

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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

May 26, 2017

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 for the Replacement of Bridge 186 over Unnamed Creek on SR 2568 (Rimertown Road), Rowan County, ER 17-0766

Thank you for your letter of April 24, 2017, transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the Yost-Ketner Farm (RW2172) is not eligible for listing in the National Register of Historic Places under any criteria.

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION



ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER17 0766

Renee Gledhill-Earley
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

April 24, 2017

Hannah
+ Beth 4/23
Due 5/16
Page 6/20/17

Dear Gledhill-Earley:

Due 5/17/17

RE: Replace Bridge No 186 on SR 2568 (Rimertown Rd) over unnamed creek.

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No 186 on SR 2568 (Rimertown Rd) over unnamed creek in Rowan County. The initial screening of the Area of Potential Effects (APE) was conducted in July 2016. The presence of a circa 1900 farmstead was noted in the APE was noted and an eligibility evaluation was recommended. NCDOT contracted with Environmental Services, Inc. to conduct a field survey and complete an intensive evaluation of the property. The attached report concluded that the Yost-Ketner Farm is not eligible for the National Register of Historic Places.

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at sreap@ncdot.gov.

Sincerely,

Shelby Reap
Historic Architecture Section

Attachment

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1020 BIRCH RIDGE RD
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**EVALUATION OF YOST-KETNER FARM (RW2172)
640 RIMERTOWN ROAD
REPLACEMENT OF BRIDGE NO.186 ON SR 2568 (RIMERTOWN ROAD)
ROWAN COUNTY, NORTH CAROLINA**

WBS# 17BP.9.R.14

Prepared by:

Patricia Davenport, MHP

Prepared for and Funded by:

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

ESI Project Number AR15030.03



April 2017

**Environmental Services, Inc.
4901 Trademark Drive
Raleigh, North Carolina 27610**

**EVALUATION OF YOST-KETNER FARM (RW2172)
640 RIMERTOWN ROAD
REPLACEMENT OF BRIDGE NO.186 ON SR 2568 (RIMERTOWN ROAD)
ROWAN COUNTY, NORTH CAROLINA**

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4901 Trademark Drive
Raleigh, North Carolina 27610**

Prepared for and Funded by:

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

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

18 April 2017

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to replace bridge No. 186 on SR 2568 (Rimertown Road) over an unnamed creek in Rowan County (WBS# 17BP.9.R.14). NCDOT requested Environmental Services Inc. (ESI) complete an assessment of the National Register of Historic Places (NRHP) eligibility for the farmstead located at 640 Rimertown Road (Yost-Ketner Farm – RW2172). Our investigation and this report was prepared 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, the Yost-Ketner Farm (RW2172) was found **Not Eligible** for the NRHP. Field investigations occurred on January 8–10, 2017 and were conducted by ESI Architectural Historian Patricia Davenport.

Resource	NRHP Eligibility	Criteria
Yost-Ketner Farm, 640 Rimertown Road	Not Eligible	

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1. PROJECT DESCRIPTION AND METHODOLOGY

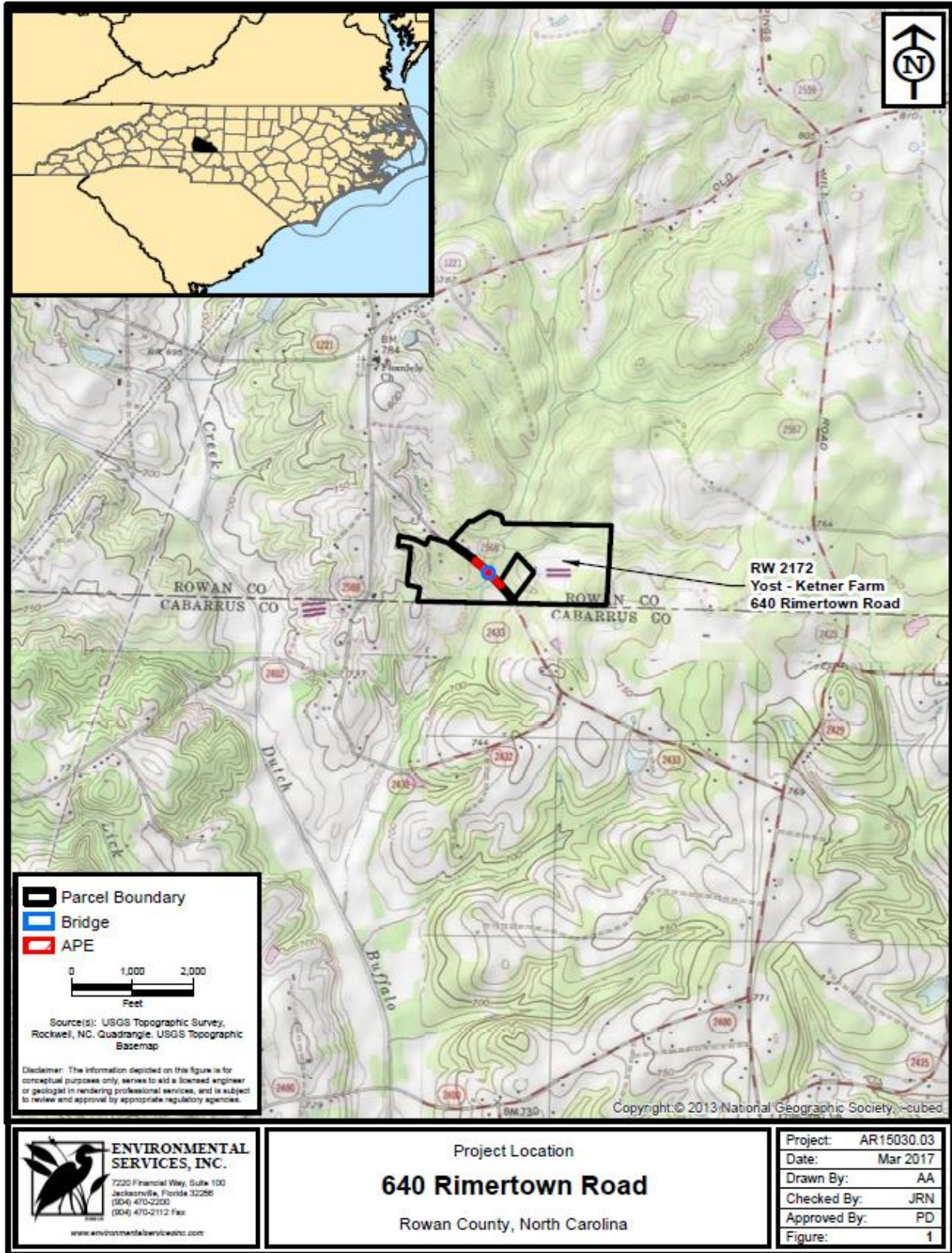
The NCDOT proposes to replace bridge No. 186 on SR 2568 (Rimertown Road) over an unnamed tributary of Dutch Buffalo Creek in Rowan County (WBS#17BP.9.R.14). The project location is approximately 0.5 mile southeast of the intersection of SR 2568 (Rimertown Road) and SR 2569 (Phaniel Church Road) and 0.12-mile northwest of the Cabarrus County line, in the south-central portion of Rowan 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 dwelling and associated ancillary features as a potentially significant architectural resource that may be affected by the undertaking.

Yost-Ketner Farm (RW2172) at 640 Rimertown Road, Rockwell vicinity, consists of a c. 1890s homestead, double-crib log barn, granary, tool shed, and car shed. The homestead is located to the northwest of the proposed bridge replacement and the associated acreage is within the project study area. NCDOT defines this project's Area of Potential Effects (APE) as 45 feet from the center line on either side of Bridge No. 186 and 500 feet from each end of that structure. NCDOT Architectural Historians reviewed the properties within the APE and determined that one (1) property greater than 50 years old warranted further evaluation: [Yost-Ketner, RW2172]. This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA, 2007 [revised 2015]). NCDOT architectural historians established an APE for each project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. Rowan County Bridge No. 186 is not addressed in this report. Built in 1976, the structure does not exemplify any distinctive engineering or aesthetic type and is not eligible for the NRHP.

