



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

October 18, 2016

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

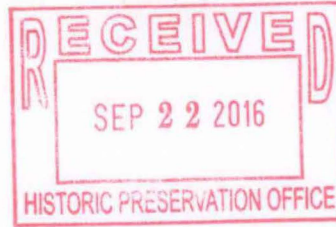
SUBJECT: Historic Structures Survey Report, Replace Bridge 173 on SR 1709 Over I-40, B-5847,
Catawba County, ER 16-1725

Thank you for your letter of September 20, 2016, transmitting the above-referenced report. We have reviewed the report and concur that the Heffner Farm (CT1574) at 1502 Rock Barn Road, Conover, is not eligible for the National Register due to the significant alterations to the ca. 1910 house and the variety of alterations to the accompanying outbuildings, tenant house, and the residence identified as the possible J. P. Heffner house.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



PAT McCRORY
Governor
NICHOLAS J. TENNYSON
Secretary

September 20, 2016

Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

1725

4 Rise 10/14/16
not eligible

Dear Ms. Gledhill-Earley:

RE: **Historic Structures Report:** Catawba County, TIP # B-5847, Replace Bridge No. 173 on SR 1709 (Rock Barn Rd) over I-40.

Dis 10/14/16

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and one digital copy of the Historic Structure Report, as well as a Survey Site form, digital images, and GIS data. The report meets the guidelines for survey procedures for NCDOT and the National Park Service. If you have any questions regarding the accompanying information, please feel free to contact me at 919-707-6088 or slreap@ncdot.gov.

Sincerely,

Shelby Reap

Shelby Reap
Historic Architecture Group

Attachment



**EVALUATION OF HEFFNER FARM (CT1574)
1503 ROCK BARN ROAD
BRIDGE REPLACEMENT (No. 173) ON SR 1709 (ROCK BARN ROAD) OVER I-40
CATAWBA COUNTY, NORTH CAROLINA**

**TIP# B-5847
WBS# 45800.1.1**

Prepared by:

Patricia Davenport, MFA

Prepared for and Funded by:

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

ESI Project Number AR15030.02



August 2016

**Environmental Services, Inc.
4901 Trademark Drive
Raleigh, NC 27610**

**EVALUATION OF HEFFNER FARM (CT1574)
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Human Environment Section**

patricia davenport

**Patricia Davenport, Architectural Historian
Environmental Services, Inc.**

22 August 2016

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is proposing to replace bridge No. 173 on SR 1709 (Rock Barn Road) over I-40, in Catawba County (B-5847). In July 2016, NCDOT requested Environmental Services Inc. (ESI) complete an assessment of the National Register of Historic Places (NRHP) eligibility for the farmstead at 1503 Rock Barn Road (Heffner Farm CT1574). Our investigation and this report was prepared in response to that request and in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966 (as amended), NCDOT's current *Historic Architecture Group Procedures and Work Products*, and the North Carolina Historic Preservation Office's (HPO) *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/ Section 106/110 Compliance Reports in North Carolina*.

As a result of our investigation, following the NRHP criteria for eligibility, Heffner Farm was found **Not Eligible** for the NRHP. Field investigations occurred on August 3 - 4, 2016 and were conducted by ESI Architectural Historian Patricia Davenport.

Resource	NRHP Eligibility	Criteria
Heffner Farm, 1503 Rock Barn Road	Not Eligible	

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1. PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) is proposing to replace bridge No. 173 on SR 1709 (Rock Barn Road) over I-40 in Catawba County (TIP# B-5847; WBS# 45800.1.1). The project location is approximately 0.11 mile north of the intersection of SR 1709 (Rock Barn Road) and I-40 between Conover and Claremont, in the north-central portion of Catawba County, North Carolina (**Figures 1 and 2**). In accordance with Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800.4 *Identification of Historic Properties*), the NCDOT identified one building and associated ancillary features as an architectural resource that may be affected by the undertaking.

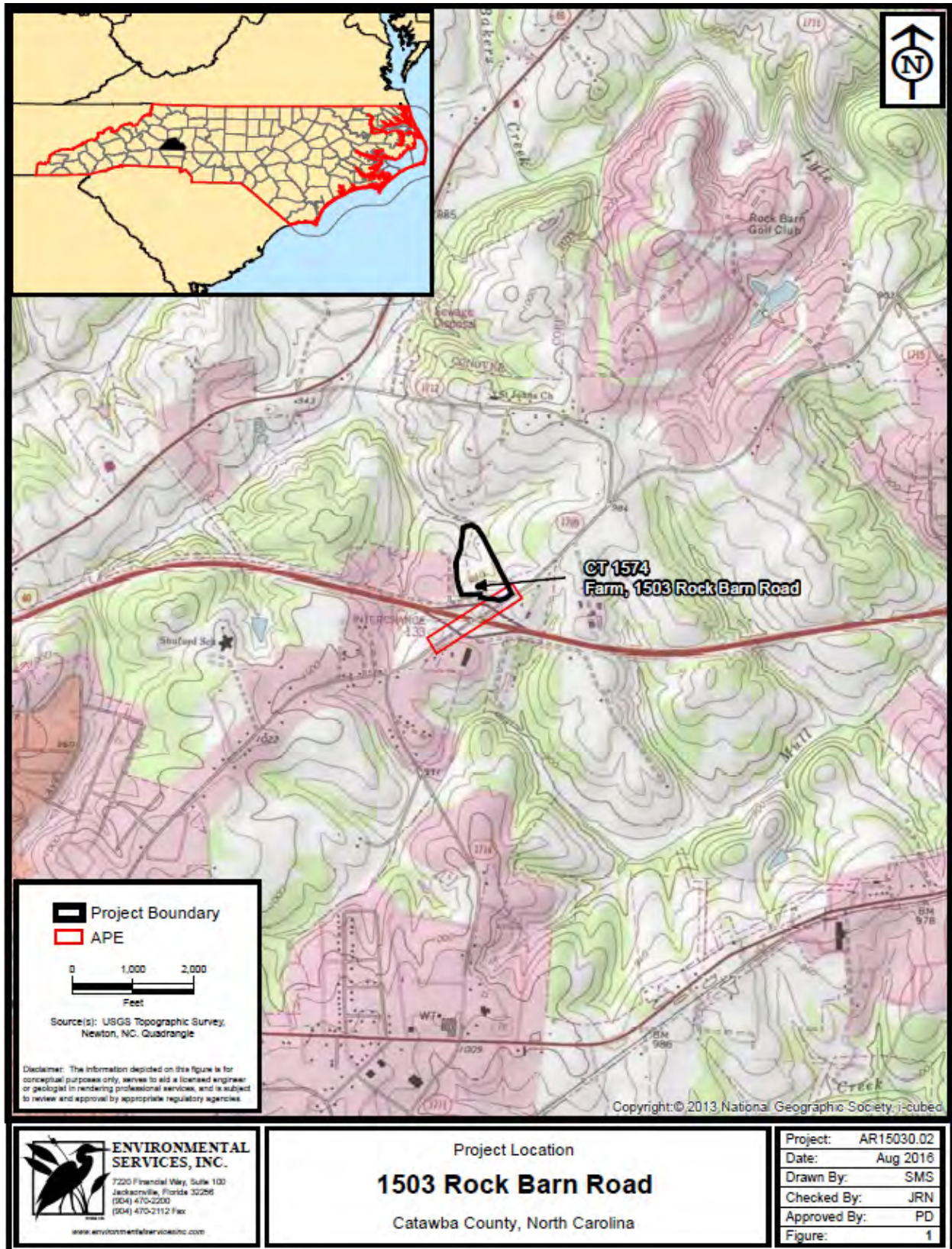
Heffner Farm (CT1574), located at 1503 Rock Barn Road, Conover Vicinity consists of a c.1910 homestead, livestock barns, and secondary structures. The farm is located to the north and adjacent to the proposed bridge replacement and intersection. NCDOT defines this project's Area of Potential Effects (APE) as 125 feet on either side of Bridge No. 173 and 600 feet from each end of that structure. NCDOT Architectural Historians reviewed the properties within the APE and determined that one (1) property(ies) greater than 50 years old warranted further evaluation: [Heffner Farm, CT1574]. This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA, 2007). NCDOT architectural historians established an Area of Potential Effects (APE) for each project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. Catawba County Bridge No. 173 is not addressed in this report. Built in 1957, the structure does not exemplify any distinctive engineering or aesthetic type and is not eligible for the National Register of Historic Places.

