



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

July 7, 2017

MEMORANDUM

TO: Kate Husband
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 widening of SR 1237 from SR 1152
To NC 42, PA 16-06-0025, Sanford, U-5709, Lee County, ER 17-1170

Thank you for your memorandum of June 23, 2017, transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are eligible for listing in the National Register of Historic Places (NRHP) for the reasons outlined:

- ◆ Buffalo Presbyterian Church and Cemeteries (LE0496) remains eligible for listing
- ◆ Arthur H. McIver House (LE0785)
- ◆ Phillips 66 Service Station (LE0855)
- ◆ Buffalo Rural Historic District (LE0788)

We concur that the following properties are not eligible for listing:

- ◆ Jefferson Motel (LE0619)
- ◆ Elks Lodge #1649 (LE0854)
- ◆ Kenneth E. Seymour Farm (LE0625)
- ◆ Matthews House (LE0698)

We would further note that in the recommendations, the author should be specific when stating that a property is eligible or ineligible for INDIVIDUAL LISTING in the NRHP as opposed to a contributing RESOURCE to the Buffalo Rural Historic District. For example, the Kenneth E. Seymour Farm and Matthews House are not eligible for individual listing in the NRHP, but are considered contributing resources in the Buffalo Road Historic District (LE0788).

The reason for the boundary increase for Buffalo Presbyterian Church and Cemeteries(LE0496) is not adequately justified to include the entire cemetery. The age of the newer cemetery does not necessarily make it eligible. The justification also needs to explain why this later portion of the cemetery meets Criterion A or C, as well as Criterion Consideration D.

According to the nomination for the church and cemeteries, the educational building, while a contemporary of the newer portion of the cemetery, is an addition to the church building and therefore, not counted as a "contributing resource."

The boundaries outlined in the report, including the revised boundary for the Buffalo Rural Historic District, appear appropriate with the exception noted above. We would note that the map on page 97, Figure 112 is very difficult to discern. In the future, the author should consider using a denser/thicker line for the boundary, include the APE and show all the resources contained within the eligible historic district. This will likely make the evaluation of effects easier at that step in the consultation process.

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

17- 1170

June 23, 2017

MEMORANDUM

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

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Kannah

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

Due 7/18/17

SUBJECT: PA No. 16-06-0025, U-5709: Widen SR 1237 (Carthage Street) from SR 1152 (Fire Tower Road) to NC 42 (Wicker Street) in Sanford, Lee County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project in compliance with the Section 106 review process. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1237 (CARTHAGE STREET) FROM SR 1152 (FIRE TOWER
ROAD) TO NC 42 (WICKER STREET) IN SANFORD
LEE COUNTY, NORTH CAROLINA**

**TIP Project U-5709
WBS No. 50159.1.1**

**Prepared for:
The North Carolina Department of Transportation
Human Environment Section
Century Center
1020 Birch Ridge Road
Raleigh, NC 27610**

**Prepared by:
Commonwealth Heritage Group, Inc.
P.O. BOX 1198
201 WEST WILSON STREET
TARBORO, NORTH CAROLINA 27886**

**Jeroen van den Hurk, Ph.D.
*Architectural Historian***

NCR-0747

JUNE 2017

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1237 (CARTHAGE STREET) FROM SR 1152 (FIRE TOWER ROAD) TO
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*Architectural Historian***

NCR-0747

JUNE 2017



**Jeroen van den Hurk, Ph.D., Principal Investigator
Commonwealth Heritage Group**

6-20-2017
Date

**Mary Pope Furr, Supervisor
Historic Architecture Group, NCDOT**

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen and upgrade SR 1237 (Carthage Street) from SR 1152 (Fire Tower Road) to NC 42 (Wicker Street) in Sanford, Lee County. The study limits extend approximately 1.3 miles along SR 1237 (Carthage Street). This project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number U-5709 and is federally funded.

A survey of the project area and individual evaluations of the resources were undertaken in February 2017. Thirty-two (32) resources were identified and reviewed with NCDOT architectural historians and North Carolina State Historic Preservation Office (HPO) environmental review staff in March 2016. Additional studies were requested for the evaluation or re-evaluation of eight individual properties, the Jefferson Motel (No. 1/LE0619), the Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496), the Buffalo Presbyterian Church Manse (No. 4/LE0646), the Kenneth E. Seymour Farm (No. 7/LE0625) and Matthews House (No. 6/LE0698), the Arthur H. McIver House (No. 8/LE0785), the Elks Lodge #1649 (No. 11/LE0854), and the (former) Phillips 66 Service Station (No. 31/LE0855), as well as for the re-evaluation of the boundary of the Buffalo Rural Historic District (LE0788) and the boundary of the Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496).