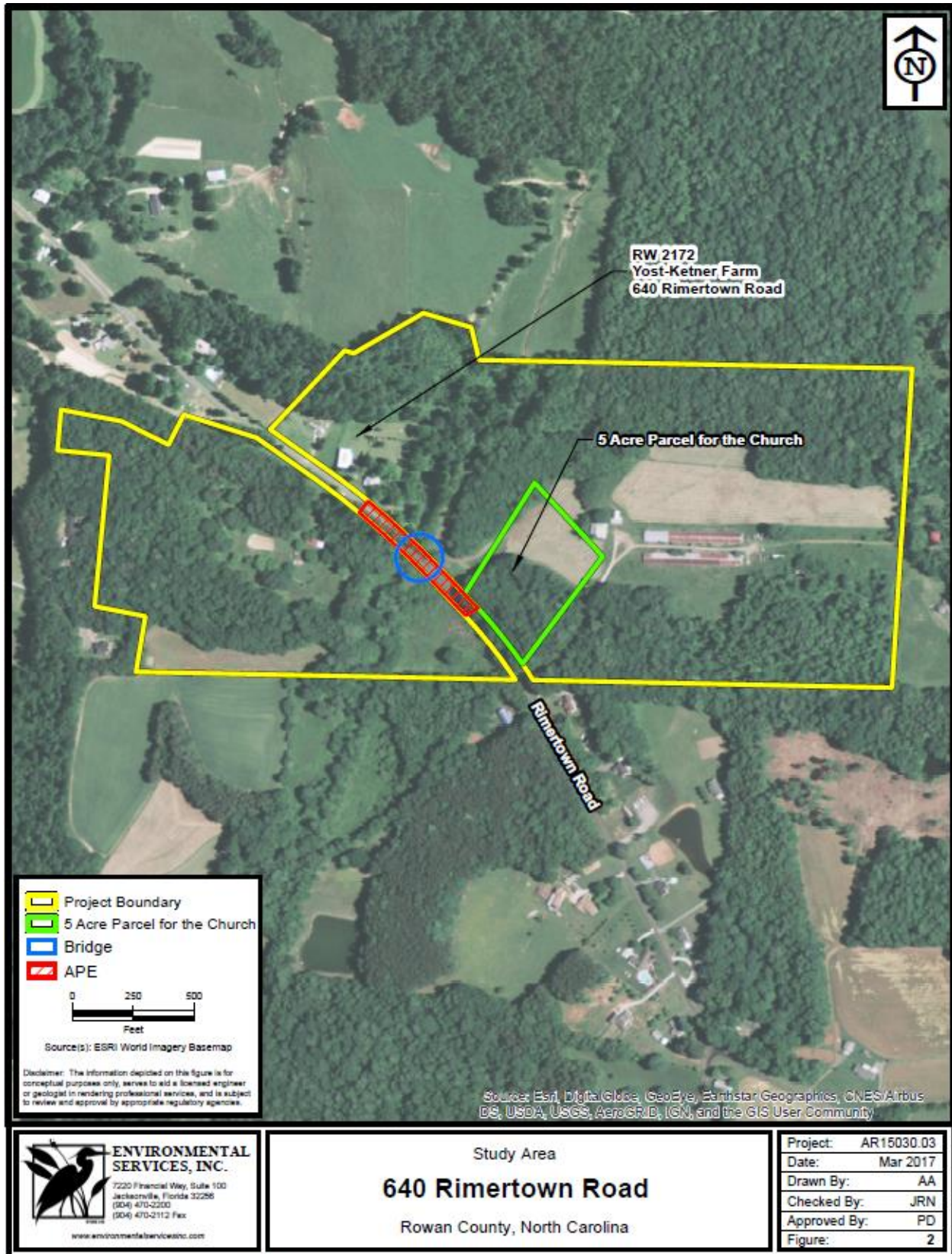
At the request of the NCDOT, Environmental Services Inc., performed an intensive level survey to identify, analyze and evaluate Yost-Ketner Farm (RW2172). This resource has not been previously evaluated during other surveys.

ESI Architectural Historian Patricia Davenport conducted background research on the farm and interviewed the current owner, Annie Faggart, and her son Jeff Faggart. A site visit was made on January 8–10, 2017 to document the structure through photographs as well as study any construction alterations. The interior of the structure was not available for inspection; 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, which 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.



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**2. NATIONAL REGISTER EVALUATION OF YOST FARM,
640 RIMERTOWN ROAD, ROCKWELL, ROWAN COUNTY, NC**

Resource Name	Yost-Ketner Farm
HPO Survey Site #	RW2172
Location	640 Rimertown Road, Rockwell, Rowan County, NC
PIN	435 018
Date(s) of Construction	c.1890s
Recommendation	Not Eligible



DESCRIPTION

SETTING

Yost-Ketner Farm (RW2172) is situated on two parcels of land totaling 87.43 acres on SR 2568 (Rimertown Road) slightly south-east of the intersection with SR 2569 (Phaniel Church Road) in the south-central portion of Rowan County between Rockwell and Concord, North Carolina. Located in a rural area with grazing pastures and gently rolling topography, the irregularly shaped parcel encompasses the study area and contains a c.1890s one-and-a-half-story frame dwelling with gabled front addition, double-crib log barn, frame granary, tool shed, car shed, chicken coop, and wagon shed; two c. 1980s chicken houses, shavings and tool shed; c. 1980 church building; the 1961 brick home of Annie Faggart, the T. M. Yost house (1880-1890), c.1892 Yost Post office, Sloop School (log construction), and canning shed (log construction); and a c.1970s mobile home.

The property is divided into two parcels by SR 2568 (Rimertown Road), which transects the property in an east-west orientation. There is a five-acre plot of land on the north side of SR 2568 sited in the middle of the Faggart property that is owned by Harvest Independent Baptist Church. Calvin and Annie Faggart sold the five acres to the church in 2009 (DB1149PG473). Jeff Faggart (son of Calvin and Annie Faggart) is the Pastor of Harvest Independent Baptist Church. According to Mr. Faggart, the five-acre plot is managed for cattle grazing at this time; however, it was sold to the Church with intentions of building a place of worship. Mr. Faggart also mentioned that if a church is not constructed on the property within a certain period of time, ownership reverts to the family.

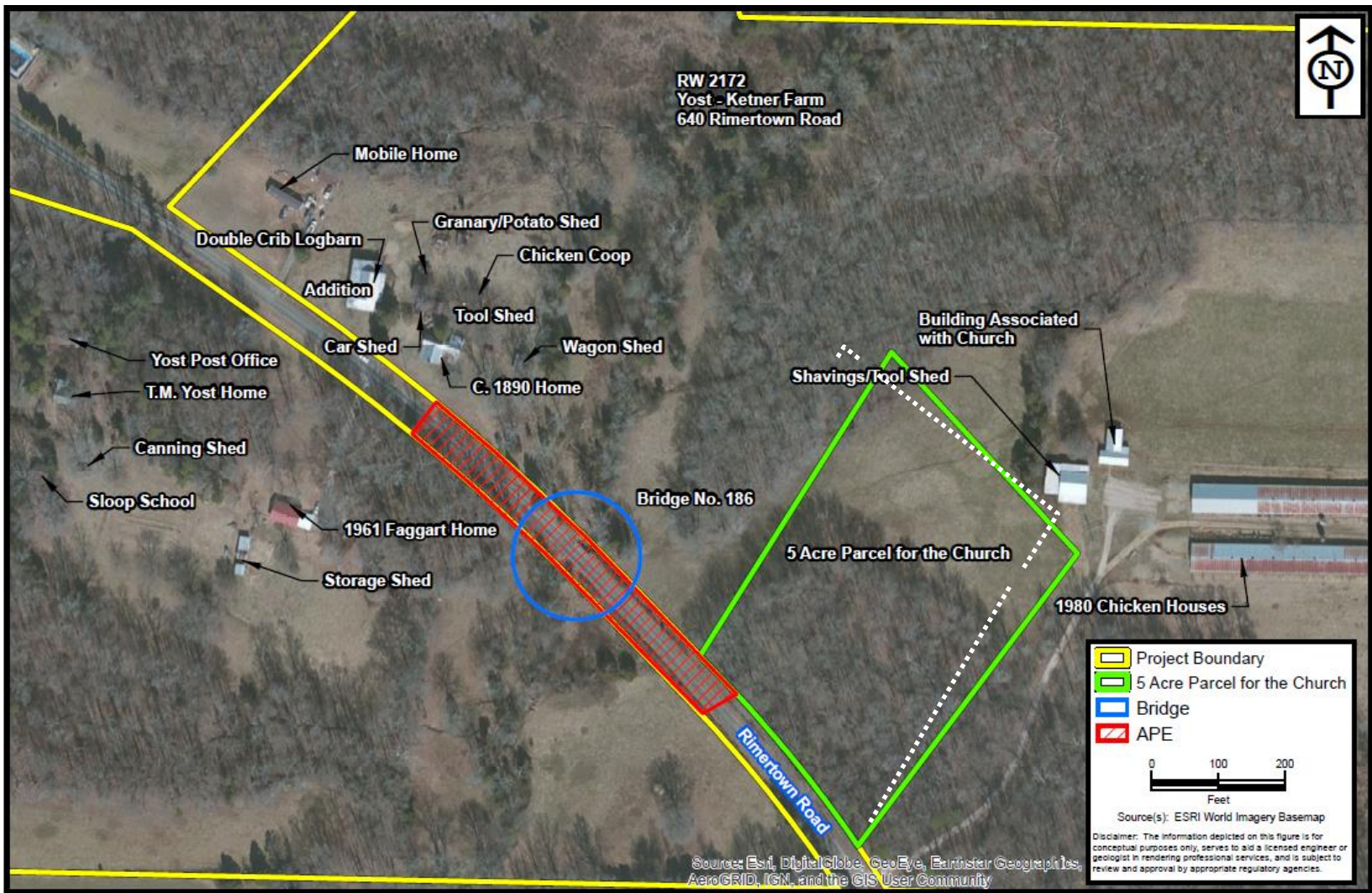


Yost-Ketner Farm; looking northeast from Rimertown Road demonstrates the relationship of the home with the outbuildings. Image provided by the North Carolina Department of Transportation.

