

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Cates, Charles F. and Howard Farm

other names/site number Swathmoor Farm

2. Location

street & number 4870 Mebane Rogers Road Not for publication

city or town Mebane vicinity

state North Carolina code NC county Alamance code 001 zip code 27302

3. State/Federal Agency Certification

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

Jeffrey A. Crow SHPO 7/26/01
Signature of certifying official Title Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

Cates, Charles F. and Howard, Farm
Name of Property

Alamance County, NC
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>11</u>	<u>2</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>5</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>17</u>	<u>2</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
COMMERCE/TRADE/business
AGRICULTURE/SUBSISTENCE/storage
AGRICULTURE/SUBSISTENCE/ag. outbldg.
AGRICULTURE/SUBSISTENCE/animal facility
AGRICULTURE/SUBSISTENCE/ag. field

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
VACANT
DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/ag. outbldg.
AGRICULTURE/SUBSISTENCE/animal facility
AGRICULTURE/SUBSISTENCE/ag. field

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
Italianate

Materials
(Enter categories from instructions)

foundation stone
walls weatherboard
roof metal
other brick

Narrative Description

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

Cates, Charles F. and Howard, Farm
Name of Property

Alamance County, NC
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Industry

Period of Significance

1905-1951

~~1905-1929~~

Significant Dates

1905

Significant Person

(Complete if Criterion B is marked above)

Cates, Charles Fletcher

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Cates, Charles F. and Howard, Farm
Name of Property

Alamance County, NC
County and State

10. Geographical Data

Acreage of Property approx. 100 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | 6 | 5 | 4 | 3 | 5 | 3 | 3 | 9 | 9 | 8 | 1 | 6 | 0 |
Zone Easting Northing

2 | 1 | 7 | 6 | 5 | 5 | 2 | 3 | 2 | 3 | 9 | 9 | 8 | 2 | 1 | 0 |

3 | 1 | 7 | 6 | 5 | 5 | 2 | 2 | 1 | 3 | 9 | 9 | 7 | 1 | 7 | 0 |
Zone Easting Northing

4 | 1 | 7 | 6 | 5 | 4 | 4 | 9 | 0 | 3 | 9 | 9 | 7 | 1 | 7 | 0 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Beth Keane

organization Retrospective date March 27, 2001

street & number 2001 Metts Avenue telephone 910-815-1096

city or town Wilmington state NC zip code 28403

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing

NATIONAL REGISTER OF HISTORIC PLACES
Continuation SheetCates, Charles F and Howard, Farm
Alamance County, NCSection Number 7 Page 1

NARRATIVE DESCRIPTION

The Charles F. and Howard Cates Farm is located several miles northeast of Graham, the county seat of Alamance County. Located in the north-central portion of North Carolina, Alamance County is bounded on the north by Caswell County, on the east by Orange County, on the south by Chatham County and on the west by Guilford and Randolph counties. Alamance County comprises 314,880 acres or about 492 square miles. It has the rolling and hilly character of the piedmont plateau. The average elevation of the upland portion is about 650 feet.

Alamance County is drained by the upper waters of the Cape Fear River, and one of its principal tributaries, the Haw River, crosses it from the northwestern to the southeastern corner. The soils are largely fertile red clay loams, with oak and hickory forests. Slate and quartzite hills with oak and pine forests and thin, sandy loam soils rise to the elevation of low mountain chains along the southern end of the county. The northern portion consists of alternating tracts of gray sandy loams and red clays (Harden, p. 19).

The Cates House is situated on a 278.25-acre tract, with approximately 100 acres, which includes the house and associated outbuildings, being nominated to the National Register. The farm lies on the north side of Mebane Rogers Road (State Route 1921), slightly northwest of the town of Mebane. The two-story double-pile house faces south and is approached by a long straight gravel drive. The stately home is surrounded by large trees and fourteen outbuildings associated with the production of pickles and with dairy and cattle operations are grouped to the rear. Outbuildings probably associated with pickle manufacture are the c. 1900 packhouse (#3) and the c. 1920 office (#18). Outbuildings associated with dairying are the c. 1910 multipurpose barn (#12), the c. 1930 (former) granary (#7), the c. 1930 well house (#2), and the c. 1939-40 milk barn (#8), mule barn (#15), gas house (#5), tool shed (#6), pump house (#4), and privy (#11). The chicken house (#17) dates to c. 1910. All are contributing resources except for the (former) granary. Large open pastures surround the house and outbuildings, and a dammed stock pond is located to the east. Mill Creek meanders along the northern border of the nominated parcel.

Inventory List

- | | | |
|----------------|------------------|------------------------|
| 1. Cates House | c. 1801, c. 1851 | Non-contributing Bldg. |
|----------------|------------------|------------------------|

The Cates House began as a one-and-one-half-story, hall-parlor dwelling constructed with a timber frame with brick nogging. Two additional rooms, also built with post-and-beams, were added to the north side (back) of the house at an early date. In the early 1850s, the house was updated and enlarged in a modified Greek Revival-

Italianate style with a frame second-story addition surmounted by a hipped roof. It is surmised that two interior chimneys serving eight fireplaces replaced the original exterior-end chimneys. At approximately the same time, an attached front porch, no longer extant, was added to the house.

Facing south at the end of a long straight gravel drive, the house rests on the original stone foundation. Three bays wide, the central front door is flanked on either side by replacement one-over-one sash windows with snap-in grids to simulate twelve-over-twelve lights. A small entry porch, recently reconstructed, shelters the front door. The porch is supported by wood posts and is surmounted by a hipped metal roof. A front porch and a screened porch that wrapped around the east and north sides of the house were added by Mr. Cates after he purchased the house. About the time that indoor plumbing was added the porch on the north side was enclosed for a bathroom and breakfast room. Aluminum siding covers and protects the original c. 1851 weatherboard siding.

