

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: North Carolina	
COUNTY: Durham	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

**1. NAME**

COMMON:  
Hardscrabble

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
*n. side of SR 1003, 1.2 mi. W. of Jct. W/ SR 1003*  
~~On SR 1003, 0.9 miles west of junction with SR 1461~~

CITY OR TOWN:  
Lebanon Township (Fourth Congressional District, Hon. Nick Galifianakis)

STATE North Carolina	CODE 37	COUNTY: Durham	CODE 063
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Mr. Roscoe L. Strickland, Jr. and Miss Rachel Strickland

STREET AND NUMBER:  
219 East Clark Boulevard

CITY OR TOWN:  
Murfreesboro

STATE:  
Tennessee

CODE:  
46

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Durham County Courthouse

STREET AND NUMBER:

CITY OR TOWN:  
Durham

STATE:  
North Carolina

CODE:  
B7

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  
 Federal  
 State  
 County  
 Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:  
STATE:  
CODE:

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Architecturally Hardscrabble is probably one of the most interesting houses in the North Carolina piedmont region. Originally two separate houses --one built during the Georgian period, the other Federal--but the two were covered by a common cross-gable roof late in the nineteenth century and preserved back-to-back almost entirely intact. Since each contains elements representative of its style, together they provide a most interesting comparison of the changes that took place in North Carolina architecture during a relatively brief period in the late eighteenth century spanning approximately twenty years.

The Georgian house is a large two-story building covered with molded weatherboards applied with rosehead nails. It rests on a full stone basement. The main (south) facade is five bays wide with a crude twentieth-century hip-roof porch across the first level. The central entrance contains a wide raised-paneled door, while the secondary entrance, to the right of the main doorway, is slightly smaller. The windows at the first level are framed by molded architraves and sills and contain nine-over-nine sash with much early glass. Each window is protected by raised-paneled shutters hung with HL hinges. The second-story windows have similar architraves and sills but contain six-over-nine sash and lack shutters. In the gable are windows with four-over-four sash, apparently put in when the cross-gable roof was added. The two-bay sides of this section are marked by windows at each level treated like those on the front. On each side the bays are separated by a large double-shoulder Flemish bond chimney with glazed headers which, at the shoulders, are arranged in chevron patterns. The chimney on the east side is slightly larger than the other and has wider shoulders.

When it was built, the plan of the Georgian house consisted of a large parlor on the west with two smaller rooms on the east. Sometime during the nineteenth century the main parlor was partitioned, creating the present center hall. The partition wall is crudely finished and does not blend with the fine original finish of the parlor, which has walls plastered above a flat-paneled wainscot that breaks under each window. Dominating the room is a fireplace with an unusually wide arched opening and a handsome Georgian mantel. The opening is framed by a crossetted architrave that supports a narrow molded shelf. The overmantel consists of two ranges of five flat panels surmounted by a molded cornice that carries around the room. The only change that has been made in this room other than the installation of the partition is the plastering over of the two rear windows, the sills of which remain.

The smaller east rooms, finished in similar fashion, are heated by corner fireplaces with simple mantels, each featuring a single range of flat panels between the arched opening and narrow molded shelf. The northeast parlor contains an enclosed stair which rises in two runs from the rear of the house to the second floor. Originally the stair consisted of a single run ascending from the parlor, but when the plan of the house was altered, the direction of the stair was changed as well. The second floor follows the same plan as the first, except that the northeast room serves as a stair hall.

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7. A

It has walls plastered above a flat-paneled wainscot. The balustrade around the stair well has a heavy molded handrail supported by delicate turned balusters. This room is unheated, while the southeast room, similarly finished, has a very small fireplace with a mantel measuring only four and one-half feet in height.

The large west room has a wainscot like that in the parlor but instead of breaking under the windows continues beneath. The mantel here is quite plain with a single horizontal flat panel above the arched opening. A small enclosed stair leads from the southeast corner of the room to the unfinished attic that extends across both houses.

The Federal house is the same width as the Georgian house, and similar in overall appearance. The main (north) facade of the Federal house, however, is only three bays wide, with widely spaced windows containing nine-over-nine sash at the first level and nine-over-six at the second. The two east bays at the first level are covered by a crude semi-enclosed shed porch; the windows in the gable are like the corresponding ones on the south (Georgian) facade. The central entrance contains a flat-paneled door hung with HL hinges as is that on the Georgian facade. The sides are also two bays deep, with the bays on both sides separated by handsome chimneys that bear little resemblance to those on the earlier section or to each other. The concave-shouldered chimney on the east side is of brick laid in one-to-three common bond with every other brick in the header rows glazed and headers laid in a curved chevron pattern at the shoulders. The west chimney is straight-shouldered and contains glazed headers arranged in a double diamond pattern.