This report presents documentation of historic architectural properties located within the APE, as per Section 106 of the National Historic Preservation Act of 1966 (NHPA). The study area forming the basis of the APE is located along SR 1237 (Carthage Street) from SR 1152 (Fire Tower Road) to NC 42 (Wicker Street) in Sanford, Lee County.

For the preparation of this evaluation report, the Commonwealth architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluations of the requested properties in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Lee County Public Library (Sanford) and the Lee County Register of Deeds (Sanford), both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources. This report recommends that the Buffalo Presbyterian Church & Cemeteries (No. 003), the Arthur H. McIver House (No. 008), the Phillips 66 Service Station (No. 031), and the Buffalo Rural Historic District (No. 032) are eligible for listing in the NRHP. Further, the Buffalo Presbyterian Church Manse (No. 004) is contributing to the Buffalo Presbyterian Church & Cemeteries (No. 003). Finally the Jefferson Motel (No. 001), the Kenneth E. Seymour Farm (No. 007), the Matthews House (No. 006), and the Elks Lodge #1649 (No. 011) are not individually eligible for listing in the NRHP, but the Matthews House and Kenneth E. Seymour Farm contribute to the Buffalo Rural Historic District.

PROPERTY NAME	TEMPORARY SURVEY SITE NUMBER	HPO SSN	PREVIOUS STATUS	ELIGIBILITY DETERMINATION	CRITERIA
Jefferson Motel	001	LE0619	Not Evaluated	Not Eligible	None
Buffalo Presbyterian Church & Cemeteries	003	LE0496	Listed in the NRHP 1999	Remains Eligible	A & C Criteria Consideration A & D, Boundary Adjustment*
Buffalo Presbyterian Church Manse	004	LE0646	Contributing to the Buffalo Presbyterian Church & Cemeteries	Not Individually Eligible	Contributing to the Buffalo Presbyterian Church & Cemeteries*
Matthews House	006	LE0698	Not Evaluated	Not Eligible	None*
Kenneth E. Seymour Farm	007	LE0625	Not Evaluated	Not Eligible	None*
Arthur H. McIver House	008	LE0785	Study Listed 1992	Eligible	C
Elks Lodge #1649	011	LE0854	Newly Surveyed	Not Eligible	None
Phillips 66 Service Station	031	LE0855	Newly Surveyed	Eligible	C
Buffalo Rural Historic District	032	LE0788	Study Listed 1992, DOE 1994	Eligible	A & C, Boundary Adjustment

* Contributes to the Buffalo Rural Historic District.

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INTRODUCTION

The North Carolina Department of Transportation (NCDOT) proposes to widen and upgrade SR 1237 (Carthage Street) from SR 1152 (Fire Tower Road) to NC 42 (Wicker Street) in Sanford, Lee County (Figure 1). The study limits extend approximately 1.3 miles along SR 1237 (Carthage Street) (Figure 1). This project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number U-5709 and is federally funded.

This report represents the documentation of the ca. 1948 Jefferson Motel (No. 1/LE0619), the ca. 1880 Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496), the ca. 1926 Buffalo Presbyterian Church Manse (No. 4/LE0646), the ca. 1924 Kenneth E. Seymour Farm (No. 7/LE0625) and ca. 1840 Matthews House (No. 6/LE0698), the ca. 1941 Arthur H. McIver House (No. 8/LE0785), the 1958 and 1968 Elks Lodge #1649 (No. 11/LE0854), and the ca. 1967 (former) Phillips 66 Service Station (No. 31/LE0855) as well as the re-evaluation of the boundary of the Buffalo Rural Historic District (No. 32/LE0788) and the boundary of the Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496), all of which are located within the APE for this project, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this evaluation report, the Commonwealth Heritage Group, Inc., (Commonwealth) architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluations of the requested properties in the study area in May 2017. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Suzanne Reeves Library (Sanford) and the Lee County Register of Deeds (Sanford), both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources. This report is on file at NCDOT and is available for review by the public.