A 1947 rear bedroom addition projects off the west and north sides of the house. The addition turned a north window into a doorway leading from the northwest room of the house (the den) to the new bedroom. In 1999, the former breakfast room was converted to a laundry room and the bathroom has been expanded into the hallway that led from the den to the rear (north) door on the north side. The four-light transom above the back door survives, but the door itself has been sawn in half to act as French doors and now opens into the enlarged bathroom.

In 1957, the c. 1905 porch located on the east side of the house was enclosed to replace the kitchen that had previously been located in the northeast room of the old structure. The remainder of the porch was removed to provide for an attached one-car garage on the northeast corner of the house. In 1999, both of these additions were removed and a new one-story kitchen/family room was constructed over the original stone foundation. A small, attached porch runs the length of the addition's front facade. The remodeled laundry room on the north side of the house can be accessed from the northeast room (former kitchen) of the old structure.

The second-story retains the original four-over-four double-hung sash windows, three on the north and south elevations, and two on the east and west elevations. The hipped roof, pierced by two interior brick chimney stacks, is covered with standing-seam metal and features overhanging eaves with supporting brackets.

The interior has undergone some significant alterations. In an earlier renovation, six of the original eight fireplaces were closed

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F and Howard, Farm
Alamance County, NC

Section Number 7 Page 3

and the entire eastern chimney stack was hidden behind new walls. The original passages between the chimney stacks and the east and west exterior walls on both floors have been divided and made into closets. Besides a couple of two-panel doors upstairs and several six-panel doors downstairs, very little of the 1850s Greek Revival interior trim remains. Only one mantelpiece survives, a simple Federal style surround.

Currently undergoing further renovations, the present owner has removed the original brick nogging and plaster walls on the first floor, exposing the original heavy timber framework. New wiring and insulation have been installed behind the new plasterboard. The opening separating the hall and parlor of the original house has been enlarged and given an arched top. First-floor windows have recently been replaced with modern double-paned insulated windows. Although the original pine floors have been retained, they are being covered with new wood flooring. Previously installed dropped ceilings in the two eastern first floor rooms have been removed and the ceilings have been restored to their original height.

The second floor retains three of the original bedrooms. A fourth bedroom became a bathroom in a c. 1957 renovation. The second floor currently retains the original pine floors, two-panel doors, and four-over-four sash windows. Plans are in place to renovate the second floor with the removal of inappropriate materials and the installation of new wiring, plumbing, and insulation.

Since there have been both historical and more recent modifications to the Cates House, the building conveys its historic period in overall proportion and organization of the facade, basic plan and mass, and size and shape of window and door openings of the residence, but not in materials and workmanship. Historical alterations which have occurred, such as the addition of the rear first-story bedroom and the conversion of an upstairs bedroom to a bathroom were a matter of convenience. The more recent changes have been made in a practical attempt to add the necessary insulation, electrical service, and plumbing. The 1999 kitchen/family room east-side addition is similar to the addition it replaced in size and mass. Due to the cumulative effect of alterations and additions, the house no longer retains its architectural integrity.

2. Well House c. 1930 Contributing Building

Located approximately forty feet to the east and slightly behind the main house, the fifteen by twelve-foot frame gable-front well house is sheathed with weatherboard siding. The front door is located slightly off-center and is flanked on one side by a four-over-four sash window. A covered window opening is situated in the gable. A

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F and Howard, Farm
Alamance County, NC

Section Number 7 Page 4

cantilevered roof extending from the west side of the front (south) elevation shelters the entrance. A large metal and cork insulated box, located adjacent to the batten door, was used as a cooler to keep milk cool while awaiting transport. Milk cans were loaded on a wagon, later a truck, using the concrete platform the cooler rests on.

The interior consists of an open room with a sunken floor. The original dirt floor was covered with concrete in the 1950s. Paneling covers the walls and the ceiling is covered with acoustic tiles. A c. 1950 wood shed addition is attached to the east side of the well house.

3. Pack House/Machinery Sheds c. 1900, c. 1940 Contributing Building

The pack house, measuring approximately sixteen by twenty-seven feet, faces west and is situated about fifty-six feet north of, and twenty-six feet east of, the well house. A farm lane runs between the two buildings. The one- and one-half-story gable-front structure features a small window in both the east and west gable ends and two entrance doors: a sliding door for loading and unloading supplies and a small entrance door which may have provided access to an office area. The frame building is covered with weatherboard siding and has a standing-seam metal roof. An attached shed roof protects the front entrances. The interior is divided into two sections and includes a loft.

The pack house may have been used as a shipping/receiving point for the pickle and packing business. Later, it was used to store seed and fertilizer.

Located on either side of the pack house, pole machinery sheds were added at different times; the north shed was probably first. The north shed measures approximately forty-eight by twenty-seven feet, while the south shed is approximately forty-eight by twenty-four feet. The sheds were built between 1938 and 1947. A small loafing shed for feeding calves and heifers was added to the back (east) side of the northern machine shed around 1992.

4. Pump House c. 1940 Contributing Structure

After the farm was electrified, a shallow well was dug adjacent to the spring flowage and a pressure system installed to supply water for the farmstead. The seven by seven-foot frame gable-front structure is located about 200 feet east of the northern machine shed.

5. Gas House c. 1940 Contributing Building

Located about fifty feet west of the pack house and approximately

eight-five feet north of the main house, the small frame shed was used to house fuel, oil, antifreeze, etc., to minimize fire danger to the other buildings. The shed rests on large rocks and may have been the location of an earlier structure. The building is sheathed with vertical planks and is protected by a shed metal roof.

6. Tool Shed c. 1940 Contributing Building

The twenty by eleven-foot tool shed is located approximately twenty-seven feet west of, and in line with, the gas house. The frame, gable-end structure has a metal roof, weatherboard siding, and a batten door. A projected roof line supported by poles provides a sheltered area in front of the building. Racks and shelves used to store numerous hand tools line the interior walls.