An unnamed creek flows through the middle of the property in a north south orientation with tree coverage along the creek bed. Over half of the property is forested; the other half is utilized for grazing pastures. Hog wire fencing has been used to enclose a small patch of pasture to the north, east and south of the c.1890s home. The car shed, tool shed, and chicken coop are in closer relation with the home, while the granary and log barn are behind the fenced pasture area. The only evidence of crop farming on the property is that of hay cultivation in the far northeast corner of the parcel on land surrounding the 1980s chicken houses. Only a small amount of hay is produced from this effort and is primarily used for sustaining the handful of livestock currently on the property. There are no orchards or other crops grown on the farm (Figure 3).



Yost-Ketner Farm back and side yard, looking northwest from the bridge



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Site Plan
640 Rimertown Road
 Rowan County, North Carolina

Project:	AR15030.03
Date:	Mar. 2017
Drawn By:	AA
Checked By:	JRN
Approved By:	PD
Figure:	3

Path: F:\GIS\Projects\AR\2015\03\03\fig\SitePlan_Landscape.mxd Date: 3/30/2017 1:15:42 PM

INVENTORY LIST

Northern Parcel

Yost-Ketner Farmhouse – c.1890s

Exterior

The one-and-a-half story with unfinished attic frame farm house was constructed c. late 1890s and rests on granite piers and a stacked rock foundation with deteriorated heavy wood sill and floor joists. The exterior of the home has been covered with vinyl siding with a similar profile (German/drop cove siding) to the original wood siding on the facade. The partially enclosed front porch runs half the length of the façade and has a shed roof with modern 2x4 wood supports and screening atop brick piers with a concrete floor and step. A moderately pitched cross gabled roof with 5-v crimp metal tops the building with three brick chimneys interrupting the front (west), side (south) and rear (east) gabled elevations. The ridgeline of the roof hosts five connecting metal lightning rods with milk-glass balls. Joints below the shoulder of the chimney on the south elevation have been pointed with a cement mortar and are in good condition; however, portions of the neck look as if to have a higher lime content and need repointing. The other chimneys appear to have all cement mortar.

Upon site inspection, the home gives the impression of having two main blocks with several later additions. The current owner stated that the original structure was one room and later divided with the addition of interior walls. The original single room dwelling contains a symmetrical façade with a centrally located door flanked by single one-over-one windows. The second block, which appears to have been an early addition, forms the front gable and northern portion of the home.

Extant wood lap siding on the rear elevation and façade (above the front porch ceiling) suggests this was the original exterior covering and the drop cove siding on the front could have been applied when the two sections were joined. The front gabled section of the home is connected to the one room dwelling with robust wood framing that was never finished with siding, suggesting the gabled section was the addition. Furthermore, the drop cove siding on the façade under the front porch does not match; the wood siding on the gabled section is wider than the wood siding on the single room dwelling.

According to the current owner, the original kitchen (rear central portion of the house) was separate from the main house. Annie Faggart believed the Dry [Inez Dry Faggart] family joined the two buildings, suggesting that this took place between 1941 and 1943 (when William H. Faggart and Inez Dry owned the property). Other alterations included an enclosed rear porch with paired wood two-over-two windows, and a rear ell with concrete block foundation. The owner advised that these additions were made prior to purchasing the property but after the addition of the detached kitchen, which would be c.1950s. A review of the Rowan County tax records did not provide any additional information on construction dates.

The owner recalled updating the home about 20 years ago by covering the exterior with vinyl siding and replacing the windows with the same style that was in the home at the time (currently

one-over-one wood sash and single pane square awning windows). A single, six-light, three panel wood door with wood box trim serves as the main entrance and is located under a semi-enclosed porch with shed roof, and bead board ceiling. Original porch supports have been removed but four brick piers with concrete caps remain (partially covered by the vinyl siding). A secondary entry is located to the left of the main entry and is a wood panel door with detailed trim and two vertically oriented rectangular windows above.

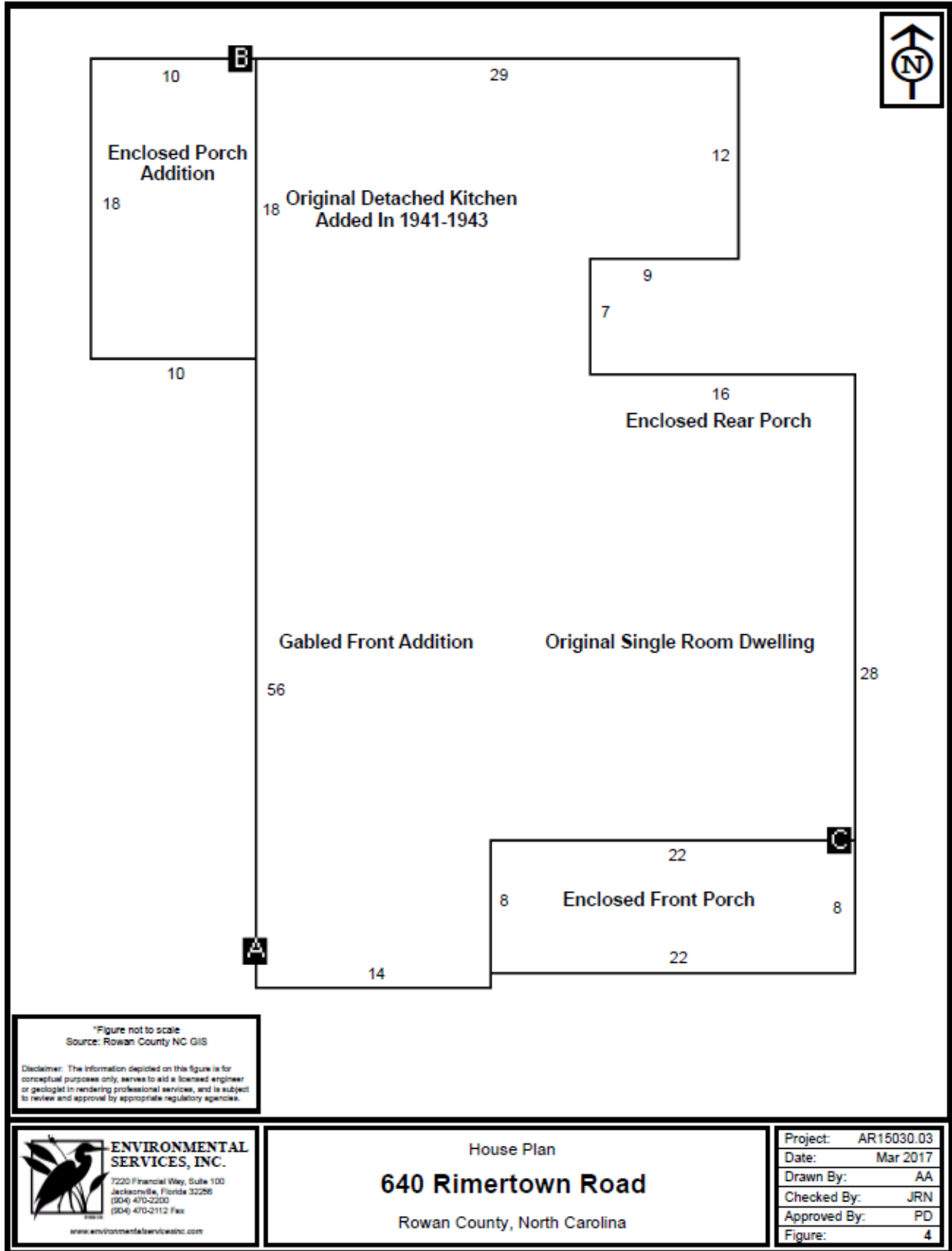
Wide planks with a rough edge (unfinished edge) were used for sheeting the exterior prior to siding being added. A small, single one-over-one window allows light into the unfinished space. Round, wood logs are used for the main roof truss system and horizontal roughhewn wood slats are used for nailing the roofing material. Originally topped by wood shingles, the roof is now covered with 5-v crimp sheet metal. A small section of unpainted wood siding that matches the profile of the siding on the rear of the house is still present above the ceiling of the front porch.

Interior

The home was rented for a period between 1923 and 1941 and again between 1961 and the present. The home is currently vacant and per the owner has not been rented to tenants in the last ten to fifteen years.

The interior of the home is in deteriorated condition and was not safe for inspection. A partially enclosed front porch runs half the length of the façade and is currently used for storage. Upon examination, a small opening in the front porch ceiling was found that allowed for a view of the unfinished attic space which is located above the original single room dwelling on the southwest side of the house closest to Rimertown Road. According to the owner, this portion of attic space was never finished and was used for general storage as well as storing canned goods and hanging meats.

Mr. Faggart recalls there were two bedrooms on the upper story of the gabled front portion of the home; however, they were not normal height and the bedrooms were separated from the unfinished space. The owner did not elaborate on any other details of interior aside from that the original home was a single room and interior walls were added later.