At the request of the NCDOT, Environmental Services Inc. performed an intensive level survey to identify, analyze and evaluate Heffner Farm (CT1574). This resource has not been previously evaluated during other surveys.¹

ESI Architectural Historian Patricia Davenport conducted background research on the farm and interviewed the current owner, Dan Hunsucker, who is the great nephew of the original owners. A site visit was made on August 2-4, 2016 to document the structure through photographs as well as study any construction alterations. The interior of the structures were not available for inspection as they are occupied by tenants; the exterior of the homestead was inspected and compared with other homes of similar style and period within the surrounding counties.

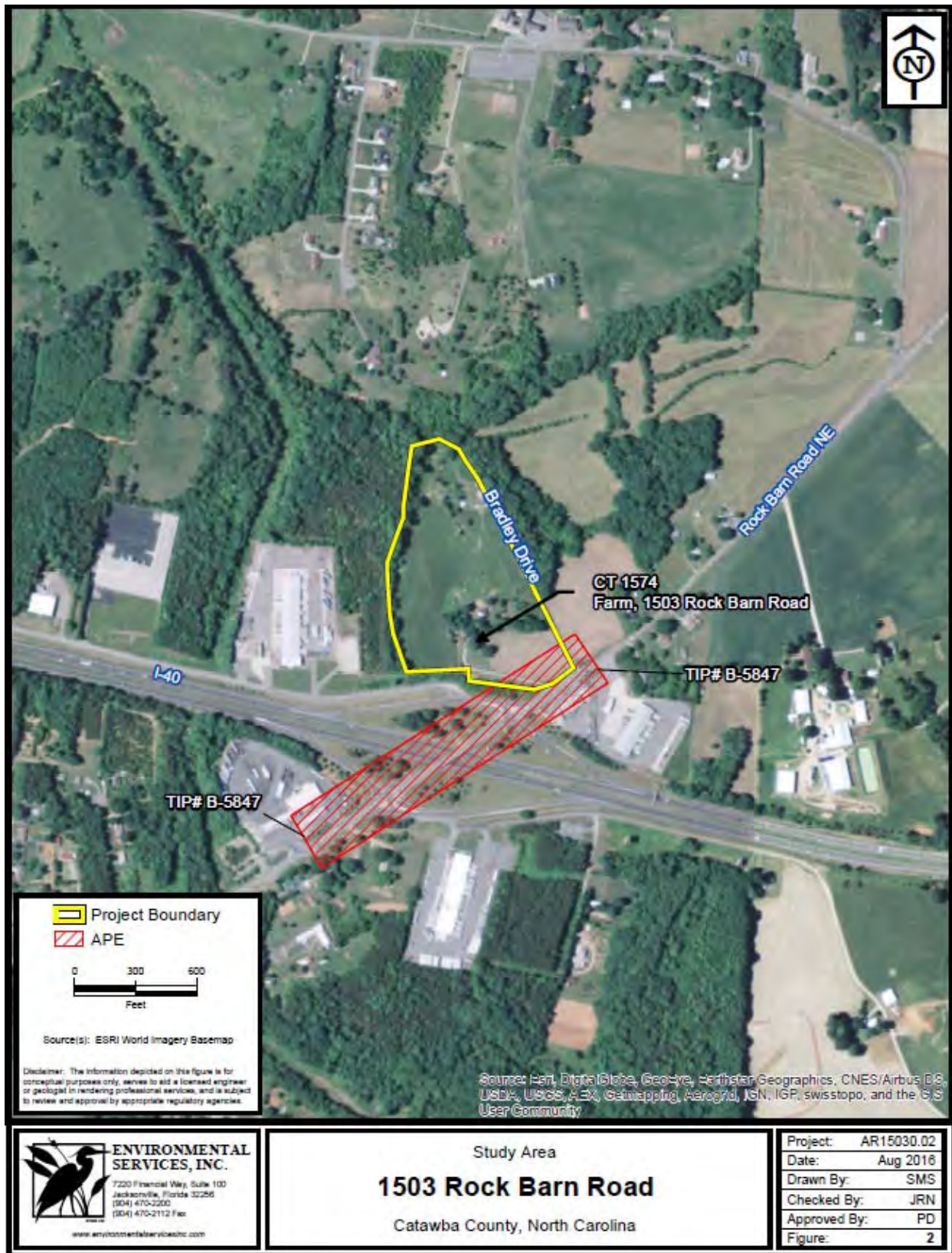
The architectural and cultural significance of the farm was evaluated using the NRHP criteria. The results of our investigation, analysis, and evaluation are contained in this report. This report was prepared in compliance with the Section 106 of the National Historic Preservation Act (1966, as amended); Federal Highway Administration (FHWA) regulations and procedures (23 CFR 771) and NCDOT's Historic Architectural Resources, Survey Procedures and Report Guidelines.

¹ B-5847 Catawba County Historic Structure Report.