Methodology

Commonwealth prepared this historic architectural resources evaluation report in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*¹ and NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*. This report meets NCDOT and National Park Service guidelines. Resources are evaluated according to National Register of Historic Places (NRHP) criteria. The location of the project area, the eight evaluated resources, and the existing district boundaries are shown in Figure 2.

The NRHP criteria require that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

- A. are associated with events that have made a significant contribution to the broad patterns of our history;
- B. are associated with the lives of persons significant in our past;

¹ National Park Service, 2017. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60

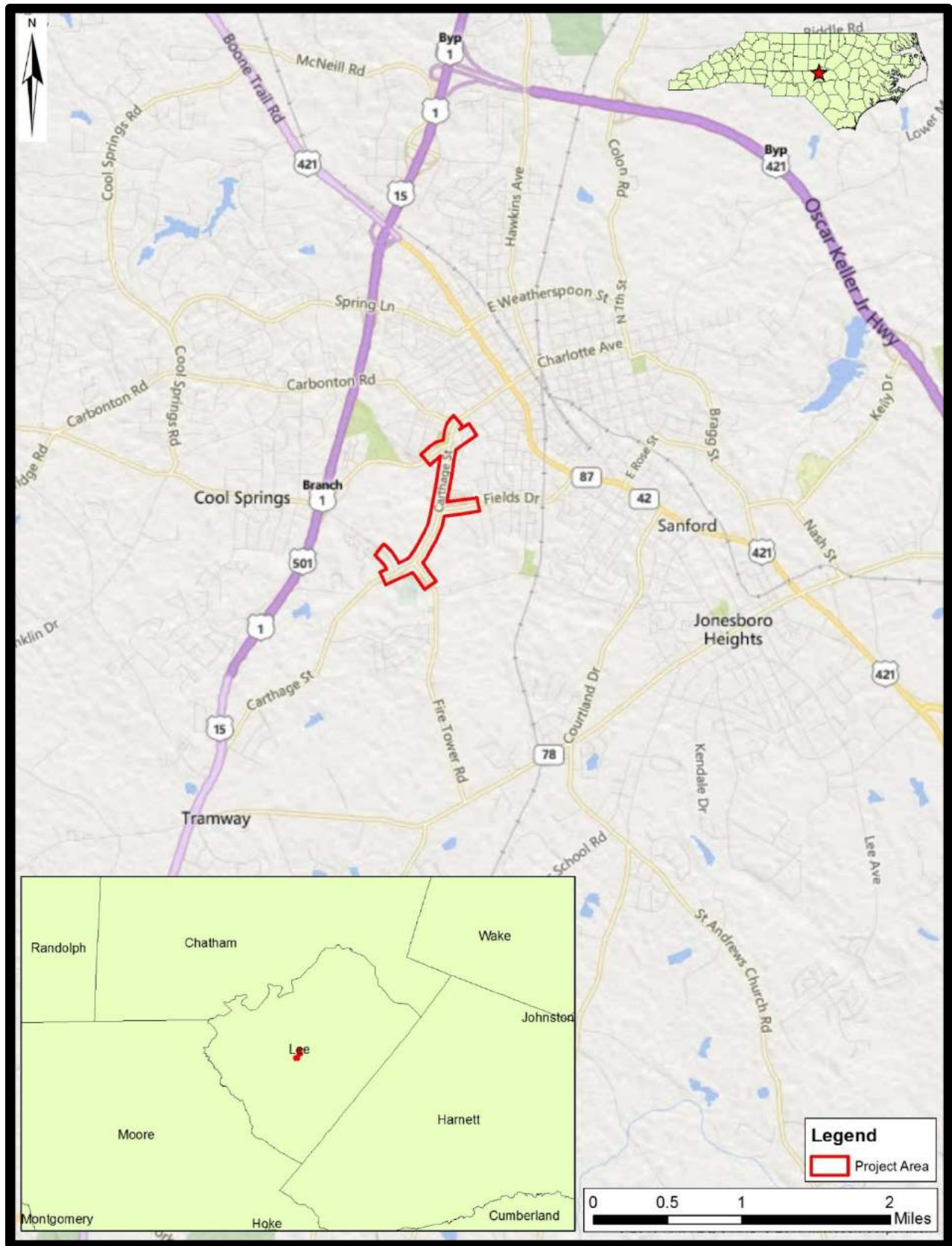


Figure 1: General Location of the Project Area along SR 1237 (Carthage Street), Sanford, Lee County (U-55709).