*Figure not to scale
 Source: Rowan County NC GIS

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

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House Plan
640 Rimertown Road
 Rowan County, North Carolina

Project:	AR15030.03
Date:	Mar 2017
Drawn By:	AA
Checked By:	JRN
Approved By:	PD
Figure:	4

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c.1890s house at Yost-Ketner Farm, (RW2172) façade and front yard, looking east



South elevation of main house



Rear (east) elevation of main house



North elevation of main house



Single 3/panel, 6/light wood door main entry with drop siding and bead board ceiling



3/panel, 2/light wood door with molded trim; mix-matched drop siding



Lightning rod with glass ball located on top of Yost-Ketner home and log barn



Granite pier foundation; rear shed porch



One-over-one replacement sash windows

Double-crib Log Barn (late 19th century)

The robust double-crib log barn is the largest structure on the property and is typical of the dominant form found in the Piedmont during the nineteenth century. Two cribs flank a central passageway and a U-shaped addition wraps around the south, west and north sides. A side-gabled roof tops the central portion of the barn extending out over the front of the barn and is supported by round wood posts; the U-shaped addition has a shed roof, and the exterior is clad in wide plank horizontal wood siding and corner boards. The barn is still being used to house cattle and store hay and feed; its large wood logs lack chinking and are joined at the corners with half dovetail joinery. It is deteriorating but in fair condition.



Front of the double-crib barn looking west



Central section of original portion of barn



Rear (west) elevation of double-crib log barn



Half dovetail joint detail on double-crib log barn

Tool Shed (c.1900)

The construction date for this shed is unknown; however, the current owner of the property recalls the structure being present as long as she can remember and speculates the shed would have been constructed at the same time or shortly after the home. The shed is a gabled front single story with loft structure flanked by sheds for buggy or trailer. The loft extends over the single entry; the exterior is clad with wood siding and roof is topped with 5-v crimp sheet metal. It is deteriorating and in poor condition.



Tool shed looking north



Rear elevation of tool shed, looking south

Car Shed (c.1920s-1930s)

A wood frame single-car shed is located to the north of the main house and has a low pitched front gable roof covered with sheet metal. The construction date for this shed is unknown; however, board and batten detailing and the general appearance suggests 1920s or 1930s construction. There is an enclosed section at the rear of the shed that is clad in board-and-batten on three sides and contains two single six-light windows; the front portion of the shed is open. The car shed is in fair condition.



Car shed looking north with tool shed to the right (east)

Granary (c.1920s-1930s)

The date of construction for the granary is unknown; however, it contains the same board-and-batten detailing as the car shed and could have been built in the 1920s or 1930s. According to the current owner, the previous owners stored potatoes in the barn as well grain and corn for the livestock. The two story, wood frame structure has a rectangular footprint, is clad with a variety of wood siding (wide plank weather board and board-and-batten) and has a low pitch gabled roof covered with 5-v crimp sheet metal that extends over the facade. A set of paneled wood doors has been added to the centrally located entrance; other single door entrances maintain the original vertical wood-plank doors on metal strap hinges. The granary is still in use but is in fair to poor condition.



Granary located to the north of the car shed, looking north



Rear elevation of the granary, looking west

Chicken Coop (c.1940s)

The chicken coop is located to the north of the house and appears to be newer construction. It is slightly rectangular in plan, with a shed roof and horizontal shiplap siding that was once covered with tar paper or asphalt shingle. A symmetrical façade has a small vertical wood plank door flanked by square openings: one has chicken wire and a two-light wood window sash, the other has a fixed four-light wood window. The building is currently used for storing multiple six-over-six wood sashes among other random objects. There is a large hole in the west wall of the building and it is in very poor to a ruinous state.



Chicken coop located north of the house, looking north

Two Chicken Houses (c.1980)

There are two metal frame, partially enclosed chicken houses measuring approximately 50' x 400' situated on the northeast portion of the property. Each building has a gabled roof topped with corrugated sheet metal and is enclosed at each end with vertical sheet metal; large metal clad track sliding doors and a single pedestrian door allow access to the interior. The north and south elevations of the buildings are only partially enclosed with horizontal wood plank knee walls and fabric sheeting. The buildings were utilized for poultry farming by the Faggart Family from the 1980s through the early 2000s and are currently used for storing firewood and equipment.



1980s chicken houses, looking east

Shavings Shed (c.1980)

The owner's son recalled that this sheet metal clad shed was constructed around the same time as the two chicken houses and was used primarily for keeping shavings that they would put down on the floors for the chickens. The building is roughly 40' x 40' with a gabled roof covered with corrugated sheet metal; it has large sliding doors and one-over-one wood sash windows. The main structure has been supplemented by shed additions to the north, south and west elevations. Currently, the shed is used for storage of wood and farm-related equipment.



Shavings and tool shed used to support chicken houses, looking west

Frame Building used for Church Gatherings (c.1980s)

Jeff Faggart (son of Calvin and Annie Faggart) is the Pastor of Harvest Independent Baptist Church. The church holds functions at this T-shaped frame building located adjacent to the two chicken houses on the northeast portion of the property. The building has a cross-gable roofline topped with 5-v-crimp sheet metal, single one-over-one wood sash windows and is clad with board and batten siding. A single, three panel, three-light vertically oriented wood door offset to the left of the façade provides access to the interior of the building. Calvin Faggart was also a pastor and would hold church gatherings in this location.



Building used for church gatherings, looking northwest

Mobile Home (c.1970s)

The c.1970s mobile home located on the northern parcel of the property is owned and occupied by one of Mrs. Faggart's sons. Positioned in an open field at the top of a slight hill and to the west of the double-crib log barn; the home sits on a concrete block foundation and has single one-by-one sliding aluminum windows and a single aluminum door.



c.1970s Mobile home, looking north

Southern Parcel

Faggart Home (1961)

This Minimal Traditional single-family dwelling was built in 1961 for Calvin and Annie Faggart. It is situated on the southern portion of the property on top of a slight hill with little tree coverage. The home has a low-pitched side-gabled roof with minimal overhang and minimal detailing; an asymmetrical façade is represented by offset placement of single one-by-one sliding windows and paired one-over-one sash windows. A single wood door with three stepped lights is used as the primary entrance; a secondary (single three-panel wood door) entrance is located on the east elevation at the basement level. The home is clad in brick set in a running bond pattern with brick window sills and topped with a corrugated metal roof; a centrally located single brick chimney pierces the ridgeline of the roof.



Façade and east elevation of Faggart home (1961), looking southwest



Rear (south) elevation of Faggart home, looking north

T. M. Yost House (c.1880-1890) One-and-a-Half-Story Frame Farm House

The Thornton Manles “Manly” Yost house was constructed between 1880 and 1890 as a single room framed house with a sleeping loft. Interior walls were added later. The original portion of the home was a symmetrical three bay wood frame house with centrally located single entry, moderately pitched side gable roofline with a single shoulder brick chimney on the south elevation and single six-over-six wood sash windows. The home is covered in wood lap siding with butt-joined corner boards which are created by turning one strip of wood on its side and extending perpendicularly away from the structure. The home rests on a stone pier foundation and exhibits an assortment of wood trim detailing, including corner boards, fascia boards, and board and batten in the gabled ends. Information provided by the current property owner reveals that the front gabled addition was once a doctor’s office in Concord and was moved to the property and connected to the original portion of the home. This portion of the home is clad with the same lap siding on its first story and board-and-batten siding in the half-story gabled ends, with narrow single four-over-four wood sash windows and centrally located brick chimney. A second addition on the rear of the house has since been taken down. An L-shaped porch with hipped roof frames the front of the house; it sits on a stacked rock foundation and has both square and slightly tapered round wood supports.

Mr. Yost served as the Post Master from 1892 to 1906 and the building that served as the post office is now located on the property approximately 20 yards in front of the home. The home is in fair to poor condition due to water infiltration from roof damage; however, it is relatively structurally sound and retains much of the original detailing. The home is situated on top of a slight hill in a wooded lot. While scrub oaks and brambles have been allowed to grow up around the old post office, landscaping around the house has been kept intact.



T. M. Yost house, rear elevation, looking north



T. M. Yost house c.1880-1890, looking west



Facade of T. M. Yost house, looking south



T. M. Yost home addition, looking east

Yost Post Office and Store (c.1892)

Thornton M. Yost operated a Post Office out of his store from 1892 to October 31, 1906 when service to the Yost Post Office (RW0773, Yost-Weddington Farm and Post Office) operated by Rufus Yost on Lentz Road was discontinued by the United States Postmaster General. The first Yost Post Office (RW0773) was determined eligible in 2014 and a review of Google Earth Imagery from 2016 shows that both buildings had comparable features. Both buildings continued operating as stores after the postal service ceased (Lewis 2007; Hood 2000).