7. (former) Granary c. 1930, 1999 Non-contributing Bldg.

The thirty- by twenty-foot frame granary is situated approximately forty-eight feet west of, and forty-six feet north, of the tool shed. The two-story frame structure with attached wagon shed was used to store corn and grain for feed for the livestock on the farm. Approximately one-third of the first floor was the corn crib. The remainder of the building was divided into large bins. The building was converted into a small two-bedroom house in 1999.

8., Milk Barn c. 1939 Contributing Building

The thirty-three- by sixty-six-foot milk barn is located approximately thirty-four feet north of the pack house and machine shed building. The one-story with attic frame structure was constructed around 1939 when the farm was converted to a commercial dairy operation. Twenty cows could be milked at one time.

The gable-front building is sheathed with weatherboard and is capped with a metal roof. Four four-over-four sash windows are spaced across the front (south) elevation, and a small milk room and washroom with an entrance door projects from the southeast corner. The principal entrance is located on the west side of the front elevation. A small feed room is situated in the front of the barn and behind it can be found an open-bay milking parlor. The milk parlor is intact and a representative sample of the equipment remains. Two rows of milking stanchions run the length of the bay, each containing ten stanchions. A ladder provides access to a loft.

The interior is lined with horizontal board paneling. The concrete floor incorporates drains and troughs molded into the concrete. The barn rests on a cement foundation.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation SheetCates, Charles F and Howard, Farm
Alamance County, NCSection Number 7 Page 6

9. Silo #1 c. 1939 Contributing Structure

One of two large grain silos attached by a small entrance to the east side of the milk barn.

10. Silo #2 c. 1939 Contributing Structure

One of two large grain silos attached by a small entrance to the east side of the milk barn.

11. Privy c. 1939 Contributing Building

A five by five-foot frame shed-roof privy sits behind the silos and adjacent to the west side of the milk barn.

12. Multipurpose Barn c. 1910 Contributing Building

Located approximately seventy-eight feet north of the milk barn, the eighty by sixty-eight-foot frame barn is one of the earliest farm buildings on the property. Utilizing post-and-beam construction, the barn is an uncommon monitor style with a cupola-type structure stretched the length of the roof, used to ventilate hay. The barn was used to house livestock, milk cows, and to store hay.

The interior consists of a large open bay from the floor up to the rafters. Open-run feed bays with a possum trot (narrow walkway) line the east and west sides of the barn. Several stalls and a holding pen, located along the back of the barn, were added c. 1970 to handle cattle for vaccinations and for veterinarian use. The exterior is clad with weatherboard siding and has a metal roof with a cantilevered peak. A vertical sliding door is located in the loft of the south (front) elevation.

13. Grain Silo #3 c. 1939 Contributing Structure

A grain silo is attached to the northeast rear corner of the multipurpose barn.

14. Calf Shed c. 1930 Contributing Building

This crude pole shed measures approximately thirty-eight by seventeen feet and is situated approximately twenty-nine feet south of the multipurpose barn. The two-bay frame shed features a peaked shed metal roof and is clad with vertical board siding. The structure was built to act as a calving shed and holding area before the calves were removed. The shed was extended in the 1950s using the same

construction techniques.

15. Mule Barn c. 1939 Contributing Building

The seventy by sixty-six-foot frame barn, located approximately sixty-five feet northwest of the granary, was designed as a mule barn based on a design provided by the Agricultural Extension Service. The plans, dated November, 1938, survive. Based on the complexity of the construction, it is the most impressive farm building on the farm. Because the use of horses and mules was largely phased out after World War II, the building was used for its intended purpose for less than eight years.

The three-story gambrel-roof barn with weatherboard siding features a cantilevered peak. A large hayloft opening is accessed with a vertical sliding door. The interior incorporates a wide center aisle with open bay stalls lining either side. Small four-pane windows assist in lighting the interior.

16. Storage Building c. 1945 Contributing Building

The approximately twelve by sixteen-foot shed is located in what became the bull lot, although hogs, sheep, and goats were also kept in this area from time to time. The bull lot area was one of the locations used for processing pickles and fruit. The frame gable-front building faces south, is clad with weatherboards, has a metal roof, and rests on a brick pier foundation. A flat-roof open shed addition with vertical boards was attached to the east side around 1980.

17. Chicken House c. 1910 Contributing Structure

The frame chicken house is located approximately seventy-eight feet northwest of the main house. It measures approximately twenty by twenty-eight feet, has a shed metal roof, weatherboard siding and rests on a concrete foundation. The structure was used for its intended purpose until the 1950s when a series of dog doors were set into the front to house a pack of coon hounds.

18. Office c. 1920 Contributing Building

The sixteen by twenty-foot office is situated approximately 320 feet southwest of the main house and sits in an open field. Metal covers the original diagonal board siding. The gable-front building faces south and is accessed by a centered front door sheltered by a small gable-front bracketed stoop. An exterior chimney sits adjacent to a four-over-four sash window in the north gable end. The building rests on a poured concrete foundation. The interior features pine

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F and Howard, Farm
Alamance County, NC

Section Number 7 Page 8

exact purpose of this one-room frame structure is unknown, but conjecture is that it served as an office for the pickle and packing business. It was also used as a tenant house at some point.

19. Agricultural Landscape c. 1905-present Contributing Site

The surviving agricultural landscape that contributes to the historic character of the Cates Farm consists of several elements. A driveway/farm lane runs about one-half mile from the highway to the farmhouse, essentially bisecting the front acreage in half. It proceeds to the east side of the farm house and provides access for farm vehicles and equipment to the barns and machinery sheds located behind the main house.