The Federal house has a hall-and-parlor plan on both floors. The walls in every room are plastered above flush-paneled wainscots whose chair rails form sills beneath the windows. The second floor can be reached now only by way of a hall constructed between the houses when they were connected. Replaced floorboards indicate that a stair originally rose from the rear of the large east parlor in the Federal house, but no other evidence of the previous arrangement remains. The most impressive feature of this later section is the extremely individualized vernacular treatment of the essentially Federal-style mantels. The most elaborate is that in the west room. Engaged colonnettes adorned with spiral fluting support a simple molded shelf above a dentil cornice that breaks out over the colonnettes and the elongated central tablet. The wide surround is diagonally reeded, with a band of incised geometric pattern outlining the fireplace opening. Vertical guilloche bands flank the mantel beyond the colonnettes. Each of the other mantels has simple pilasters supporting a molded shelf above a plain frieze.

DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
NATIONAL REGISTER OF HISTORIC PLACES  
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ADDRESS	
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STATE	
COUNTY	
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7. B

Although the construction of the common cross-gable roof appears substantial and well-executed, the walls connecting the rear facades of the two houses are quite crude. The connecting walls are covered with plain lapped weatherboards and contain irregularly arranged windows with four-over-four sash at both levels, and a small door at the first level. The west side has a pair of windows in the gable while there is a single window on the east gable.

The interior portion of the building between the two houses is finished on the east and west sides with vertical sheathing (as are the interior partitions), while the north and south walls retain the weatherboarding that covered the rear exterior walls of the two houses; even the windows remain in some rooms.

**3. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

**STATEMENT OF SIGNIFICANCE**

SEE INSTRUCTIONS

Though Hardscrabble is referred to locally as the "old Cain homestead," the front section appears to have been built by William and Elizabeth Clenny sometime before 1779. It was on March 20, 1779, that Clenny sold 227 acres and "all houses" to "James and John Cain his son" for £ 1,411. The selling price indicates that in all probability a considerable house existed on the property when the Cains acquired it. As a result of the unstable conditions that existed in the Granville District, no record exists of how or when Clenny acquired this property.

A letter dated January 8, 1794, from Samuel Hopkins in Hillsborough to John Haywood referring to the state university president's house at Chapel Hill contains this sentence: "The House I built for Mr. Cain, I think has not been more work than this." It appears likely that the reference is to the rear house, probably built in the 1790s. It is not known which members of the Cain family lived in the two houses nor why it seemed appropriate to construct the second house so near the first.

After John Cain's death in 1816 his brother, William, who was one of Orange County's largest landowners, a generous donor to the state university, and several times a member of the state legislature, came into possession of Hardscrabble and retained the property until his death in 1834. His son, William Cain, II, inherited the house at his father's death. At that time the younger William was living in Hillsborough at Sans Souci, which he had built about 1813. After his wife (sister of Chief Justice Thomas Ruffin) died in 1837, William retired to Hardscrabble where he lived until his death in 1857.

Dr. James F. Cain in turn inherited his father's plantation and is credited with naming it Hardscrabble, the name being descriptive of the conditions that existed after the Civil War. By 1878 Dr. Cain was bankrupt, and through a series of financial arrangements, Hardscrabble was bought by his son at public auction in 1888. This seems to be the time when the two houses were joined under one roof.

In the early part of the twentieth century the plantation passed out of the Cain family, at which time it still consisted of over 1,200 acres. It became the property of Harry W. Fries but was sold again in 1906 by the executors of Fries's estate to R. A. Spaugh, an agent for the Forsyth Manufacturing Company. The plantation was divided by several conveyances, but it appears that Spaugh sold the homestead tract to Thomas T. Russell in

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1912, who resold the property to Grady T. Hunt in 1935. Hardscrabble has been owned by Roscoe L. Strickland, Jr., and his sister, Rachel Strickland, since November 10, 1941, and is presently in the care of tenants.

In the eighteenth and nineteenth centuries, many of the most influential families in the state built fine houses in and around Hillsborough. Prominent among these was the wealthy Cain family, who built the fine town house, Sans Souci, as well as a country home, Hardscrabble. The latter was the seat of the Cain's extensive land holdings in Orange County (part of which is now in Durham County) for more than 120 years. In addition to its association with the Cain family, Hardscrabble is particularly interesting as a combination of two early houses, one distinctly Georgian and the other Federal, each containing well-executed architectural features characteristic of its period.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Ashe, Samuel A., ed. Biographical History of North Carolina from Colonial Times to the Present. Greensboro, North Carolina: Charles Van Noppen, 1907.

Browning, Hugh Conway. "Information Relating to the Families of Hugh and James Caine, Orange County, North Carolina." (An unpublished manuscript). State Department of Archives and History: Raleigh, North Carolina.