The Yost Post Office located on Annie Faggart's property is a modest one-story wood frame building with gabled roof and shed porch. The rectangular building has a single wood door centrally located on the façade, flanked by two-over-two wood sash windows. The exterior finish is wood weatherboard and the rear elevation has been replaced with pressboard-plywood. Per the current owner the post office/store was altered for use as a summer home for visiting relatives who would come to see T. M. Yost or the Ketner family. The building is currently vacant. Overall the building is in fair condition.



c.1892 Yost Post Office and Store, looking northwest



Southeast corner and façade of post office, looking northwest



Weatherboard exterior and rear entrance to post office, looking north



Yost Post Office, looking northeast



Rear elevation of post office with replacement siding, looking east

Sloop School House (c.1840s-1880s)

Sloop School was in existence from at least 1903 to 1930 and was originally located on Phaniel Church Road on the north side of Old Beatty Ford Road, less than a mile north of its current location. A second Sloop School was located northeast of Kannapolis. A note in the Concord Daily Tribune newspaper dated November 18, 1919 titled “The New Sloop School is Progressing” suggests that the structure was replaced at this time. According to Jeff Faggart, his grandfather Paul Faggart attended the school. The small one room log structure with half-dovetail joinery has a gabled roof and is missing the front door and chinking between the logs. The gabled end has wood lap siding and a single six-light window. An opening on the north elevation is covered by wood plank shutters. The absence of chinking and the front door could have been a result of moving the structure; however, relocating the school house to its current location was likely a proactive approach to its preservation.

The current owner does not know when the school building was moved to the property; however, she and her son remember the building only being utilized for storage. The Sloop School building is very similar to the one-room Setzer School (RW37) that was constructed in 1839 as a result of North Carolina’s public school reform and operated until 1892. Although the original construction date is unknown, the building’s form, materials and workmanship detailing suggest the school was constructed in the mid-to-late nineteenth century.



Sloop School House, looking south



Façade of Sloop School, looking southwest



Front entry of Sloop School

Log Canning Shed (c.1880-1890)

According to the owner, this small log shed was used for canning and storing canned goods by the previous owner. The exact year of construction is unknown; however, it is thought to have been constructed around the same time as the T. M. Yost home. The small log building is located behind the T. M. Yost house and west of Annie Faggart's home. The building rests on a stone foundation and its logs are united at each corner by half-dovetail joints; there is a single wood door entry and the building is capped by a gabled roof with a slight overhang.



Log canning shed on southern parcel, looking east

HISTORY

Yost Ownership (1778—1919)

The current parcel appears to be part of the lands granted to Philip Yost (c.1745–1842) by the State of North Carolina (Grant Nos. 337, 552, and 840). Portions of the land were eventually inherited by great-grandson Thornton Manles (T.M.) Yost. T.M. Yost operated a store and post office and was registered as the postmaster from 1892 to 1906 (Dawson 1901; Lewis 2007). In addition, T. M. Yost and his brother J. L. Yost are both listed as farmers in the 1900 census. While individual farm data for the Yost farm was unavailable, the 1910 Agricultural Census provides general data for the county. The average size of a family farm was in 1910 was 89.2 acres; commonly, one-half of the land improved and the other half considered woodland pasture.

In 1889, J.L. Yost purchased two adjacent tracts totaling 55.25 acres from his brother T.M. Yost (DB74 PG460). An adjacent 30 acres was purchased five years later (DB78 PG170). J.L. and Mary Yost occupied the property from at least 1900 until it was sold to their daughter Effie and son-in-law George Robert “Bob” Ketner in 1919 (DB158 PG101).

The 1900 and 1910 census indicated that J.L. Yost was a farmer, as was his brother T.M. A newspaper article from 1905 indicated that T.M. Yost had “finished ginning cotton” for the season and that cousin and neighbor James Yost operated a cotton gin on an adjacent property (Salisbury Globe, March 1, 1905 Page 7; Salisbury Globe, April 19, 1905 Page 3). The cotton gin was historically located on a neighboring property; however, no evidence of a cotton gin was found during the field investigation.

Interestingly, the 1910 census specifies that J.L. was involved in general farming while his 17-year-old daughter Effie was a home farmer. Similarly, the 1920 census lists George Ketner’s occupation as general farmer while his wife Effie Yost Ketner is listed as house farmer.

Ketner Ownership (1919–1941)

Bob and Effie Ketner only resided on the subject property for a brief period between 1919 (when he was granted the property) and 1923 (when he is known to have moved to Salisbury; Wineka 2016). The property appears to have been rented out from around this time until the 1940s. The 1940 census lists Martin Casper as renting the property with his young family; his listed occupation is farming. However, by 1940 Martin Casper and his family had moved to Cooks Cross and his listed occupation is brick-mason. Per the 1930 agricultural census, the amount of acreage used for woodland pasture had decreased only slightly.

By 1940, no one appears to have been farming on the property as all neighboring occupants were listed as cotton mill laborers in the Federal Census. T.M. Yost, who resided in the same location until his death in 1942, had no listed occupation in 1940.

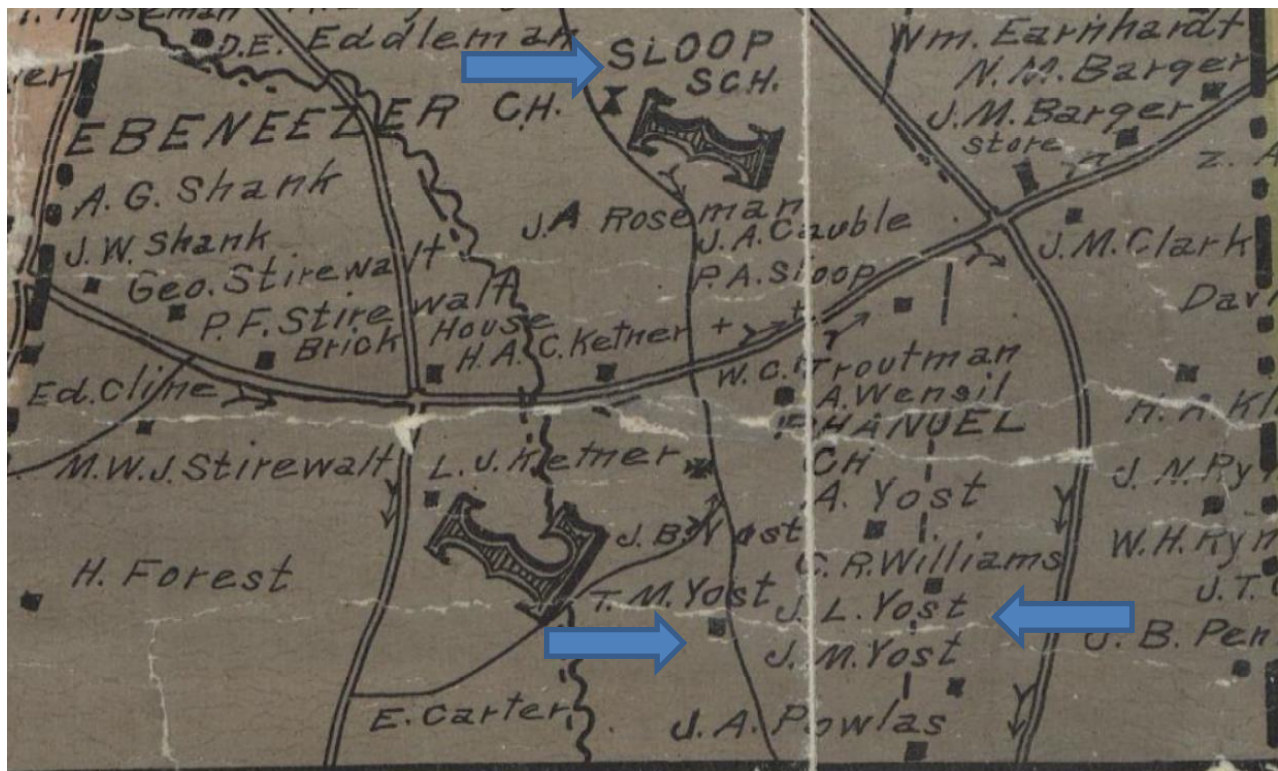
Faggart Ownership (1941—present)

In 1941, Bob's son Glenn Ketner sold the parcel to William and Inez Faggart (DB264 PG268). William and Inez sold the property two years later to John L. Graeber and his wife (DB274 PG92). In 1948, A.L. Faggart and his wife Mary Edna Faggart purchased the property (DB319 PG142). The property is currently owned by Annie Faggart, the widow of A.L. Faggart's grandson. In 2009, Calvin and Annie Faggart granted a five-acre portion of the property to the Harvest Independent Baptist Church (DB1149PG473).