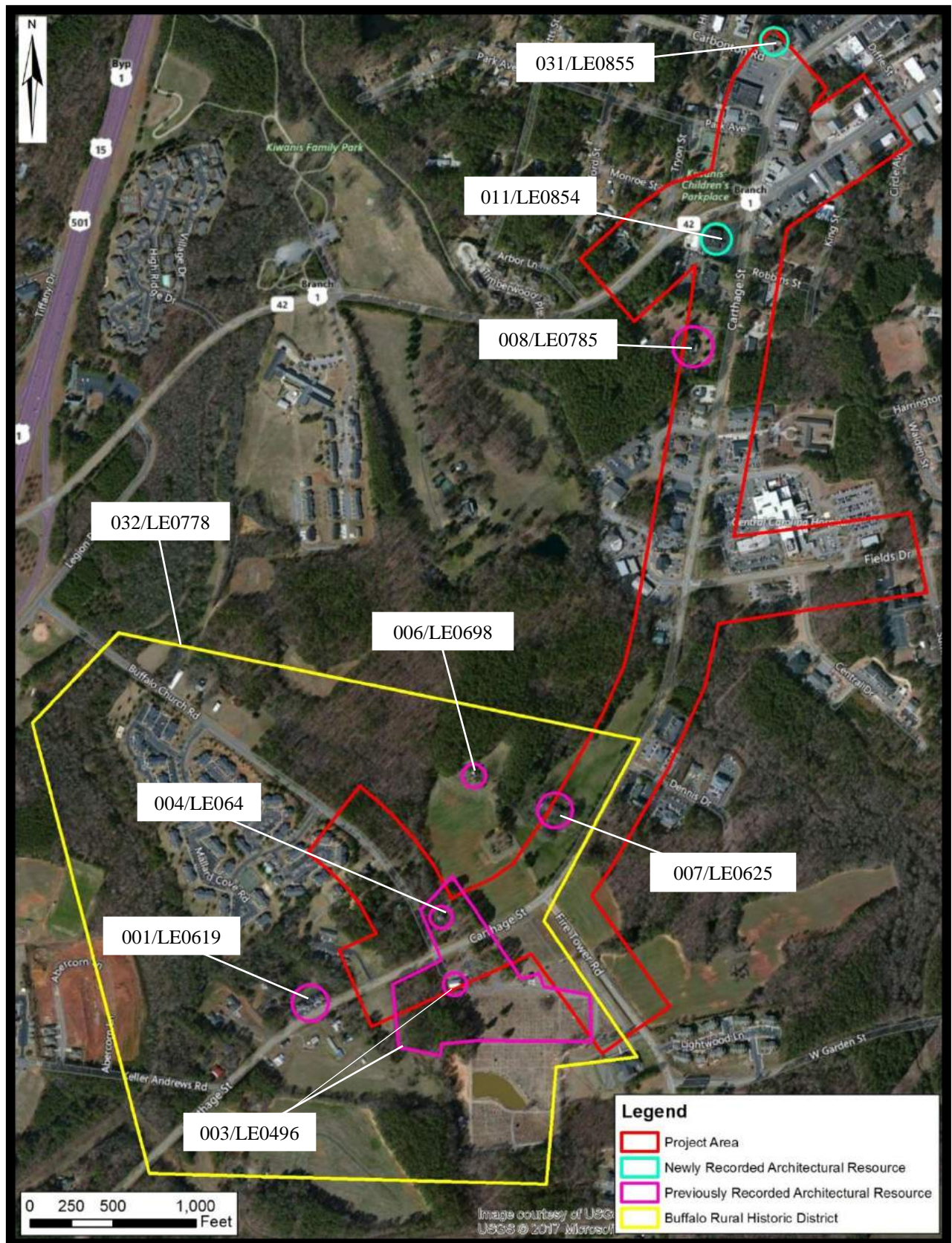


Figure 2: Historic Architectural Resources, Shown on Aerial (U-5709) (ArcGIS Image Service 2017).

- C. 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; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.²

For the in-depth evaluation of the requested resources, the Commonwealth architectural historian conducted fieldwork in May 2017. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Suzanne Reeves Library (Sanford) and the Lee County Register of Deeds (Sanford), both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources.