Approximately one hundred acres of open terraced pastures surround the house and outbuildings. Apparently, the fields were terraced by Charles Cates in the 1930s as an erosion control measure. A large dammed stock pond is located in the eastern field. Mill Creek meanders along the northern border of the nominated property. Large stands of hardwood trees are located along the creek and the eastern border of the property. The combined features of the agricultural landscape convey the visual character typical of many central North Carolina farmsteads during the late nineteenth and early twentieth centuries.

STATEMENT OF SIGNIFICANCE

The Charles F. and Howard Cates Farm is eligible for listing in the National Register of Historic Places under Criterion B, for its association with the productive life of Charles Fletcher Cates (1872-1947) in the areas of agriculture and industry. Charles F. Cates was one of the most influential farmers in Alamance County from 1905, the year Cates purchased the farm, until his death in 1947. In 1905 Cates moved his already established pickles and preserves canning business to the farm. The Cates Pickle Manufacturing Company, one of the most important businesses of its type in the state, operated at the farm until 1929 when it relocated to Faison, North Carolina. Charles F. Cates's son Howard Cates, who worked with his father, was responsible for the gradual transition to intensive dairy farming in the later 1920s. The diversified farm was also significant under Criterion A for agriculture for its important role in Alamance County dairy farming from the late 1920s to 1951. Although the property continued to operate as a successful dairy farm after 1951, it has been determined that the farm is not of exceptional importance, and therefore the fifty-year date for significance under Criterion A is the end of the period of significance.

Charles F. Cates was a progressive or "scientific" farmer, a civic leader, a strong supporter of farmers' cooperatives, active in agricultural extension activities, and a leader in providing educational opportunities for rural citizens. Best known for the founding of the Cates Pickle Manufacturing Company, Cates assisted the local economy during the time period (1905-1929) the enterprise was based at his Mebane farm. Active in his community and a staunch supporter of education, Cates served on the county board of education, as well as the county board of commissioners. He was also active in the school consolidation movement and served as trustee of the North Carolina State College, and later, the University of North Carolina.

Cates also contributed significantly to the county's agricultural industry. He was instrumental in the organization of a number of farmers' cooperatives and served as president and as a member of the executive committee of the North Carolina Farmers' Alliance. In 1927, in recognition of his many contributions to modern farming methods and innovations, as well as his contributions to the community, Cates was named a Master Farmer by *Progressive Farmer* and the North Carolina Extension service.

As an industry, small-scale family-owned and operated dairies played an important role in the agricultural development of Alamance County in the first half of the twentieth century. The Cates Farm contributed to the area's economy and productivity through its direct involvement in the local dairy industry. Many of the farm buildings

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 10

Cates, Charles F. and Howard, Farm
Alamance County, NC

associated with the dairy farm remain intact, including the milking barn with its original stanchions, the well house with its insulated milk cooling box, the monitor style multipurpose barn, and the calf shed. The survival of the farm's dairy outbuildings, the expansive open pastures, along with the rural setting and feeling insure the property's integrity of location, design, and setting.

Historical Background

Three distinct groups led the movement in the mid- to late-eighteenth century to establish religious communities in the area which became Alamance County. To the Cane Creek section, near the present village of Snow Camp, came a group of Pennsylvania Quakers; east and north of the Haw River settled the Scotch-Irish Presbyterians, and along the western boundary of Alamance Creek, a large number of Lutheran Reformed settlers found new homes (Whitaker, 14). On February 7, 1801, Presbyterian Rev. William Paisley purchased 200 acres on Back Creek. (Many early deeds refer to Mill Creek as Back Creek; Mill Creek is actually a tributary of Back Creek) (Turner, 104).

The land was in the Granville Tract, part of the Haw Old Fields, an area between the Eno and Haw rivers consisting of approximately 50,000 acres of open fields which, as early as the 1720s, had the reputation of containing the most fertile high land in the region (Whitaker, 13). This area was subject to much land speculation prior to the Revolution. Several branches of the Trading Path between the Haw and Eno rivers crossed the area. The land in question was located near the branch of the Trading Path that crossed the Haw at what was called Trollinger's Ford, and later became the Town of Haw River (Troxler and Vincent, 29-42).

The road network was important to Rev. Paisley since he was the minister at both the Hawfields and Cross Roads Presbyterian Churches (Whitaker, p. 39). His farm was located equidistant between the two churches, and about ten miles from the Orange Presbytery in Hillsborough to the east. Rev. Paisley supplemented his income by farming and operating a school. In 1808, he advertised in a Raleigh newspaper a grammar school called Hawfields Academy, located approximately ten miles from Hillsborough. The school offered studies in Latin, Greek, geography, and natural and moral philosophy (Troxler and Vincent, 426). The exact location of the school is not known, but it is speculated that it was located on a ridge east of the house where a log structure - later a tenant house - stood until it was destroyed by fire around 1994 (Warren interview, 1-10-01).

Rev. Paisley resigned his pastorate in 1818 and moved to Greensboro. On September 12, 1819, he sold 100.9 acres of his farm to Elijah Pickard (Turner, 104). Not much is known about the farm during

the Pickard ownership. On August 8, 1849, James Newlin purchased the farm, consisting of 117 acres, from the heirs-at-law of Elizabeth Pickard viz. Stewart, John, Jane, George, Robert, Alexander, Mary Eliza, and Julia Pickard. Newlin was married to Eliza Ann Holt, guardian of Edwin Michael Holt, pioneer of the textile industry in Alamance County (Troxler and Vincent, 436). Several years later, on March 3, 1851, James Newlin sold the property to Rev. Anderson G. Hughes for \$300.00 (Alamance County Deed Book 1, p. 200).

Like Paisley, Rev. Hughes served both the Hawfields and Cross Roads Presbyterian Churches, beginning his pastorate in 1843. The enlargement of the original hall-parlor house to the two-story Greek Revival/Italianate structure is attributed to Reverend Hughes. Hughes and his wife were both teachers before he studied for the ministry (Turner, 141), and as was typical of Presbyterian ministers, he also had a school. One school associated with him was the Alamance Female Academy, located near the Mebanesville Depot (Troxler and Vincent, 426). However, Hughes also had a female boarding school at his home. Since the Hughes had no children, it is possible that the enlargement of the Paisley house was to accommodate the boarding school (Turner, 147, 161).