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Figure 1. Project Location



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Figure 2. Study Area

**2. NATIONAL REGISTER EVALUATION OF THE FARM,
1503 ROCK BARN ROAD, CONOVER, CATAWBA COUNTY, NC**

Resource Name	Heffner Farm
HPO Survey Site #	CT1574
Location	1503 Rock Barn Road, Conover, Catawba County, NC
PIN	375209152625
Date(s) of Construction	c.1910
Recommendation	Not Eligible

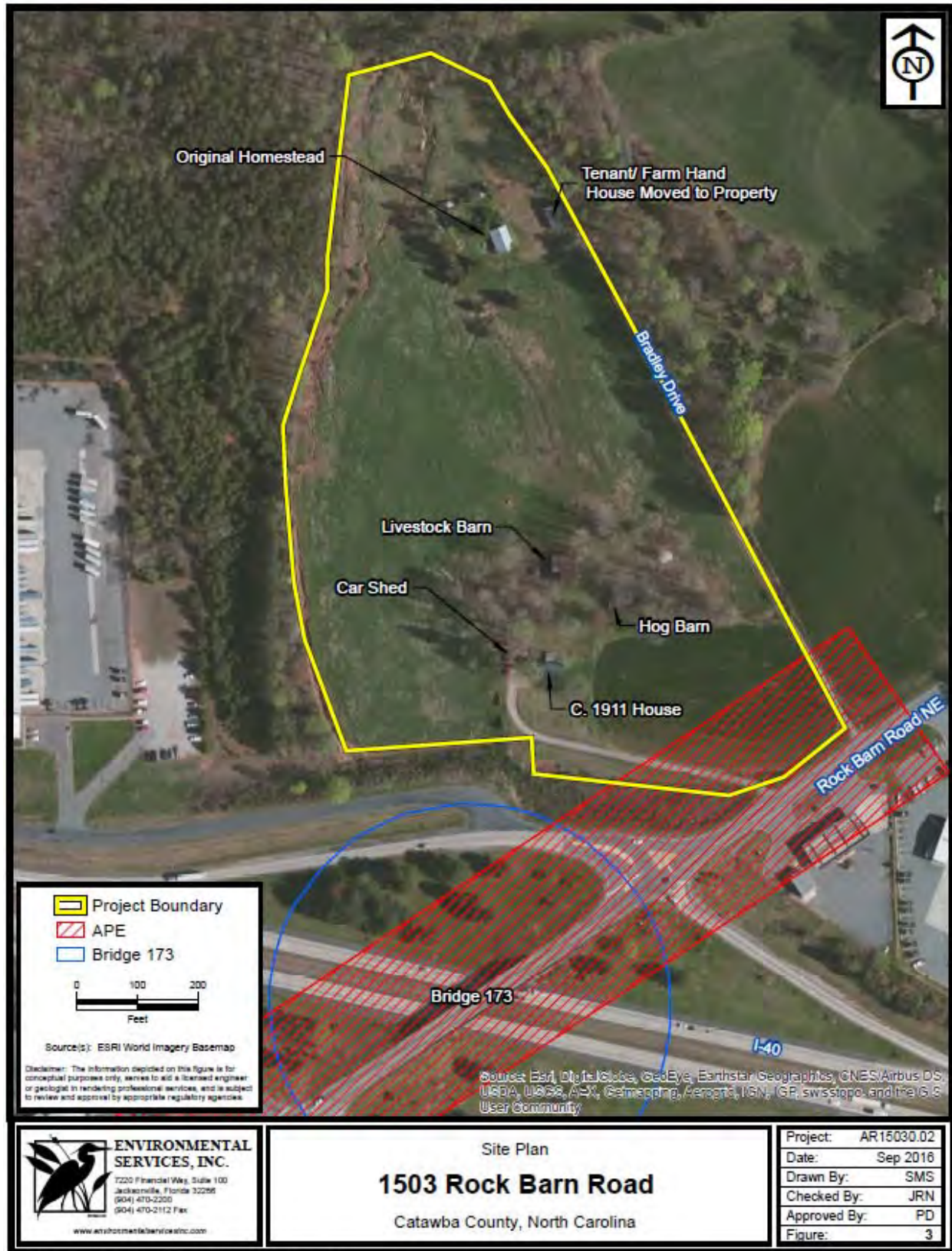


DESCRIPTION

SETTING

Heffner Farm (CT1574) is situated on 15.75 acres on SR 1709 (Rock Barn Road) slightly north of the intersection with I-40 in the north-central portion of Catawba County between Conover and Claremont, North Carolina. Located in a rural area and designated agricultural district with gently rolling topography, the irregularly shaped parcel contains a c. 1910 two-story frame house (I-House), hog barn, livestock and hay barn, car shed, tenant house, and original single story homestead. The majority of the parcel is open field for grazing livestock. The surrounding area is primarily used for agricultural purposes and subsistence farming. Heavily wooded plots surround the parcel on three sides; however, the section closest to Rock Barn Road is used for small crop rotation.

The c.1910 two-story frame house faces south and is located in the south central portion of the parcel. Outbuildings associated with the main house are still present and include a livestock barn directly to the north, a small car shed (c.1930s-40s) to the northwest, and a small hog barn located off the northeast corner of the home. The original homestead and a tenant house that was moved to the property in the 1980s are situated in the far norther section of the parcel. **(Figure 3)**