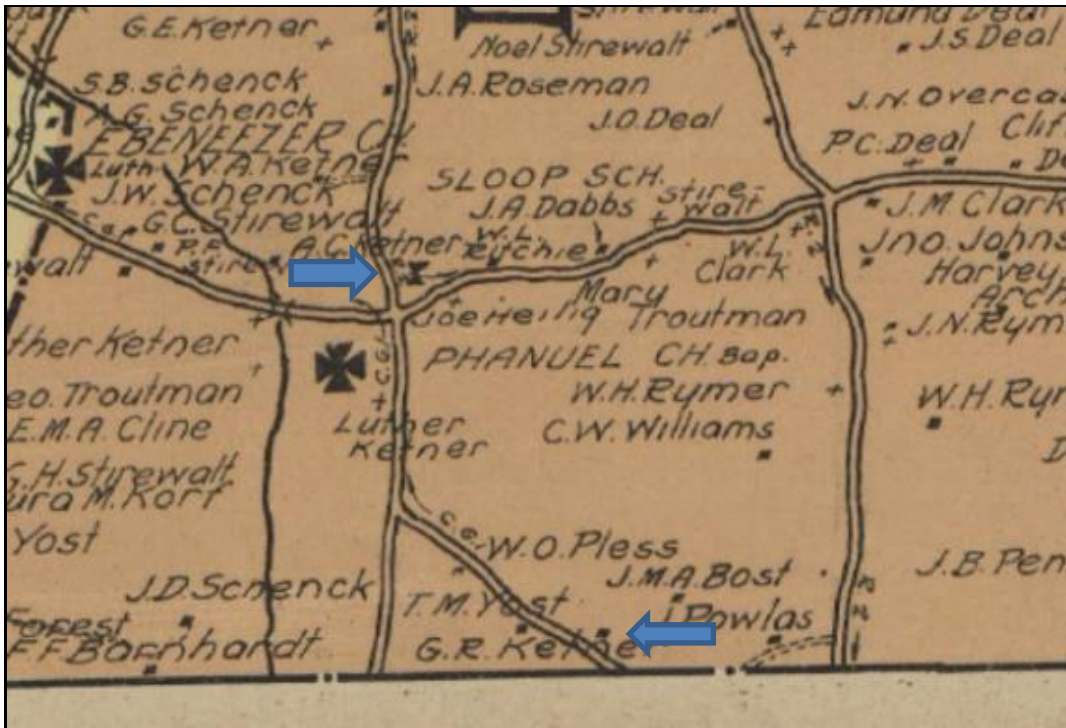
The five-acre parcel is currently used for grazing cattle. 1958 aerial photographs show much of the same area was wooded as it is currently.

Jeff Faggart, Calvin and Annie Faggart's son, remembers his grandfather Paul Faggart planting corn in the field behind the area where the chicken houses are currently located. Mr. Faggart does not recall any other farming activities on the property apart from raising chickens from 1980 to the early 2000s and the few cows they raise on the farm now. Although the Faggart's ran a chicken farming operation for a short period, Calvin E. Faggart's foremost occupation was as a barber (he owned a barber-shop in Concord) and Annie Faggart worked as a switchboard operator.

The limited livestock that currently graze on the farm are owned by Jeff Faggart, Jr. for personal sustenance. The lone crop grown on the property now is hay for the cows.



1903 Rowan County Map with Rural Delivery Routes; Image shows original location of the Sloop School, T. M. Yost home and Yost-Ketner home (Miller 1903)



1930 Rowan County Map with Delivery Routes; Sloop School and T. M. Yost home represented George Robert “Bob” Ketner home is recorded although the Ketner’s had moved to Salisbury seven years prior and the home was a rental property in 1930. (Trexler 1930)

ARCHITECTURAL CONTEXT

Formed in 1753, Rowan County is comprised of many smaller farms, generally a few hundred acres in size or less, with a few larger, thousand-acre farms in the western portion of the county. More prominent farmers occupied superior high-style dwellings while smaller farms such as those in the Litaker Township contained simpler homes and outbuildings. The basic forms and construction materials were vernacular in nature with stone quarried from the surrounding area and timber cut from the abundant pines and hardwoods. Various size log houses were the norm and were typically one or two rooms, and one, one-and-a-half, and two-story heights with proportions somewhat shorter than the framed versions (Hood 2000).

During the Federal Period the home was only one part of a larger complex of farm related outbuildings, each with its own specific purpose; the most impressive of the lot being the robust double-crib log barn. These structures are characterized by a central passageway flanked by two cribs; constructed of great logs linked at the corners with a variety of joinery, including the dovetail, half-dovetail, and v-notch connection. The double-crib log barn continued to dominate the landscape throughout the nineteenth century. Other structures that make up a farm complex often included a granary, chicken coop, corn shed, smoke or meat house, dairy and kitchen (Bishir 2005). The Antebellum and Post War Periods (and into the turn of the century) offered much of the same type of structures on farm complexes apart from frame construction becoming more widespread than log construction (Hood 2000).

Following traditional building patterns, many frame dwellings constructed in Rowan County in the mid to late nineteenth century are one-and-a-half and two-story, three bay structures (Hood 2000). As families grew, additions would be constructed and free-standing kitchens were attached to the main house. 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 without additions, 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, commonly referred to as an “I-House”, dominated the rural landscape from the Civil War era into the 1920s (Bishir 2005).

Institutional buildings constructed during the mid-nineteenth century through the early twentieth century took on many forms; however, rural post offices in Rowan County built during that period seem to all have a similarly rudimentary form. Post Masters serving the rural community were typically appointed by the previous post master or the local community in which they served. The position was often a secondary role to the individual’s primary occupation, in most cases was a community store owner/operator. A review of David Foard Hood’s book, *The Architecture of Rowan County*, which illustrates surviving architecture from the eighteenth, nineteenth, and early twentieth century, produced information on several comparable post offices in Rowan County during the period.

The Barber Post Office (RW1218), located in Cleveland Township on SR 1958 was first constructed in 1900. This structure burned and was replaced by a two-story frame building with recessed front entry flanked by large framed storefront windows; the first floor operated as a post office and commercial space and the second story used as living quarters. During the mid-twentieth century, the second story was removed and the building morphed into its present form; a single story rectangular, wood frame building with unpainted weatherboard siding, a stepped parapet on the front gabled end and pent roof sheltering

the centrally located entrance. The Eller Store and Craven Post Office (RW1288) located on SR 1002 in Providence Township was most like the Barber Post Office. The wood frame, weather-boarded building had a stepped parapet façade, covering the gabled front end and was constructed in 1906 to replace a smaller building. It was used as a dry goods store as well as a post office. Hart's Post Office (RW1371) established in 1874 in Mt. Ulla Township located on NC 150 is similar in form with variations in the façade. The building maintains a flush store front and post supported shed roof sheltering the entrance. Service to the post office discontinued in 1910.

There were two separate buildings known as the "Yost Post Office"; one is located on SR 1337 (RW0773; Lentz Road) in the China Grove Township. This building served as a post office for less than a year (October 1888 to August 31 1889) under the supervision of Post Master, Rufus Yost. A modest single story wood frame structure, with weatherboard and gabled front also served as a community store, center, and as a school for a small period. The second Yost Post Office is located on Rimertown Road in Litaker Township (within the current study area). The single story, rectangular wood frame building is clad with weather board and has a flush gabled façade with hipped front porch. After its discontinued use as a post office the building continued to be used as a community store and later as a guest house for visitors of T. M. Yost and the G. R. Ketner family. There is one main difference between the Yost Post Office located on Rimertown Road and all the other resources; the post office located on the subject property is set off the road while the other buildings utilized as post offices appear to have been located directly on the road side.

AGRICULTURAL CONTEXT

The topography of Rowan County ranges from gently rolling to hilly, therefore creating an environment that is unfavorable for large scale cultivation such as 1,000- or 2,000-acre tobacco farms. This type of surface configuration is typically utilized for quarrying, forestry or pasture land (1914 Soil Survey). Historically, Rowan County was generally characterized by smaller farms of one hundred acres or less, and a large percentage of family owned farms were between fifty and one-hundred acres. The 1910 Soil Survey for the county states that most of the agricultural products grown in the county were consumed locally, with the exception of larger commercial farms producing cotton and tobacco for export

The first crops grown in the region were primarily corn, oats, and barley. Beans, potatoes, pumpkins and tomatoes were grown for home use. Livestock was introduced by settlers and fish and game supplemented their diets. Flax and cotton were also grown for home use. It wasn't until the nineteenth century that cotton from smaller family farms was sent to markets, thanks to the localization of many cotton gins. Fayetteville, N.C. was an important market for Rowan County farmers through the Antebellum Period as they would take their goods in trade for sugar, spices, and iron among other things (1914 Soil Survey).

