinate system.
- HPO will provide baseline historic resource GIS data (point and polygon locations for previously recorded individual resources and historic districts) for a given project area upon request. Monthly extractions of the HPO GIS datasets – for the entire state – are also available for download at any time from this website:  
<http://www.hpo.ncdcr.gov/gis/CountyDisclaimers.html#DataDownload>.

## Shell Database

- Consultants for projects for which there are previously recorded properties within the APE should request a shell database from Michael Southern to include existing database records for those properties. The consultant will update and populate those records as well as create new records for newly recorded properties.
- Consultants for projects with no previously recorded properties and only a few newly recorded properties may use the empty generic database which can be downloaded from <https://dl.dropboxusercontent.com/u/79657495/NCHPOSurvey-DatabaseShell.mdb>. If the APE has no previously recorded properties but includes many newly recorded properties, the consultant may request a customized shell from Michael Southern with default values for county, town, quad, road names, and other fields that may facilitate data entry.
- The populated database MUST be submitted with the report and include every property covered in the report. Full instructions for data entry are at: <http://www.hpo.ncdcr.gov/digital/NCHPOSurveyDataEntryManual-10-2009.pdf>. At a minimum, database records shall include:
  - The survey site number (SSN) provided by the HPO.
  - Name (*John Q. Public House, XYZ Company Building, Sweet Hope Baptist Church*, etc.). If a specific name is not known, the generic property type is an acceptable alternative: *House, Commercial Building, Church, Barn*, etc.
  - Street address or location
  - List status: NR, SL, DOE SLDOE, iHD, or None. Shell databases customized for the project by the HPO will include this value for previously designated properties.
  - A construction date or circa date (date field) and brief description (narrative summary field).
  - The “Actions” record should be completed for all properties with author’s name, month and year, and project name. Shell databases customized by the HPO for a project will include this information (except month) as default values in the Actions record.

## Survey Site Numbers

- SSNs must be assigned to ALL properties in the report and used in the submitted database.
- Use the standard convention for SSNs – two (2) letter county abbreviation and four (4) numeral property number. Include leading zero(s).
- To request SSNs from Chandrea Burch submit a spreadsheet with property name, address, town or vicinity, pin ID, and author’s temporary ID number(s) used in report/map. Include a map of the identified properties with this request. Include any properties already assigned SSNs in the spreadsheet.
- All districts or neighborhoods will be assigned a SSN, if not already available.
  - This includes expansions to existing districts.
  - Properties moved from their originally recorded location require a new survey site number for the new location.



***\*\*SSNs cannot be changed without the prior approval of HPO's Chandrea Burch. This is especially important, if a draft report was previously submitted to HPO\*\****

### **Photographs**

Digital photo proof sheets (printed on paper) and jpegs must be submitted for ALL properties included in the report.

- Photographs should be named using the format described in HPO digital photo policy, [http://www.hpo.ncdcr.gov/digital/NCHPO\\_Digital\\_Photo\\_Policy.html#Naming\\_Survey\\_Photos](http://www.hpo.ncdcr.gov/digital/NCHPO_Digital_Photo_Policy.html#Naming_Survey_Photos)
- Prepare printed photo proofs sheets for each property. Submit the jpeg images for each property in separate folders on the CD. (ID0456, ID0455, ID0457, etc.)
- The full name of the photographer should be included in the report and on any digital images submitted

### **Survey Site Forms/Property Summary Report**

- Include a printout of the Property Summary Report from the database for every property along with the digital photo proof sheet. (Multiple reports can be printed at once from the Reports section of the database menu.)

### **Number of Copies**

- One hard copy of report and all documenting materials, including hard copy of photo proof sheets.
- The report should be submitted both in Word and PDF formats. Place these in the root directory of the CD.
- Digital versions of the report and its components should be submitted on a single CD if possible. Large projects with many photographs may require a separate CD for the photographs.
- GIS data and photo jpegs should be in separate folders. In the photos folder, each property should have its own separate subfolder for its photos, named with the SSN, as RW0456, RW0457, etc.

### **HPO Contacts:**

Shell Database:  
Michael Southern  
[michael.southern@ncdcr.gov](mailto:michael.southern@ncdcr.gov)  
919-807-6586

Survey Site Numbers  
Chandrea Burch  
[chandrea.burch@ncdcr.gov](mailto:chandrea.burch@ncdcr.gov)  
919-807-7286

GIS Assistance  
Andrew Edmonds, GISP  
[andrew.edmonds@ncdcr.gov](mailto:andrew.edmonds@ncdcr.gov)  
919-807-6592