Rev. Hughes also added to the size of the farm. When the property was sold on August 22, 1874, for \$2,000.00, the farm included 263 acres (Alamance County Deed Book 10, p. 220). Rev. Hughes and his wife moved to Mebanesville, a nearby village growing up around the North Carolina Railroad which reached there in 1855 (Turner, 144).

The farm changed hands many times after Reverend Hughes sold it to Thomas B. Thompson, especially in the last decade of the century. By 1905, the farm had increased in size to 283.58 acres. On January 25, 1905, Daniel A. Albright and his wife, Delphina, sold the farm to Charles F. Cates for \$2005.00 (Alamance County Deed Book 27, p. 402). The farm has remained in the Cates family for the past ninety-five years.

Cates Family Ownership

Charles Fletcher Cates was born on August 15, 1872, the son of Henry Manly Cates (1846-1933) and Elizabeth Bradshaw Cates (1855-1929). He grew up on a farm near Swepsonville in Alamance County, the oldest of six children: five boys and one girl. His father served with Confederate General Joseph E. Johnston at the Battle of Bentonville, and his mother was the daughter of a local planter (Powell, 346).

As a child, Charles attended the local schools. He helped his grandmother, Elizabeth Paris Bradshaw (1826-1906), and his mother, Elizabeth Bradshaw Cates, transform bountiful crops of cucumbers into

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 12

Cates, Charles F. and Howard, Farm
Alamance County, NC

pickles using an old family recipe. His mother earned the money for her children's education by preparing jams, jellies, pickles, and preserves which were then sold by wagon throughout the Swepsonville community (Powell, 346).

Cates studied agriculture at Scottsburg College in Virginia. Following college, he worked for a time as a traveling salesman with a wholesale grocery concern in Lynchburg, Virginia. In 1898, he returned to the family farm in Swepsonville and established the Cates Pickle Manufacturing Company, carrying on a family tradition (Powell, 346).

Charles F. Cates married his college sweetheart, Margaret "Maggie" Pittard, on July 9, 1901 (Warren interview, 2-2-01). Maggie was born on July 2, 1877, the daughter of George Washington Pittard, and the youngest of thirteen children. She grew up in the Grassy Creek community in Granville County. Three sons were born to them: Addis Pittard (b. 6-2-1902, d. 9-1-1982), Chester Howard (b. 3-7-1907, d. 10-29-1991), and George Henry (b. 12-15-1913, d. 3-4-1991) (Euliss, 76-77 and Alamance County Vital Statistics).

After buying the farm near Mebane in 1905, Cates moved his pickle and preserves operation there. Following the successful establishment of the pickle department of the farm, Cates undertook the manufacture of fruit preserves, jellies, and juices from the peach and damson plum orchards, strawberry fields, and grape vineyards he cultivated. Twenty acres of watermelons were also planted to furnish rinds for preserves. He was known to invite the entire congregation of his church over to help eat the watermelons so he could harvest the rinds (Newman).

Eventually, the farm in Mebane could no longer supply the cucumbers needed for the expanding business. Through various civic activities, Cates had made the friendship of John Sprunt Hill, an attorney in Durham who was a native of Faison in Duplin County. In 1929, Hill persuaded Cates to move his pickle operation to Faison, noted for its bountiful cucumber production (Powell, 346). His company was incorporated under the original name of Charles F. Cates & Sons and stock was sold. From a one-truck operation, by 1929 Charles F. Cates & Sons, Inc., had become the largest independent packer of pickles in the United States (Euliss, 76-77).

The Cates Farm was a diversified operation long before the pickle business relocated to Faison in 1929. Crops included wheat, hay, rye, oats, legumes, corn, sweet potatoes, tobacco and cotton. It also included a small commercial dairy, as well as beef, poultry, and pork production. One uncommon aspect of the farm operation at that time was the use of forest management. Three hundred acres of woods were cultivated in accordance with "modern forestry practices" (Newman).

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F. and Howard, Farm
Alamance County, NC

Section Number 8 Page 13

Cates continued to practice diversified farming after the pickle business moved to Faison. He increased his herd and added buildings to the farm to support the growing dairy industry. His three sons all assisted him with the farm and the pickle company at various times. Addis helped his father with the company's organization in 1929. He followed his uncle, Roy, as president. Roy, Charles's brother, had joined the company around 1934 and was named President when Charles F. Cates died. Addis remained president of the company until he retired in 1963 (Euliss, 77). After attending the University of North Carolina at Chapel Hill, working for the Diamond Department Store in Charleston, West Virginia, and serving in the navy during World War II, George returned to Faison and began his affiliation with Charles F. Cates & Sons, Inc. He served in many capacities, including president.

Howard acted as a buyer of cucumbers, traveling as far north as Fredericksburg, Virginia. He married Eloise Woosely on December 23, 1939. Howard and Eloise lived with her mother for a number of years before moving to the Cates farm. Howard acted as the farm manager, while Eloise taught in Haw River Elementary School for forty-two years (Euliss, 77).

Charles F. Cates suffered a stroke on a business trip to Washington, D. C. in July, 1947. Howard began construction on the rear bedroom wing of the house, in anticipation of caring for his father. Charles returned to the family farm in Mebane in September, but died the next month, before construction on the wing was complete (Powell, 346). Maggie Cates died on August 29, 1952 (Alamance County Vital Statistics). Cates devised to his sons, George Henry and Chester Howard, one-half interest in all of his real property in Alamance County known as Swathmoor Farms. Charles F. Cates & Son, Inc., was divided three ways, with Addis receiving one-half of all the stock and George and Howard, each receiving one-quarter of the total stock (Will Book 11, p. 354, Alamance County Courthouse).