In accordance with the agricultural census, there was a significant amount of tobacco grown in the county during the late-nineteenth century. In 1880, a total of 216 acres were utilized for the crop, producing 115,251 pounds of tobacco, and by 1890 there were 390 acres dedicated to the crop, producing 187,724 pounds. However, in 1900, those numbers decreased to 130 acres. The 1910 Agricultural Census reported only seven acres allotted for tobacco cultivation, and by 1940 virtually no tobacco was grown in the county aside from personal or home use. (USDA Agricultural Census, 1940) (1914 Soil Survey) The decline of tobacco farming brought a rise in cotton cultivation, and many cotton mills were built after the turn of the century to accommodate the demand. However, most of these mills are no longer standing. (Hood 2000)

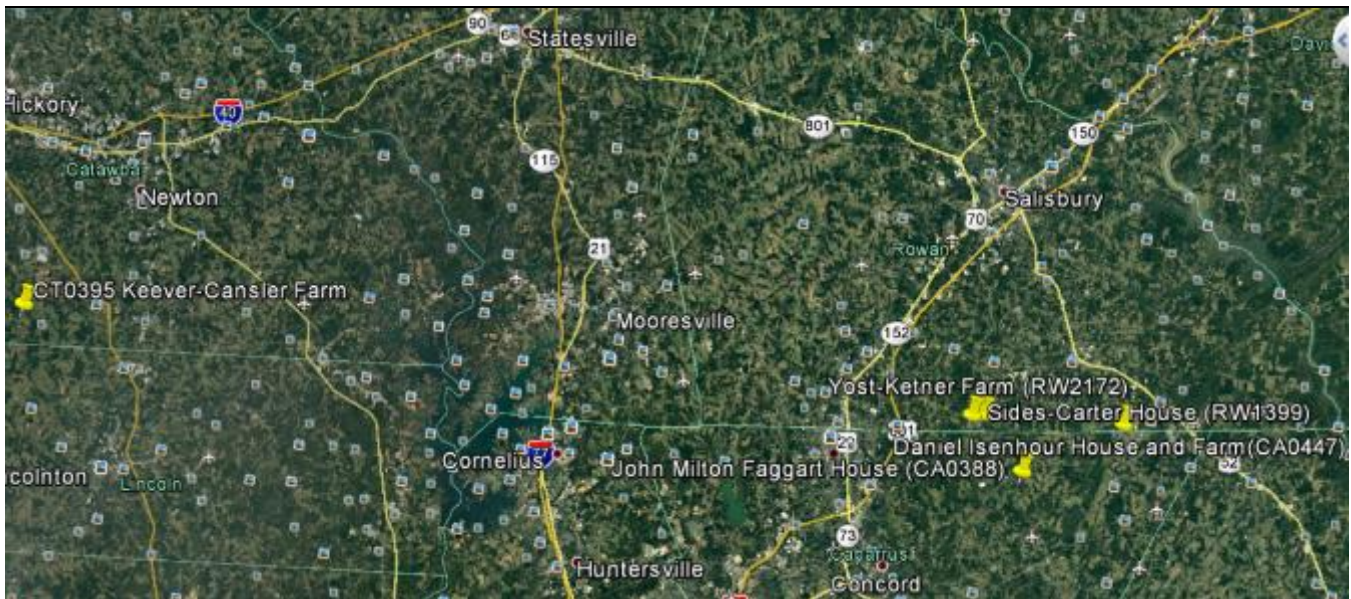
Since the formation of the county, wheat (grain) production is second only to corn. The number of corn crops have steadily increased over time. Vegetable gardens and fruits trees were historically maintained for home use and that practice continues today. While it was likely the subject property had a vegetable garden, there is no evidence of fruit trees on the property.

During the early twentieth century, dairying was heavily concentrated in Salisbury and Spencer, the two largest communities in the county during the period. What few dairy cows and beef cattle were kept on family farms in the rural areas of the county, were for home sustenance purposes.

In 1910, about sixty-two percent of farms were operated by the owners and the remaining farms were farmed by tenants or share croppers. Most of the farms varied in size from forty to 300 acres; very few are recorded to be larger than 1,500 acres. Per the 1940 agricultural census, there were 1,000 farms in Rowan County between forty to 100 acres, by 1960 there were approximately 500 farms with harvested cropland and 933 classified as wooded pasture. A 2012 county profile listed the number of farms at 1,011 with an average farm size of 120 acres, which is slightly higher than the subject property. Crop sales outweighed livestock sales sixty to forty percent. Grains were the dominant crop with poultry and eggs coming in second in value by commodity group. The data for cotton and tobacco were withheld or reported as zero. However, by the early 2000s, Calvin and Jeff Faggart had discontinued their poultry farming operation and the subject property, at just over eighty-seven acres has since been utilized for grazing pastures.

Comparable Farm Complexes from the Mid-to-Late-Nineteenth Century

Four (4) comparable farm complexes were identified during a review of the HPOWEB GIS site and field survey and were chosen as a comparison to the Yost-Ketner Farm based on their proximity, date of construction, architectural style, and overall appearance.



Google Earth image with location points for comparable structures

Keever-Cansler House (CT0395) c.1879

The Keever-Cansler House is 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 many outbuildings. Many of the outbuildings have been converted or no longer exist. The two-story, three-bay 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 much of the façade with a shed roof 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.

In 1990 when the Keever-Cansler Farm was listed on the National Register of Historic Places, the district boundary encompassed the home and nine other outbuildings related to the farm including a log barn, frame barn, granary, and smokehouse/woodshed as contributing resources. However, most of the outbuildings are no longer present.



Keever-Cansler House (CT0395)



South elevation of Kever-Cansler House



Sole remaining outbuilding at the Kever-Cansler Farm

John Milton Faggert (Faggart) House (CA0388) c.1870

John Milton Faggert, born in 1831, was married to Abigail Ludwick Cress in 1858 and enlisted in the Confederate Army in July of 1862; he was twice a prisoner of war. A previous survey of the property lists the house being constructed c. 1870. The 1870 and 1880 Federal Census shows Mr. Faggert's occupation as a farmer in the vicinity (Township No. 6 in Cabarrus County). One outbuilding remains on the property with the house: a double-crib log barn with gable roof and shed additions, which was likely constructed around the same time as the house.

The presence of the robust barn suggests that Mr. Faggert raised livestock and possibly grain or corn; however, the lack of other farm related outbuildings and heavily wooded surroundings suggests that Mr. Faggert farmed for sustenance purposes only. The barn appears structurally compromised and in a deteriorated state; however, portions are still used for storage. According to the current owner, she does not remember any other structures on the property.

A foundation of single granite piers supports the one and a half story wood frame farm house with three bay façade and symmetrical side (north and south) elevations. It is rectangular and the broad side faces a southeasterly direction. Originally flanked by brick chimneys on the north and south elevations, the north chimney has fallen. Small square openings in the loft story of the north and south elevations are set close to the center and are much smaller than the first floor single, nine-over-six, wood sash windows. The original clapboard siding has been covered with tar paper siding and the gabled roof is topped with 5-v crimp sheet metal. A hipped roof porch appears to have once graced the façade and is only illustrated by a ghost line in the tar paper.

The home is in an extremely deteriorated state; however, many original architectural characteristics are still present and are comparable to the subject property. The double-crib log barn is in fair condition and is a smaller but comparable structure to the subject property. In comparison with the Yost-Ketner Farm, the J. M. Faggert Farm does not appear to have been a substantial farm in the region and lacks many of the outbuildings that would characterize it as such.



John Milton Faggert House (CA0388) façade, looking northwest



John Milton Faggert House, northeast corner, looking west



Double-crib log barn at John Milton Faggert property

Daniel Isenhour House and Farm (CA0447) c.1840s Two-Story Frame House and Farm

The Daniel Isenhour House and Farm is in the northeast portion of Cabarrus County approximately one-third mile from the Rowan County border at 11970 Mt. Olive Road (SR2446). Situated on an L-shaped parcel of approximately 73 acres, the surrounding landscape is mostly wooded with a few open hay fields on gently rolling topography. The home and outbuildings are situated in the middle-back portion of the parcel but are visible from Mt. Olive Road. The house and farm were listed on the National Register in March 2000 with three contributing buildings and one site, including the landscape, home, smoke house, and double-crib log barn under Criteria A, B, and C (Hood 1999).

Approximately thirty acres of the parcel is currently utilized for grazing pasture; the remaining acreage is naturally wooded.

According to the National Register application authored by David Foard Hood in 1999, the home exhibits characteristics of multiple historic styles.

“The house and its finish date from two periods of construction, ... The two-story block erected for Daniel Isenhour ca. 1843 has a traditional Federal-Greek Revival character and finish; it remained the home of Mr Isenhour until his death a half-century later in 1895. During the last quarter of the nineteenth century either Mr. Isehhour or his son Daniel Franklin Mathias Isenhour added the one-story, two-room ell on the rear of the house and updated its exterior appearance with Italianate brackets with drop pendants which carry along the eaves of the house, the ell, and both porches.”

The home is a two-story-on-cellar wood frame house with a one-story hipped roof porch and one-story, two room rear ell addition. The original house rests on granite piers with stone infill and the exterior is covered in wood weatherboards. The asymmetrical façade and side elevations have single nine-over-six wood sash windows and trim. A side-gabled roof with 5-v crimp sheet metal is flanked by original brick chimneys laid in a nine to one common bond pattern. Original six-panel wood doors on the front and back offer entry to the interior.

The property contains two original outbuildings, the double-crib log barn and the c.1850 smoke house. The smoke house is situated off the northeast corner of the home; it is rectangular with a side-gabled roof covered in 5-v crimp sheet metal and rests on a stacked rock foundation. The one-and-a-half story building has a symmetrical façade and is clad in unpainted wood siding with corner trim and has six single six-over-six wood sash windows and a centrally located board and batten door (Hood 1999).