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Figure 3. Site Plan

INVENTORY LIST

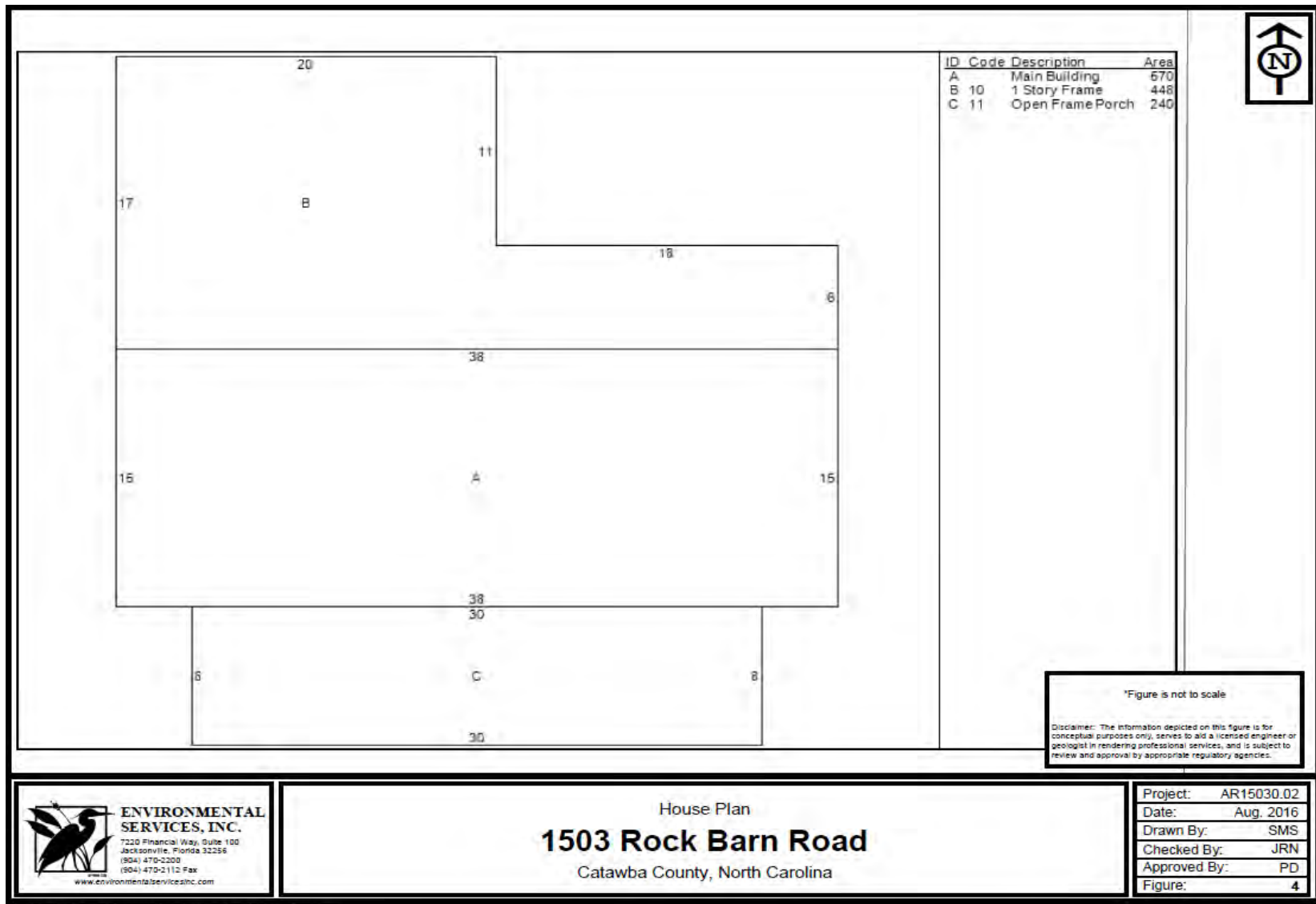
Two-story frame house (I-House) c.1910

Exterior

The symmetrical two-story frame farmhouse was constructed circa 1910-11, rests on a pier foundation (later brick infill) with a heavy wood sill, German siding and corner boards. The exterior of the home has been cloaked with vinyl siding with a similar profile to the original wood cladding. The front porch runs the length of the façade and has a shed roof which is supported by brick piers and tapered columns with a concrete floor and steps. A side gabled roof tops the three bay façade with two brick chimneys piercing the rear slope. The upper portion of each chimney has deteriorated mortar joints and is badly in need of repointing. The main portion of the home is a simple box with a central hallway flanked on either side one-room deep; the rear portion of the home is a single story ell with extended kitchen. Window openings on the main section of the house are horizontally and vertically symmetrical, single one-over-one double hung sash vinyl replacements. The rear portion of the home has single and paired one-over-one windows. The main (front) and secondary (rear) entrance to the home are single hollow core metal doors with nine lights.

Interior

The home is currently being rented and the interior was unavailable for inspection. **(Figure 4)**




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House Plan
1503 Rock Barn Road
 Catawba County, North Carolina

Project:	AR15030.02
Date:	Aug. 2016
Drawn By:	SMS
Checked By:	JRN
Approved By:	PD
Figure:	4

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Figure 4. House Plan



Main house at Heffner Farm, (CT1574) façade and front yard



East elevation of main house



Rear (north) elevation of main house



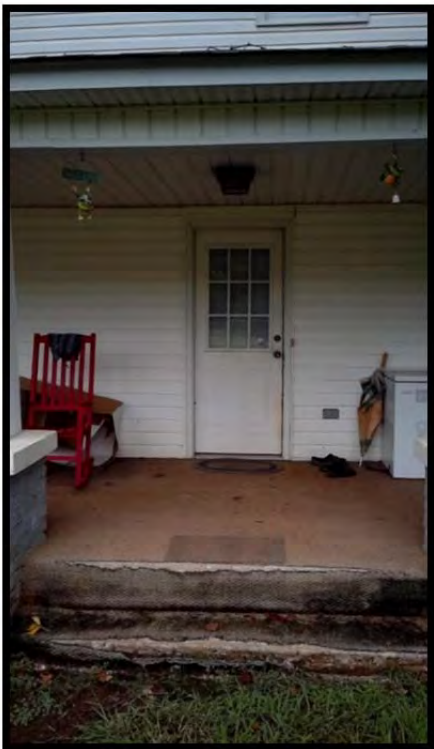
West elevation of main house



1/1 replacement windows



Vinyl over wood columns with brick piers



Replaced front door



**Over-mantle removed from home;
stored in hog barn**



Vinyl siding over wood; disintegrated mortar joints in foundation

Ancillary Features associated with the Farm house

Hog barn c. 1910

Typical of many outbuildings during this time period, the hog barn located on the property is a small rectangular wood frame building with front gable roof covered in five-V crimp sheet metal. There is a small closed side shed addition to the right of the main form. Exposed rafters extend slightly creating a narrow eave and the exterior is clad with beveled wood lap siding. Inspection of the interior revealed a nicely carved over-mantel as well as single weight and pulley window frames. This outbuilding is not actively used and is in poor condition.



Hog barn looking northeast



Front of hog barn; looking north



Northwest corner of hog barn looking southeast

Livestock and hay barn

The construction date for this barn is unknown; however the current owner of the property recalls the structure being present as long as he can remember and speculates the barn would have been constructed at the same time or shortly after the home. The barn is one and a half stories, rectangular in plan with a side gable roof and open shed additions on the north and west elevation. Shed additions are for livestock pens and the interior of the main portion of the barn is used for storing hay. The roof, as well as north, south and east elevations is covered with five-V crimp sheet metal. There are two pedestrian openings on the south façade. Due to the lack of use, this outbuilding is in fair to poor condition. There is a small feed trough constructed of wood and capped with a metal roof adjacent to the barn which was recently placed on a new concrete foundation.



West elevation of livestock and hay barn looking east



Front (south) elevation of livestock barn, looking north



Livestock shed/stables on west side of barn



Feeding trough located west of the livestock barn looking north toward House 2

Car shed c.1930s

A wood frame single-car shed is located to the west of the main house and has a low pitched front gable roof covered with sheet metal. The entry to the shed has been enclosed with rough finish MDF board hinged doors painted red. Original horizontal planks are still present on the north, south and west elevations. The east side of the structure is covered with five-V crimp sheet metal. The shed is used for storage and is in fair to poor condition.



c.1930-40s car shed looking northwest

House 2 (Lloyd Canipe House)

The single story rectangular frame vernacular home located near the extreme northern boundary of the parcel was moved to the property in the 1980s. The structure is currently used as a rental property. It has a three bay façade with centrally located single wood panel door flanked by single one-over-one vinyl windows set under the front porch that extends the majority of the façade with an asphalt shingle covered gable roof supported by square wood posts. Single one-over-one windows are set in a regular fenestration pattern around the home. The house sits on a continuous concrete block foundation and the exterior has been covered in vinyl siding with corner boards. Access to the interior was not available. Overall the home seems to be in good condition and well kept.