Durham County Records, Durham County Courthouse, Durham, North Carolina, Office of the Register of Deeds. (Subgroups: Deeds and Wills).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	36°	08'	01"
NE	°	'	"	°	'	"	78°	57'	36"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Eight Acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Survey Planning Unit Staff,  
John B. Wells, III, Supervisor

ORGANIZATION: State Department of Archives and History

DATE: 10 September 1971

STREET AND NUMBER: 109 East Jones Street

CITY OR TOWN: Raleigh

STATE: North Carolina

CODE: 37

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: 

Title: Director, State Department of Archives and History

Date: 10 September 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

Keeper of The National Register

Date \_\_\_\_\_

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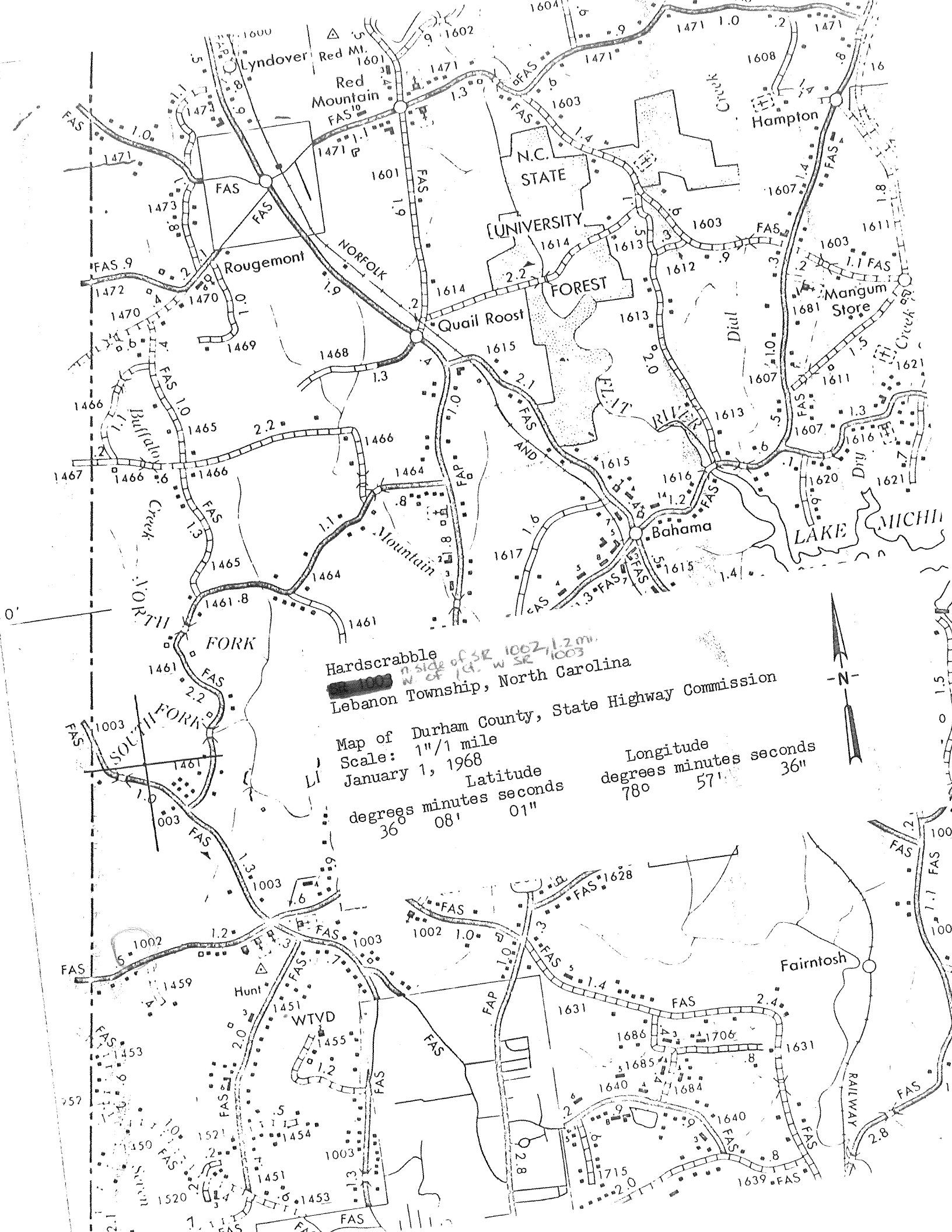
Durham County Records, State Department of Archives and History, Raleigh,  
North Carolina. (Subgroups: Deeds and Wills).

Orange County Records, Orange County Courthouse, Hillsborough, North Carolina,  
Office of the Register of Deeds. (Subgroups: Deeds and Wills).

Orange County Records, State Department of Archives and History, Raleigh,  
North Carolina. (Subgroups: Deeds and Wills).







Hardscrabble  
 n side of SR 1002 1.2 mi.  
 W of 1st. W SR 1003  
 Lebanon Township, North Carolina

Map of Durham County, State Highway Commission  
 Scale: 1" / 1 mile  
 January 1, 1968

Latitude  
 degrees minutes seconds  
 36° 08' 01"

Longitude  
 degrees minutes seconds  
 78° 57' 36"