Although dairying was the primary endeavor of the farm, raising beef cattle was an ongoing secondary enterprise. During the second half of the twentieth century, Howard Cates gradually shifted the focus from dairy farming to raising beef cattle. After the last remaining dairy cows were sold in 1970, the farm concentrated on raising beef cattle. Remaining diversified, however, wheat, corn, and tobacco were also produced throughout the 1980s (U. S. Department of Agriculture Farm Services, File No. 221). Howard Cates died on October 29, 1991. His wife, Eloise, continued to live on the farm until her death on September 24, 1997 (Alamance County Vital Statistics). The farm is now in the hands of descendants of the Cates family. Although the heirs are planning to sell approximately 178 acres, the remaining acreage will remain a productive working farm.

Criterion B - Charles F. Cates

Charles F. Cates was one of the most significant twentieth century agricultural and civic leaders in Alamance County. On January 25, 1905, Cates paid D. A. Albright \$2,005 for 283.58 acres on Mill Creek (Deed Book 27, page 402) and moved his already established pickle and preserves operation there. Many of his canned goods were sold to college cafeterias, including those of Salem, Trinity, and the University of North Carolina, as well as to hotels and boarding houses (Powell, 346). The entire operation was conducted in buildings behind the Cates House.

Following the successful establishment of the pickle department of the farm, Cates undertook the manufacture of fruit preserves, jellies, and juices. He manufactured up to twelve different kinds of preserves in wholesale quantities, as well as smaller quantities from numerous fruits (Newman). The packing business had an impact on the local people and the local economy. During harvest and preparation for sale, a number of short-term jobs were created, especially for young people. Because cash money was in short supply during this time period, the jobs made the farm a community asset (Warren interview, 1-9-01).

Cates assisted in the organization of a number of farmers' cooperatives, the best known of which was the Guilford Dairy Cooperative. He later served as president of the North Carolina Milk Producers' Association. During the early 1900s, he was active in the North Carolina Farmers' Alliance, serving as president and as a member of the executive committee that invited the Grange to organize in North Carolina (Powell, 346).

Cates practiced many of the techniques he learned while studying agriculture at Scottsburg College in Virginia including implementing methods of crop rotation, along with the use of legumes and lime and erosion control to reclaim and enrich the soil. The most prominent extant feature of this period is the extensive system of erosion control terraces evident in the fields. Known as Mangum-style terraces, low and broad, they were developed in North Carolina in 1885 (Carpenter and Colvard, 71). No owners after 1885 and prior to Cates's purchase of the farm held the land long enough to make such an investment in the long-term health of the land.

Cates also served on the North Carolina State Board of Agriculture and in December, 1927, was named one of the first North Carolina Master Farmers selected by *Progressive Farmer* and the North Carolina Extension Service. This recognition was extended to farmers who were innovators, used modern farming methods, practiced diversified agriculture, and were active in their communities (Carpenter and

Colvard, 216-218).

Education and Civic:

Charles F. Cates was instrumental in the 1911 establishment of the Woodlawn School, a local rural school and served as Secretary and Treasurer for the school district. His wife, Maggie Cates, was the first president of a home demonstration club organized at Woodlawn School. The Cates family, along with another family who lived near the school, the Woosleys, provided lodging for many of Woodlawn School's teachers. Cates also served as a member of the Alamance County Board of Education from 1910-1914 (Pezzoni, Sec. 8, p. 4).

Cates led the effort to get the Woodlawn community incorporated, one of the first rural communities in North Carolina to be incorporated. This allowed them to tax the railroad in order to support the school and the Woodlawn Community. Cates served at various times as Director, Chairman, Secretary, and Treasurer of the Woodlawn Community, Inc., board of directors. The Woodlawn School also served as the community center and headquarters for the local chapter of the Farmers Educational and Cooperative Union of America, chartered in 1917, of which Cates was the first Secretary-Treasurer. Around 1920, Cates, along with M. C. Terrell, superintendent of Alamance County's schools, and R. W. Scott, father of the later Governor W. Kerr Scott, was instrumental in the consolidation of the county's high schools (Pezzoni, Sec. 8, p. 5).

Because of his early efforts in education and his strong support of North Carolina State College and the Cooperative Extension Service, Cates was named as a Trustee of North Carolina State College in Raleigh, and following the establishment of the consolidated university system, was a member of the board of trustees of the University of North Carolina (Powell, 346).

Agriculture Context - Dairy Operations in Alamance County 1905-1951

The agriculture context is taken from an addendum to the Historic Architectural Resources Survey Report for TIP No. U-3109, dated April 13, 1995, prepared by Scott Owens.

Alamance, since its settlement in the early eighteenth century, has historically been a county of small yeoman farms. These farms, for the large part, operated on a subsistence level throughout much of the nineteenth century. Since Alamance County did not boast of any sort of plantation economy, and since the significant Quaker population retarded any widespread acceptance of slavery (at least until the introduction of cotton in the early and middle nineteenth century), and farms had to rely on crops such as wheat, corn, potatoes, and hay,

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F. and Howard, Farm
Alamance County, NC

Section Number 8 Page 16

and cottage industries such as dairying, that were not labor- or capital-intensive. Tobacco, for example, did not become a major commercial crop in Alamance County until after the Civil War with the rise in demand for bright leaf tobacco.

At the turn of the twentieth century, the major Alamance County crops remained corn, wheat, oats, rye, tobacco, and cotton. In addition to these crops, Alamance was known for its cattle and large grazing pastures. Dairy cattle breeding began in earnest in 1867 when the Sylvan Academy at Cane Creek Meetinghouse imported the first Jersey bull to the county. Throughout the rest of that century, though, and well into the next, Alamance dairies remained small, family operated affairs. The majority did not operate above a subsistence level until the turn of the twentieth century. From this time onward, however, small scale dairies played an increasingly larger role in the local agricultural economy.