Summary of Results

The intensive-level investigations involved the evaluation or re-evaluation of eight individual resources, the Jefferson Motel (No. 1/LE0619), the Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496), the Buffalo Presbyterian Church Manse (No. 4/LE0646), the Kenneth E. Seymour Farm (No. 7/LE0625) and Matthews House (No. 6/LE0698), the Arthur H. McIver House (No. 8/LE0785), Elks Lodge #1649 (No. 11/LE0854), and the (former) Phillips 66 Service Station (No. 31/LE0855) as well as the re-evaluation of the boundary of the Buffalo Rural Historic District (LE0788) and the Buffalo Presbyterian Church and Cemeteries (No. 3/LE0496). Based on the information obtained during the evaluation the Buffalo Presbyterian Church & Cemeteries (No. 3), the Arthur H. McIver House (No. 8), the Phillips 66 Service Station (No. 31), and the Buffalo Rural Historic District (No. 032) are eligible for listing in the NRHP. Further the Buffalo Presbyterian Church Manse (No. 4) is contributing to the Buffalo Presbyterian Church & Cemeteries (No. 3). Finally the Jefferson Motel (No. 001), the Kenneth E. Seymour Farm (No. 007), the Matthews House (No. 006), and the Elks Lodge #1649 (No. 011) are not individually eligible for listing in the NRHP, but the Matthews House and Kenneth E. Seymour Farm contribute to the Buffalo Rural Historic District.

Physical Environment

The study area is located southwest of Sanford and consists of developed urban areas at the northern end and more rural and agricultural sections to the south. The latter has seen suburban developments in the past two decades. The setting of the Buffalo Presbyterian Church & Cemeteries (No. 3) and the contributing Manse (No. 4) is still predominantly rural, whereas the setting of the Arthur H. McIver House (No. 8) is gradually being encroached upon by more urban development, but due to its large parcel maintains a secluded setting. The setting of the Phillips 66 Service Station (No. 31) is typical of urban development that took place in the 1960s. The Buffalo Rural Historic District (No. 32), which was established around the rural and agricultural setting of several farms, has seen the greatest development, with the construction of a large apartment complex.

² Ibid.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Jefferson Motel
NCDOT Survey Site Number:	001
HPO Survey Site Number:	LE0619 (Previously recorded but not evaluated)
Location:	1414 Carthage St., Sanford, Lee County
Parcel ID:	9642-13-5011-00
Dates(s) of Construction:	ca. 1948
Recommendation:	Not Eligible for the NRHP.



Figure 3: Jefferson Motel, Looking Northeast.

Setting

The (former) Jefferson Motel is located at the northwest side of Carthage Street (SR 1237), approximately 0.15 miles southwest of the intersection with Buffalo Church Road (SR 1153). The central part of the motel sits approximately 15 feet back from the road and is flanked by the sections, which contained the motel rooms. The complex faces paved parking spaces and has a few sections of grass with shrubs (Figures 3 and 4).