Lloyd Canipe House (House 2) looking north



Façade and front porch of Lloyd Canipe house; moved to property in mid-1980s



Southwest corner of House 2 looking northeast



Northwest corner and rear elevation of House 2

House 3 (J. P. Heffner House) c.1880

This simple L-shaped vernacular home is of wood frame construction and clad with German cove drop wood siding, lap siding and corner boards. The front (east side) of the house appears to rest on grade; the rear of the home rests on piers that have been filled in with underpinning. There have been small room additions to the floor plan over time, and the rear porch was enclosed by Dewey Hunsucker.² The façade contains no window openings. A central single door entry is located behind a small front porch under the extended main roof supported by square wood posts. Single one-over-one and six-over-six window openings pierce the north, south and west elevations. The side gable roof is clad in five-V crimp sheet metal with two brick chimneys, one on the ridgeline in the main portion of the home and the second on the south elevation. The home is vacant and in a deteriorated state. The interior of the home was unavailable for inspection.



c. 1880s J. P. Heffner home looking northwest

² Personal communication with Dan Hunsucker on August 17, 2016.



South elevation and possible addition



Rear (west) elevation; enclosed rear porch



Northeast corner of J.P. Heffner house looking southwest



Front yard and driveway of farm looking east toward corn field and Rock Barn Road



Front yard and drive of farm looking west toward pasture



Back yard of c.1910 home on farm looking north toward tenant house and back pasture

HISTORY

The 1886 Catawba County Survey Map shows a P. (Philo) Hefner [*sic*] with a home in the general vicinity of the farm at 1503 Rock Barn Road, suggesting the older single story home located further back (north) on the parcel may have been the original home of Jacob Philo Heffner. The 1902 soils map and the 1910 Rural Delivery Routes map both indicate a structure much closer to the road, suggesting John Lafayette Heffner may have constructed his home slightly earlier than 1910 (the recorded date of construction for the home).

Census records for 1900 and 1910 indicated that Jacob Philo Heffner owned and farmed the property as early as 1900. Jacob appears to have inherited the property in 1890 from Lawson H. Hunsucker (1818–1890; Catawba County Will Book 2, Pg 508). As a child, Jacob was raised by Lawson Hunsucker and his wife Nancy (see 1870 and 1880 census). Lawson’s 1890 will granted Jacob all of Hunsucker’s land: “Having raised J. P. Heffner, I will and bequeath to said J. P. Heffner all my land lying in the County and State above named.” Lawson appears to have been an orphan himself; Lawson’s father Johannes “John” Hunsucker died in 1828 when Lawson was around 10 years old. His mother Barbara died in the early 1820s. Lawson Hunsucker appears to have owned the property from at least 1850 on; however, no records could be found indicating ownership of the property prior to 1850.

Census records for 1920 and 1930 show that John Lafayette Heffner lived adjacent to his parents Jacob Philo Heffner (1854–1940) and Ellen Cloninger Heffner (1860–1935). John Lafayette Heffner’s 1917 WWI draft registration stated that he supported his wife, as well as his parents, by tending both his own and his parent’s farm.

According to the current property owner, John and Edna Heffner used the land for subsistence farming. The Heffner’s brother-in-law Garland Hunsucker started dairy farming on the property when he came home from the war in the mid-1940s. Dewey Hunsucker (son of Anna Smith & Garland Hunsucker) inherited the property in 1985 from his aunt Edna “Mertie” Smith Heffner (1893–1985), who had no children of her own (Catawba County Will Book 85E Pg 167). Edna inherited the property through her husband John Lafayette Heffner (1889–1946) and lived on the property with her sister Anna Smith Hunsucker (also widowed) until her death in 1985.

After Garland died, Dewey Hunsucker managed the farm and increased the number of dairy cows from 15 to 150 head. Dewey cared for his aunt Edna and mother Anna as well as the farmstead. Dan Hunsucker took over farming operations in 1985 and adapted from manual labor to mechanical production; however, in the mid-2000s Hunsucker Farms converted from dairy cows to a beef cattle farm.³

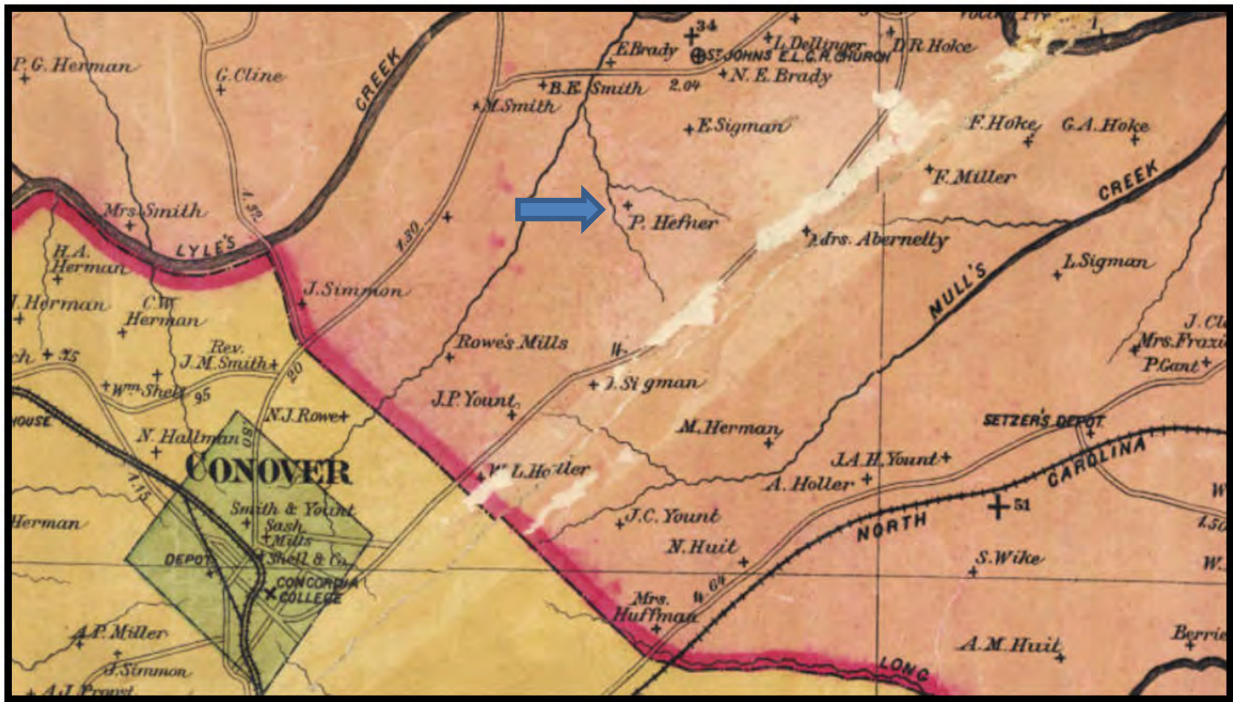
The 15.75-acre property is currently owned by Hunsucker Farms, LLC and was granted by Dewey Clyde Hunsucker and his wife Lorene B. Hunsucker (Catawba County Deeds, Bk 2793 Pg 0333) in 2006 shortly before Mr. Hunsucker died in 2007.⁴

³ Personal communication with Dan Hunsucker and Mack Hunsucker.