When the Agricultural Extension Office opened in Alamance County in 1911, it focused on dairying and poultry. Efforts were made in soil conservation for the region's grazing pastures, and crimson clover and soybeans were introduced as winter cover crops. Between the work of the Agricultural Extension Office and local cattle breeders, Alamance farmers were able to greatly increase their milk production. This increase in milk production led to the establishment of the first Alamance County creamery in Patterson Township in 1915, and by 1921, a group of fifty milk producers established the Alamance Cooperative Creamery in Burlington. Ralph and H. A. Scott, brothers of Governor W. Kerr Scott, began a retail milk plant on their Melville Township farm in 1927, and by 1935, they had built a modern dairy plant in Burlington.

The Alamance County dairy industry benefited not only from these concerted efforts to raise milk production, but also from two additional factors that allowed more farmers to focus on dairying as a cash crop: electrification and improved transportation. Electricity provided power to run large milking operations, economically, while also allowing for refrigeration, providing additional time to get their produce to market over improved roads. Other advances in technology such as milking machines (introduced to the county in the 1940s) also allowed dairies to increase their milk production.

The effect these advances in technology had on the Alamance County dairy industry can be seen in the figures of the Agricultural Schedules of the United States Censuses for 1870 through 1940. Alamance County farmers did not sell any milk in 1870. In 1880, the county produced 3,586 gallons of milk. Ten years later, however, Alamance increased its production to 806,549 gallons. During the period of significance for the Cates Farm (1905-1951), Alamance County

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Cates, Charles F. and Howard, Farm
Alamance County, NC

Section Number 8 Page 17

was one of the top five dairy counties in the state, usually ranking with Iredell, Allegheny, Buncombe, and Orange counties.

While still in high school in the early 1920s, Howard Cates began dairying on his father's farm with a few cows his father bought him. Over the years, Howard gradually increased his stock of Jersey cows and the extent of his dairy operation. Although it appears that between 1929 and 1939 (the depression era), farm expansion was minimal, major changes began to occur with the expansion of the commercial dairy operation in 1939. Dairy support buildings constructed c. 1939 included a modern milking barn, a milk shed and a hay barn. The other outbuildings (a tractor barn, mule barn, calf house, granary, two silos, and assorted sheds) are evidence that dairying was not the only activity on the Cates farm. Howard practiced diversified agriculture over the next several decades, and at one time or another grew corn, wheat, and tobacco (under a tenant system), and raised sheep, pigs, chickens, and beef cattle.

For approximately thirty years, until he sold his dairy herd in the 1970s, Howard Cates produced milk for sale to local dairy plants and distributors like the Guilford Dairy, which sold out to a larger plant after World War II. Cates's dairy operation never reached a large commercial scale, but it was probably one of the larger family owned and operated dairies in the area. Their dairy herd numbered sixty to eighty cows, at its largest; accounting for dry cows, no more than fifty or sixty were ever milked at one time. Like other Alamance County dairy farmers, Cates milked by hand in his hay barn until the introduction of mechanized milking in the 1940s; a concrete foundation milking house was then built to house the milking machine and storage tanks. With no children to work in the family business, Cates hired local laborers to help with his dairy.

As an activity or industry, small-scale family owned and operated dairies played an important role in the agricultural development of Alamance County in the first half of the twentieth century. The Cates Farm had a direct involvement in this significant activity by contributing to the area's economy and productivity. The property retains its integrity of location, design and setting through the survival of its dairy outbuildings, open pasture, and rural setting and feeling. Through these historic architecture and landscape characteristics, the Cates Farm cogently reflects the period of significance as recognized in the agricultural context of Alamance County.

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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 19

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Alamance County, NC

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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 10 Page 20

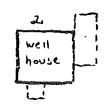
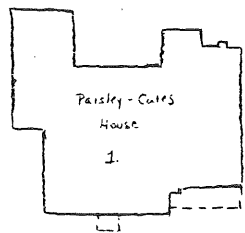
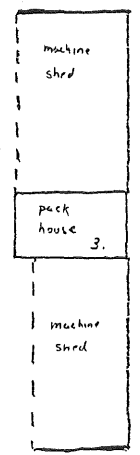
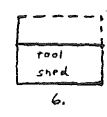
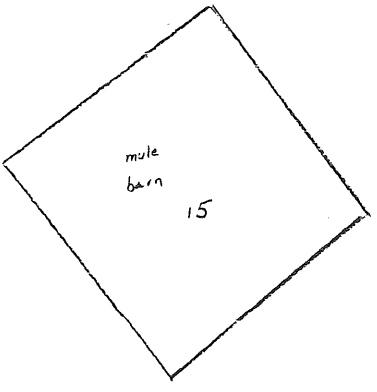
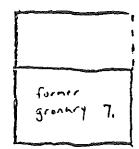
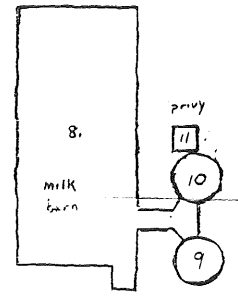
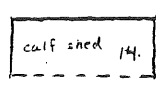
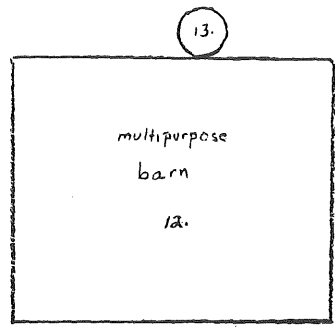
Cates Farm
Alamance County, NC

Verbal Boundary Description

The Cates Farm nomination includes approximately 100 acres. The property is situated on the north side of Mebane Rogers Road (State Route 1921). The boundary line is delineated on the attached Alamance County Tax Map, being a portion of sheet 10-1, parcel 43.