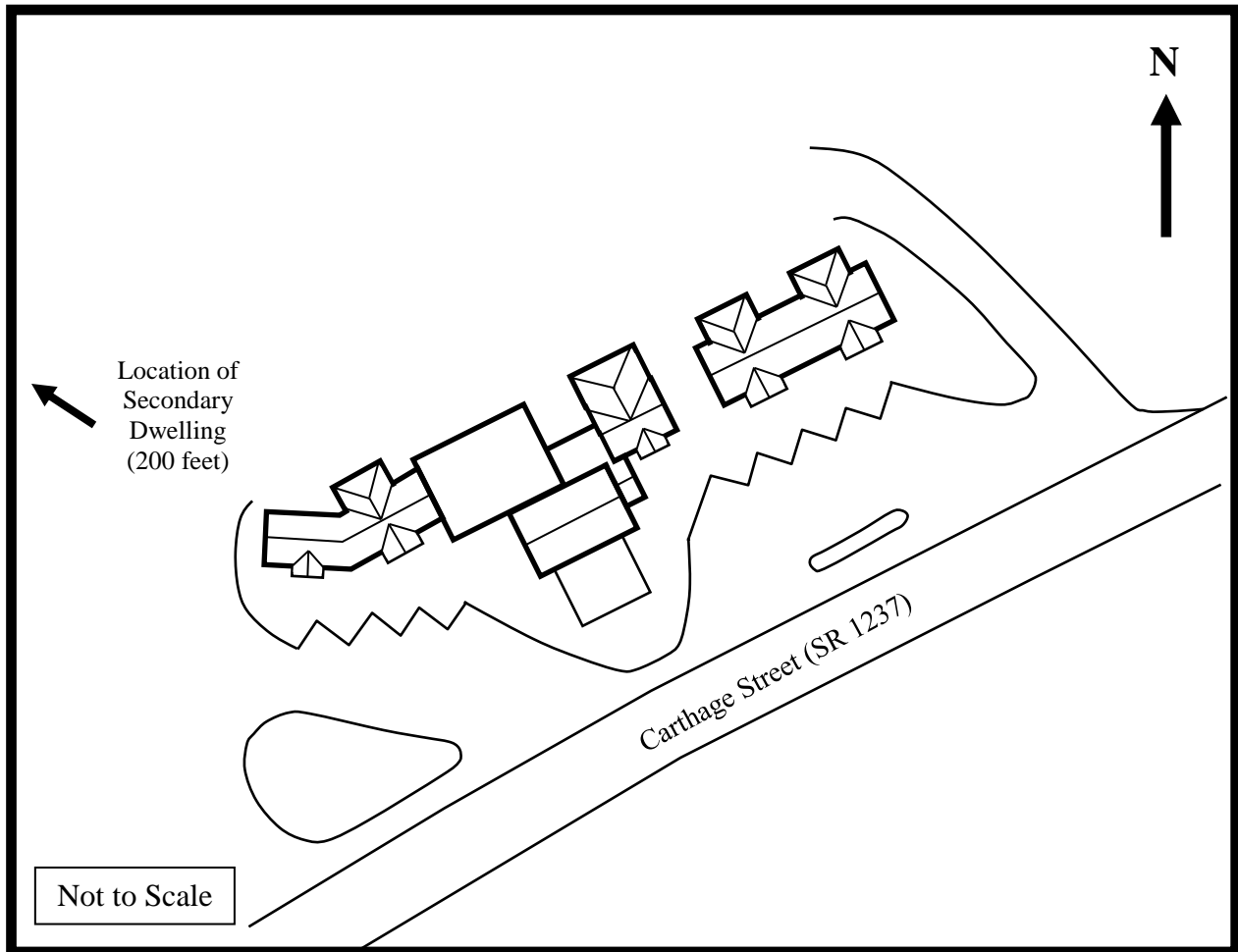


Figure 4: Sketch Map of the Jefferson Motel.

Property Description

Exterior

Built around 1948, the (former) Jefferson Motel consists of two distinct parts. The larger unit has a complex footprint incorporating four distinct sections. The main section is a one-and-a-half story side-gabled building with a flat-roofed canopy, supported by heavy posts, and a decorative metal tile Mission-style faux roof. The canopy shelters the entry door which has a classical surround with fluted pilasters and a broken pediment, and which is flanked by large eight-over-eight wooden sash windows over low panels. Located against the northeast gable end is a small gable-roofed wing, which wraps around the northwest (rear) elevation, and an exterior flight of stairs that gives access to the upper floor. The small wing connects with a side-gabled section, which originally housed two motel rooms. A small front-gabled portico, supported by classical columns, shelters the entry door on the southeast (front) elevation. Six-over-six wooden sash windows flank the door. A hip-roofed wing extends off the entire northwest (rear) elevation. This section is banked and is one-story high at the front and two-stories high at the rear. Located at the northwest corner of the central section is a flat-roofed section with a pent roof on the front elevation. This section is also banked and wraps around the rear elevation of the main section. The style of this section and the fenestration suggests that this may have had a

more utilitarian function, and did not house any motel rooms. Located against the northwest (side) elevation of the flat-roofed section is another gable-roofed wing that originally held two motel rooms. A small front-gabled portico, supported by classical columns, shelters the two doors on the southeast front elevation. A hip-roofed wing extends off the rear elevation, and the section is banked, but it does not appear that the lower level was ever utilized. At some point a gable-roofed addition was constructed off the southwest gable end of this last section, which appears to have contained a single room. Similar to the other sections, a front-gabled portico shelters the entry door. The smaller of the two units is located to the northeast of the main section and is a banked side-gabled structure with one level on the southeast (front) elevation and two levels on the northwest (rear) elevation. It originally may have held seven motel rooms. Small, front-gabled porticos, supported by classical columns, shelter two doors on the front elevation of the unit. Two hip-roofed wings extend off the rear elevation (Figures 5 through 13)

Interior

The surveyor did not obtain access to the interior of the property at the time of the survey. The motel has been converted into apartment units and it appears that some of the motel rooms have been combined to create larger apartments and some original door openings have been blocked.