⁴ Personal communication with Dan Hunsucker, son of Dewey and Lorene Hunsucker and owner of Hunsucker Farms, LLC. Mr. Hunsucker met with the author during an on-site visit on August, 3, 2014.

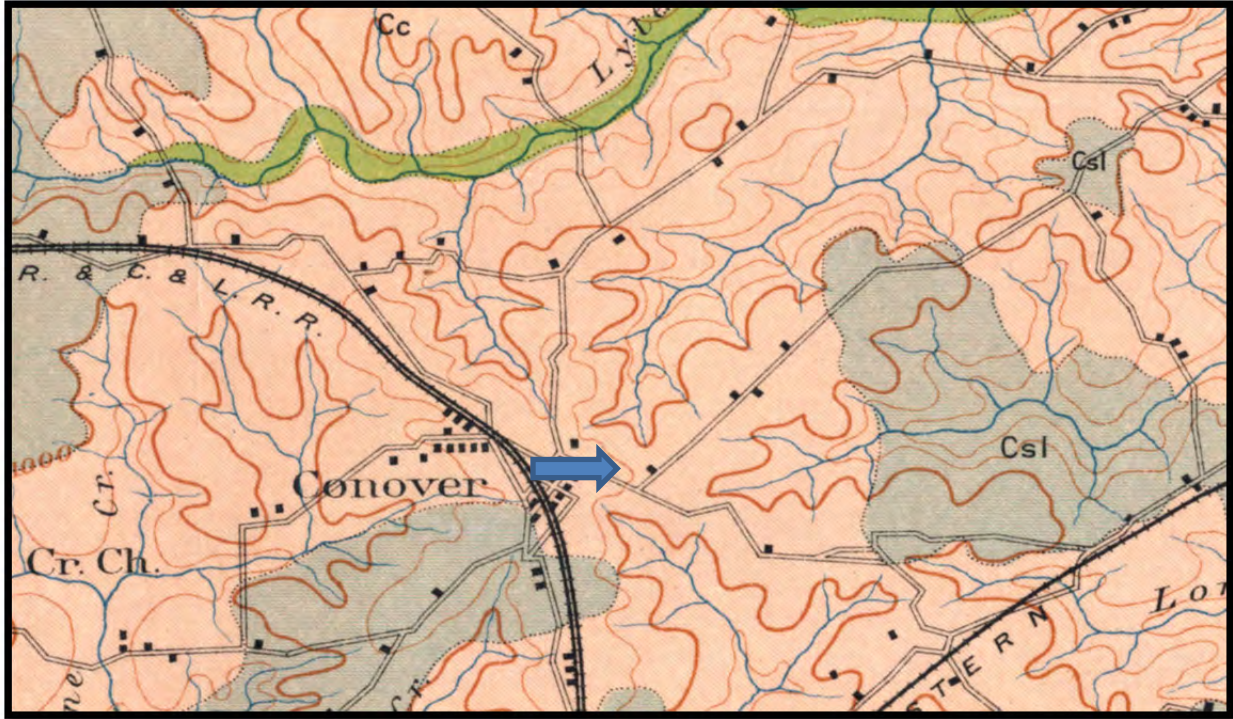
The United States Department of Agriculture Bulletin No. 1070 identified the change in the number of farms in Catawba County between 1860 and 1920. In 1860, there were 1,078 farms; by 1920 the number of farms had increased to 2,916. The main cash crops reported were cotton, corn, wheat and grasses. There were very few dairy farms; however, at the time of the report, Catawba County was frequently referred to as a “dairy county”.⁵

According to Dan Hunsucker, there have not been any major alterations to the floor plan. Exterior renovations occurred in the mid-1990s when his father Dewey replaced the windows and added the vinyl siding. The original front door was a wood panel door with side lights and when the door was removed the opening was framed in and the new door moved over to the left side of the opening. Dewey Hunsucker also added the rear laundry room connected to the kitchen. The roof was replaced in 2009.

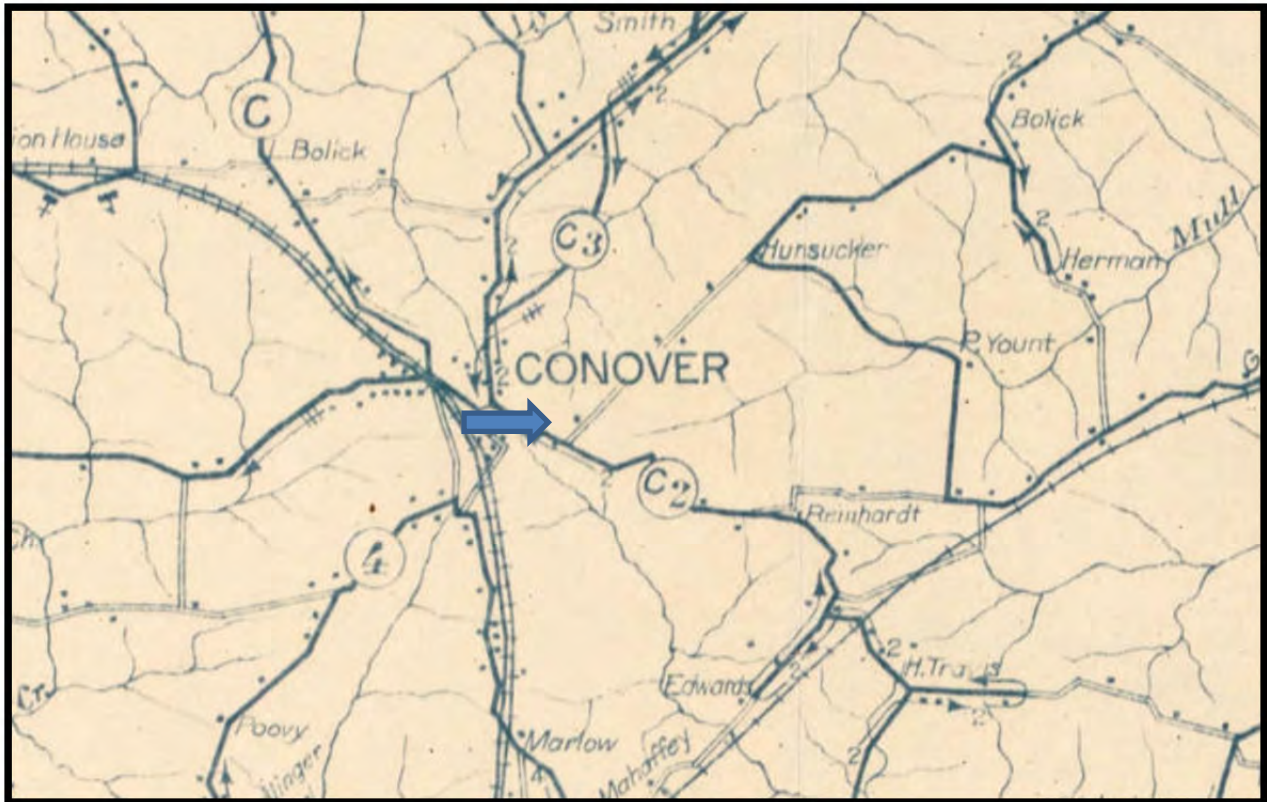


1886 Yoder Survey Map

⁵ University of Illinois Agriculture Library, United States Department of Agriculture, Bulletin No. 1070, pp.1-7.