Boundary Justification

The property boundary for the Cates Farm entails an approximate 100-acre tract containing the Cates House and associated outbuildings, along with enough land to retain historic and architectural integrity in an agricultural landscape.



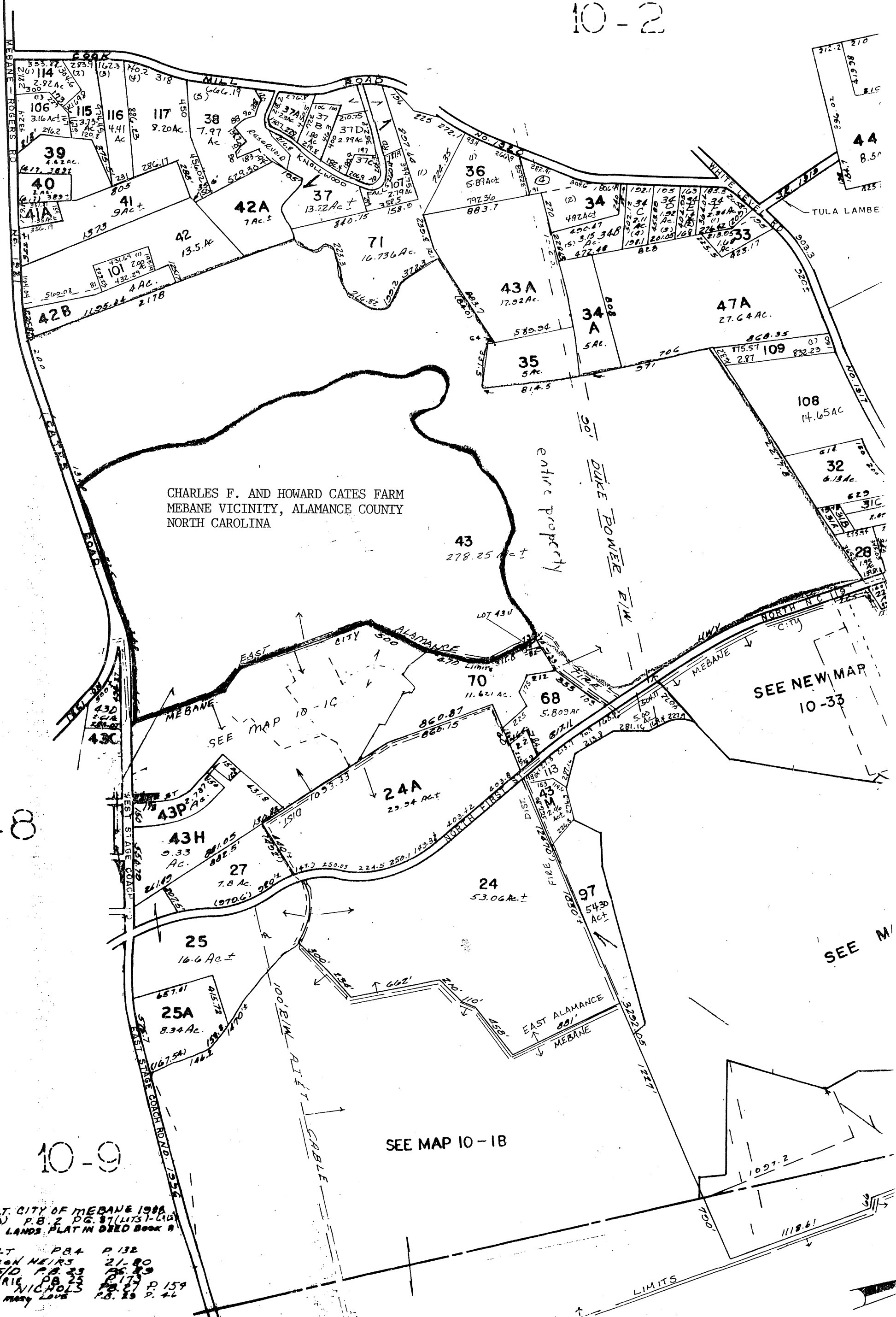
Charles F. and Howard Cates Farm
 SITE PLAN
 Alamance County
 1 in = approx. 50 ft

office + pump house are off of map
 (#18) (#4)



PART INSIDE CITY LIMITS MEBANE
 PART INSIDE EAST ALA. FIRE DIST. (CODEAS)

10-2



CHARLES F. AND HOWARD CATES FARM
 MEBANE VICINITY, ALAMANCE COUNTY
 NORTH CAROLINA

entire property

SEE NEW MAP
 10-33

SEE M

SEE MAP 10-18

10-8

10-9

LIMITS EXT. CITY OF MEBANE 1988
 177 MAN P. 8, 2 PG. 87 (LITS)-610
 ADAM LANDS PLAT IN DEED BOOK 8
 84
 ALL HOLT P. 84 P. 132
 W. WILSON HEIRS 21-80
 DOD SID P. 23 P. 29
 D. CURRIE P. 25 P. 173
 W. NICHOLS P. 27 P. 159
 I. LOVE & MARY LOVE P. 29 P. 46

ALAMANCE COUNTY, N. CAROLINA	
SHEET NO.	TOWNSHIP
0-1	MELVILLE
	DATE: 1955
	SCALE: 1" = 660'

LISAG GAWEL
 BETTIE D. CURRIE
 ELIZABETH S. HESTER
 JOHN H. DANE + W. CAROL B.
 ROBERT L. ENOCH
 FLORISE CATES
 RUTH D. EVAN
 FELIX FULLER ET AL
 ELOISE W. CATES
 LEROY WILSON
 MEBANE CITY LIMITS EXT. PI

P. 43 P. 143
 P. 12 PG. 196 & 197
 (W. WILSON HEIRS OF DOD) P. 21 G. BOOKS P. 20 PG. 69