The antebellum double-crib log barn is the dominant structure on the farm and is topped by a gable roof which is extended on the north side. A shed addition was added to the east, south and west sides in the late nineteenth and early twentieth century and is topped with 5-v crimp sheet metal. The barn is used for storing hay and is in good condition (Hood 1999).

Overall, the Daniel Isenhour House and Farm appears to have been kept in very good and comparable condition since its listing on the National Register in the early 2000s. In comparison to the Yost-Ketner Farm, the Isenhour farm displays a much statelier appearance, and alterations and additions have been done with respect to the historic architectural character of the home. Furthermore, the farm maintains its setting in relationship to the surrounding landscape.



Daniel Isenhour House (and Farm, CA0447) façade c.1843, looking north



Isenhour House east elevation with rear ell and addition, looking west



c.1850 frame smoke house, looking north

Sides-Carter House (RW1399) (late nineteenth century)

The Sides-Carter house is a one-and-a-half or “diminutive two-story” wood frame house thought to have been constructed during the latter part of the nineteenth century for a member of the Sides family (Hood 2000). The home is located on an L-shaped parcel that is accessed by a driveway off of Carter Hill Road. As reported by the current owner, John E. Carter, the farm where the home is located was purchased by his grandfather in 1903 and was supposedly a “new house” at the time. Aluminum siding covers the original wood clapboard siding and storm windows have been added to the exterior over the original six light casements in the second floor, and six-over-six and eight-over-eight single wood sash windows on the first floor. The original single shoulder brick chimney pierces the side-gabled roof at the ridgeline on the north elevation.

According to the owner, the home has rough-hewn-log floor joists that were originally set on a stacked rock foundation; concrete blocks were added during a later renovation. The carport was added in 1978 as was the rear addition and a c.1840s wood frame home previously located down Phaniel Church Road was moved to the property and joined with the house at that time as well.

A meat house, granary and log barn remain on the property and are located to the south and southeast of the home; however, these structures are no longer used for their original purpose. The granary is roughly ten feet by ten feet and is constructed of rough-hewn logs connected at the corners with half-dovetail joinery. Wide vertical wood planks cover the gabled ends and the roof is capped off with 5-v crimp sheet metal. A small vertical plank door provides entry to the interior.

A slightly larger wood frame building with front gabled roof, wood clapboard siding and corner boards served as the meat house. The building rests on concrete block piers and has a side shed. A centrally located single wood plank door with large metal hinges provide access to the interior. The façade has a single six-over six wood sash window while the west and south elevations have a fixed window with six divided lights.

The log barn appears to have had many additions and alterations making it difficult to determine the original configuration. Horizontal weatherboards cover the upper story gabled ends of the original portion of the barn, while the shed additions are clad in vertical wood planks. The barn is currently used for storage and appears to be in fair condition.

The Sides-Carter house and farm is most like the Yost-Ketner Farm compared to the other properties listed in this report in relation to the setting, location, workmanship and feeling. Overall the house and extant outbuildings are in good condition and appear to honor the original landscape.



Sides-Carter House façade, looking west



Rear additions to the Sides-Carter House, looking north



Corn crib at Sides-Carter House, looking southwest



Granary at Sides-Carter House, looking southwest



Log barn with frame additions; looking southwest

All five farms display elements of one-and-a-half or two-story frame vernacular homes with log barns and framed outbuildings set on parcels of seventy-five to two hundred acres. The original owners utilized the surrounding land for subsistence farming and all properties generally contained fifty percent forested acreage and fifty percent open land for crops. While each house is set in the original location in a rural setting, the acreage associated with the farms has decreased. The subject property as well as the comparable properties, with the acceptance of the John Milton Faggart farm, maintain habitable homes and outbuildings and open pasture land for grazing cattle and hay cultivation.

INTEGRITY

Historical photographs were not available for comparison with the current appearance of the house; however, an in-depth interview with the current owner, Mrs. Annie Faggart and her son, Mr. Jeff Faggart, was very helpful in the evaluation.

The original c.1890s structure with its three-bay facade is still present; however, multiple additions over time and modifications using incompatible materials such as vinyl siding and windows diminish the integrity of the house. The original wood windows have been replaced with one-over-one vinyl double hung sashes and the front porch has been partially enclosed. Vinyl siding added to the exterior appears to create a seamless transition between the many additions and ultimately hides the character of the original wood siding and trim work.

Most outbuildings remain on the property, including a double-crib log barn, granary, tool shed, car shed and chicken coop are in various stages of deterioration. While alterations and additions that have been made slightly diminish the integrity of the materials, workmanship and design of the original house, the farm retains its integrity of location, setting, feeling, and association to the farmstead and surrounding landscape.

EVALUATION

Yost-Ketner 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:

Criteria for evaluation. The quality of significance in American history, architecture, archeology, 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

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody 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; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

The Yost-Ketner Farm is associated with individuals (T. M. Yost, postmaster, and Ketner family entrepreneurs) who were instrumental in providing conveniences to their immediate community and vicinity. The c.1890s Yost-Ketner home and accompanying outbuildings such as the double-crib log barn and framed granary are intact illustrations of a family farm which was a dominant means and way of life during the late nineteenth and early twentieth century. However; the farm has not directly impacted the shaping or development of the area nor is it related to specific events associated with the area and therefore lacks significance in Criterion A.

The Yost-Ketner Farm was the birthplace of Ralph Ketner, son of George Robert Ketner and the founder of the Food Town (Food Lion) grocery store chain, which has made a significant impact to the region. Mr. Ketner moved from the farm when he was only three years old and his successes were not accomplished until later in his life. Since Mr. Ketner and his family were disassociated from the subject property during the time of his achievements and contributions to the region, the property lacks a noteworthy connection to a significant person and therefore is recommended not eligible under 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 Yost-Ketner Farm retains much of its integrity associated with subsistence farming and many of the outbuildings are still intact; however, due to multiple additions, alterations of the windows and exterior fabric, and use of unsympathetic materials, many character-defining features are no longer apparent. Therefore, the Yost-Ketner 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 not yield more information important to local or regional history. Therefore, the Yost-Ketner Farm is recommended not eligible under Criterion D.

In summary, the Yost-Ketner Farm and its associated resources have had unsympathetic alterations since originally constructed in the 1890s. Overall, the farm retains its integrity of location, setting, feeling and association; however, unlike the comparable farm houses, particularly the T. M. Yost House and John Milton Faggart House and the Sides-Carter House, 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, Yost-Ketner Farm does not appear to be eligible for the National Register under any criteria.

Other resources located on the parcel but not directly associated with the farm are the Yost Post Office and the Sloop School House. These resources represent a relation to social and educational history, respectively and are fair architectural examples of their type. Both structures were relocated to the property. According to National Register Criteria considerations (b), “structures that have been moved from their original locations...shall not be considered eligible for the National Register” unless they are “significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event”.

Rural postal offices throughout the county served rural delivery routes for families that did not live near town. Many of the post offices were integrated with other services such as community stores, such as the one operated by T. M. Yost. The Yost Post Office building has been altered to serve a purpose other than originally intended and many character defining features such as the pigeon holes for sorting mail and consumer shelving are no longer present per the owner, and therefore, lacks integrity in workmanship and design aesthetic. The building is representative of the role a post master held in the social history of Litaker Township in Rowan County. Examination of the post office from a social or cultural perspective provides its position to the local landscape; however, given the commonality of the space it does not appear that the Yost Post Office played a significant role in building or maintaining a community in this rural setting. Therefore, the Yost Post Office building is recommended Not Eligible for listing on the National Register of Historic Places.

The Sloop School House is one of two known school buildings of this type (Setzer School) to exist in Rowan County. The other, Setzer School (RW1015), is a one-room log building built during the early nineteenth century in response to the 1839 North Carolina public education reform movement (Hood 2000). Images of the Setzer School show a slightly more ornamented building with operable six-over-six wood sash windows, a stone fireplace and chimney, clapboard gabled ends and slightly overhanging eaves on the side elevations; however, in comparison both buildings display similar characteristics such as

construction materials, joinery and general design. It appears the Sloop School could have been built around the same period as the Setzer School, which would draw a relation to the public education reform movement of 1839 in North Carolina. However, log construction continued into the late nineteenth century, and since the original construction date is unknown, the building could just as well date from the late nineteenth century. Therefore, its association with North Carolina Educational Reform would be speculative at best. Furthermore, the deteriorated state and the absence of features that identify the building as a school house diminishes its integrity. Therefore, the Sloop School House is recommended Not Eligible for the National Register of Historic Places.

The T. M. Yost House is a fine example of a late nineteenth century vernacular home. While a good amount of original fabric remains intact on the home; it has also undergone alterations and additions (and removal of additions) of an unsympathetic method that diminishes the integrity. Therefore, the T. M. Yost home is recommended Not Eligible for the National Register of Historic Places.

In summary, the Yost-Ketner Farm, the T. M. Yost house, the Yost Post Office, and the Sloop School House do not appear to retain sufficient integrity and do not appear to be eligible for listing to the National Register of Historic Places under any criteria.

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