1902 Soils map



1910 Rural delivery routes

ARCHITECTURAL CONTEXT

Following the American Revolution, a new state and new building type emerged. Most were wood frame, one or one-and-a-half story dwellings with a gabled roof line, with a centrally located entrance, and center hall. Between the 1780s and 1820s, prominent planters adopted national styles and had local artisans combine new styles with traditional forms to produce distinctive new buildings. After the 1830s, the Piedmont area builders created more advanced architecture and often adapted designs from popular builders' guides.⁶ As families grew, room additions would be added to simple one- or two-room structures in order to provide more space. With the addition of ells and wings, many homes took on an "L" or "T" shaped plan. However, throughout the Piedmont and into the surrounding mid-Atlantic region, older forms were still prevalent. Symmetrical rectangular dwellings, one to two stories tall and one to two rooms deep with a single story front porch, rear ell, or lean-to with kitchen were still the preferred choice. This style of structure dominated the rural landscape from the Civil War era in to the 1920s.⁷

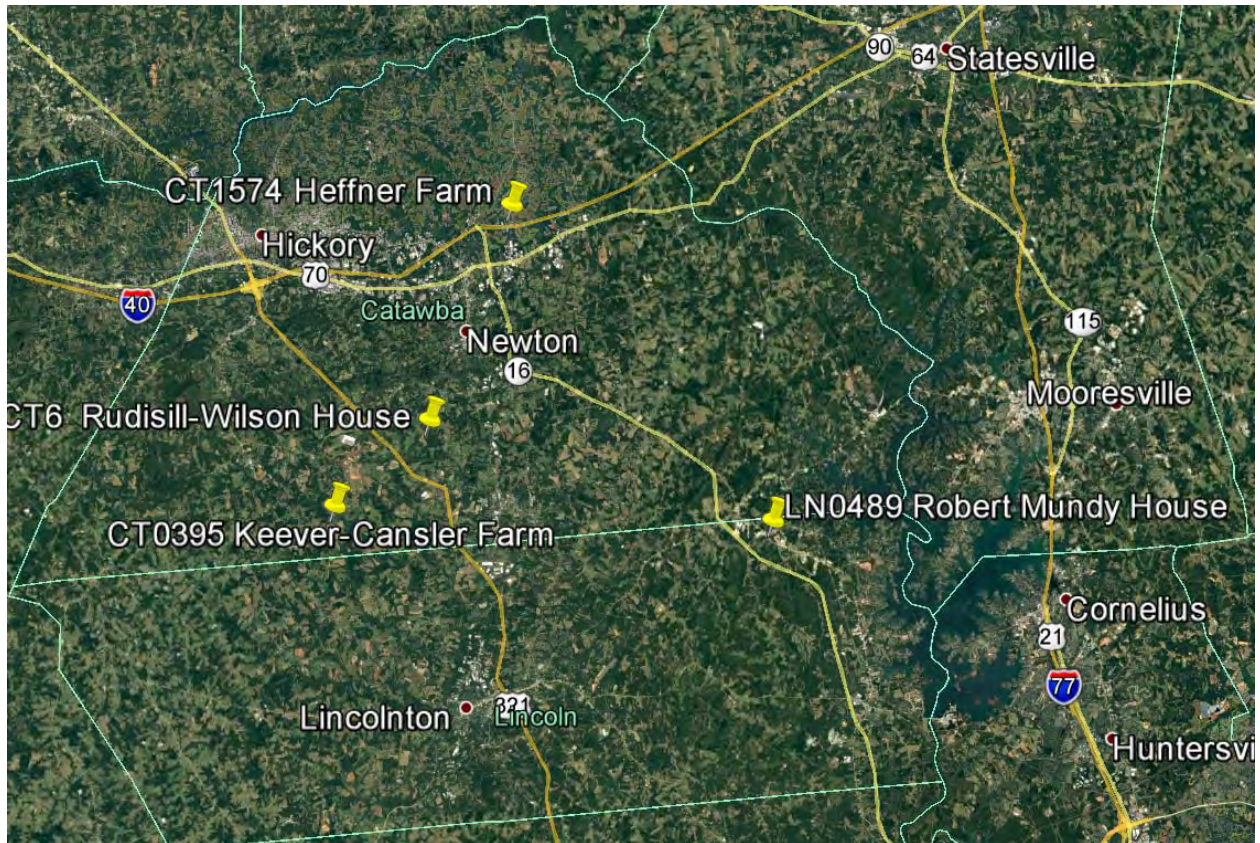
The I-house (a term popularized by Fred Kniffen in the 1930s) is typically a two-story rectangular plan, two rooms wide accessed by central hallway passage and side gable roof. Typically one room deep, these two-story frame vernacular farmhouses have a single story front porch and shed or hip roof extending the length of the façade. A single shed or lean-to addition with extended kitchen creates an ell shape on the rear of the home, and mirrored chimneys normally pierce the roofline at each end.

Comparable Two-story Frame I-houses

A review of the HPOWEB GIS site and field survey, four (4) two-story, frame farmhouses with Federal characteristics (I-Houses) were identified and chosen as a comparison to the Heffner Farm based on their close proximity, date of construction, architectural style, and overall appearance.

⁶ Bishir and Southern, pp9-45.

⁷ Bishir, Catherine W. North Carolina Architecture, pp343-346.



Google Earth Image with location points for comparable structures.



Rudisill-Wilson House (CT0006) c. 1821 Two-story Frame I-house listed in 1973

Rudisill-Wilson House c. 1821 Two-Story Frame I-House

The Rudisill-Wilson House (CT0006) was originally constructed for Michael Rudisill, a German immigrant from Pennsylvania (thought to be a descendent of Michael Rudisill, the first resident minister west of the Catawba River). The home was constructed in 1821 and was sold in 1855 to Ezekiel Wilson. The house is a two-story, three bay I-house with a central hall. It is set on a raised stone foundation, capped with a side gable roof and clad in wood siding. A shed addition extends across the rear of the home and a latter single room addition creates an ell. The front façade is accented by horizontally and vertically centered windows with single wood 9/6 sashes on the second floor and 9/9 sashes on the first floor. The main structure is flanked on each end by single brick chimneys. Detailing on the front porch has been removed since the 1973 NRHP nomination; however, the front door appears to meet the description of the original.⁸ Overall the home is in remarkably good condition considering age and is a handsome example of this particular architectural style.

⁸ Information found in the National Register nomination form prepared by Mr. Samuel F. Keener who was the owner of the property at the time. The property was listed in July of 1973.

Robert Mundy House (LN0489) c. 1850-1870 Two-Story Frame I-House

The Robert Mundy House (LN0489) was built between 1850 and 1870 and was determined eligible in 1993. The home is a one room deep, two-story I-house that rests on a brick foundation; 9/6, 6/6 and 9/9 wood sash windows are centered vertically and horizontally on the three-bay façade and north and south elevations. The rear (west) elevation contains an ell addition and the side gable roof plan is capped with asphalt shingles. Single shoulder brick chimneys flank each end and pierce the ridgeline of the roof. Other detailing on the home includes lap siding and corner boards as well as overhanging eaves. The front entry is a single wood panel door with side lights and transom and is centrally located under the hipped roof of the front porch. Stylistically the home contains much more detailing than the other farm houses that were compared to the Heffner House and was renovated more extensively than the other homes. Overall the home is in very good condition.



Robert Mundy House (LN0489) c. 1850-1870 two-story frame I-house



North elevation of Robert Mundy house

Keever-Cansler House (CT0395) c. 1879 Two-Story I-House

The Keever-Cansler house is located in southwestern Catawba County and was constructed in 1879 for Daniel Keever. After the Civil War, Keever came home and worked in various manufacturing jobs until eventually turning to farming. He farmed cotton, corn, oats, hay and potatoes, and by 1880, Keever had acquired 140 acres surrounding the home and a number of outbuildings. Many of the outbuildings have been converted or no longer exist. The two-story, three-bay vernacular farm house is clad in vinyl siding that presumably covers the original brick exterior. Original reports describe elaborate brick corbelling, a common bond pattern and pencil joints. The structure sits on a brick foundation and is capped by a side gable roof pierced by brick chimneys at each end. The rear ell appears to have been opened to create a small porch however the kitchen portion is still intact. The front porch extends the majority of the façade and a shed roof is supported by wood posts. The home retains the same basic form as the description found in the NRHP nomination with two exceptions: vinyl cladding covering the original brickwork and the replacement of the original 6/6 and 4/4 wood sashes. Overall the house seems to be in good condition.



Keever-Cansler House (CT0395) c. 1879 two-story (brick with vinyl) I-house



South elevation of Keever-Cansler House

All five houses display elements of I-house architecture such as a side gabled roof line, rear ell additions, symmetrical three bay facades, one room deep rectangular plan and front porch with centrally located front entry (see **Table 1** for a summary of architectural elements for each). Each house is set in the original locations and most are still in rural or mostly rural settings and sit relatively close to the highway.

Table 1: Comparison of two-story I-houses in Catawba and Lincoln County

Features	Heffner Farm, (c.1910)	Rudisill-Wilson House (1821) NR Listed 1973	Robert Mundy House (1850-1870) DOE 1993	Keever-Cansler Farm (1879) NR Listed 1990
Roof line (side gable)	Yes with rear shed and gable	Yes with cross gable	Yes with rear cross gable	Yes with rear cross gable
Windows (fenestration pattern and style)	Horizontally & vertically centered; single 1/1 vinyl replacements	Horizontally & vertically centered; single 9/6 & 9/9 wood	Horizontally & vertically centered; single 9/6 & 9/9 wood	Horizontally & vertically centered; 1/1
Symmetrical Facade	Yes/replacement door slightly left of center	Yes; single wood panel door with 4-light transom	Yes; single door with sidelights and transom	Yes; single door with sidelights and transom
Room Depth	One	One	One	One
Front Porch	Yes; shed roof	Yes; shed roof	Yes; hip roof	Yes; shed roof
Ext. Alterations/ Additions	Yes; siding, doors (and front door opening) windows, roof	Yes; front porch detailing and rear addition	Yes; rear additions	Yes; siding over brick; windows, porch doors
Setting	Rural; sits off road on acreage	Rural; sits close to road on acreage	Somewhat rural but close to business; sits close to road	Rural; sits close to road on acreage
Rear ell	Yes	Yes	Rear additions not a typical ell	yes
Outbuildings	Yes	Unknown	Yes	Yes

INTEGRITY

Historical photographs were not available for comparison with the current appearance of the house; however, an in depth interview with the current owner, who is the great nephew of the original owner, was very helpful in the evaluation.

The original c1910 structure with its rectangular plan and rear ell is still present. The original windows have been replaced with new one-over-one vinyl double hung sashes and the front entry with single wood panel door, side lights and transom were removed and partially enclosed in favor of a single hollow core front door. The rear ell was altered slightly to accommodate a laundry room adjacent to the rear kitchen. Original wood siding has been covered with vinyl siding; however, the overall appearance is relatively similar to the original.

Most outbuildings remain on the property, including a livestock and hay barn, hog barn and car shed and are in fair to poor condition. While the alterations that have been made slightly

diminish the integrity of the materials, workmanship and design of the main house, the farm retains its integrity of location, setting, feeling, and association to the farmstead and surrounding landscape.

EVALUATION

Heffner Farm was evaluated using criteria set forth by the National Park Service (NPS) who governs the National Register of Historic Places (NRHP). In order for a site, building, etc. to be considered a significant historic property, it must meet one or more of four specific criteria established in 36 CFR Part 60, National Register, and 36 CFR Part 800, Protection of Historic Properties. The National Register criteria for evaluation are stated as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;

Criterion A: Properties that are associated with events that have made a significant contribution to broad patterns of our history;

Criterion B: Properties that are associated with the lives of persons significant in our past;

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and

Criterion D: Properties that have yielded, or may be likely to yield, important information in prehistory or history.

Heffner Farm and its associated resources are important to the local community (agricultural district) and the Hunsucker family who now owns the property for its continued agricultural use. The Hunsucker family has a long history associated with farming in the Conover vicinity however; the farm has not directly had an impact in shaping farming or other events in the area and therefore lack significance in Criterion A. Furthermore, the property does not appear to be associated with a person who had a significant impact in the area and therefore lacks significance in Criterion B.

Properties may be eligible if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction. The Heffner Farm retains much of its integrity associated with subsistence farming and many of the outbuildings are still intact; however, due to the removal of original fabric and

replacement of unlike materials many character defining features were lost. Therefore, Heffner Farm is recommended not eligible under Criterion C.

A thorough investigation of the property and its history was performed during the survey. It is unlikely that further investigation will yield more information important to local or regional history. Therefore, Heffner Farm is recommended not eligible under Criterion D.

In summary, Heffner Farm and its associated resources have had unsympathetic alterations since originally constructed in 1910. Overall the farm retains its integrity of location, setting, feeling and association; however, unlike the comparable farm houses, it does not maintain the integrity of materials and workmanship often associated with homes of this period, and therefore diminishes the design aesthetic. As a result of this investigation and evaluation, Heffner Farm does not appear to be eligible for the National Register under any criteria.

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