Figure 5: Jefferson Motel, Looking Northwest.



Figure 6: Jefferson Motel, View of Central Section Looking Northwest.



Figure 7: Jefferson Motel, View of Central Section Looking West.



Figure 8: Jefferson Motel, View of Central Section and Flat-roofed Wing Looking North.



Figure 9: Jefferson Motel, View of Wing Looking North.



Figure 10: Jefferson Motel, View of Wing Looking Northeast.



Figure11: Jefferson Motel, View of Central Section and Wings Looking South.



Figure 12: Jefferson Motel, View of Stand-alone Section Looking Northwest.



Figure 13: Jefferson Motel, View of Stand-alone Section Looking South.

Secondary Dwelling

Currently located on a separate parcel, approximately 200 feet northwest of the motel, is a Dutch Colonial Revival-style dwelling, which historically is associated with the motel. The gambrel-roofed, brick dwelling has a large shed-roofed dormer on the southeast (front) slope of the roof. A small front-gabled portico, supported by turned posts shelters the entry on the front elevation of the house. Located against the southwest gable end are a narrow two-story gable-roofed wing, and a flat-roofed section. At some point a flat-roofed wing was constructed against the opposite gable end. The dwelling is clad in plain stretcher-bond brick and has six-over-six vinyl sash replacement windows with faux shutters (Figures 14 and 15).



Figure 14: View of House Looking North.



Figure 15: View of House Looking South.

Historical Background

The land on which the motel sits was part of the larger holdings of the Johnson family. According to historic records, Douglas and Eugene Johnson opened the Jefferson Motel around 1948.³ The family farmhouse was located on the northwest side of Carhage Street (formerly US 1). The farmhouse was moved across the road, opposite the motel, and at some point brick veneer was applied to the exterior. The farming operations continued on the southeast side of the road. The building was surveyed as part of the current project, but was determined not eligible (Figure 16).

³ Haire and Seymour Jr., *Images of America. Sanford and Lee County*, Charleston, Arcadia Publishing, 2006.



Figure 16: Johnson House, Looking South.

In its place, the motel was built as well as the Dutch Colonial Revival-style dwelling. A 1951 deed mentions the presence of a filling station, which is visible in a historic postcard of the property, as well as the new dwelling (Figure 17).⁴ A second historic postcard shows that the canopy was enclosed and the filling station was converted into a coffee shop. It also shows the addition of the small wing on the northwest side of the motel, and perhaps to the northeast side of the central block (Figure 18). The function of the dwelling as part of the motel is not clear. It is possible that the owners of the motel lived there. It currently sits on its own parcel. A one-story, flat-roofed wing on the northeast gable end replaces a flat-roofed porch. The paired columns, which supported the portico that shelters the entry have been replaced, and the original windows have been replaced with vinyl sash windows (see Figure 14). A silo that belonged to the original farmhouse does survive behind the property.

⁴ Lee County Deed Book 156, page 176, 1951.



Figure 17: Historic Postcard Showing the Jefferson Motel (Digital Commonwealth 2017a).



Figure 18: Historic Postcard Showing the Jefferson Motel and Coffee Shop (Digital Commonwealth 2017b).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the (former) Jefferson Motel is not recommended eligible for the NRHP.

Integrity

The (former) Jefferson Motel remains in its original location and retains much of its setting, as its immediately surrounding area is still predominantly rural. The design of the building combines elements of styles that were popular at the time, such as the Mission or Spanish Revival style of the canopy, which sheltered the gas pumps, and the modest Colonial Revival style of the motel units. The building retains a modest level of integrity with respect to materials and workmanship. The wooden sash windows survive, as do the porticoes and columns supporting them, which shelter the entry doors of the former motel rooms. However, the doors themselves have been replaced, and some have been blocked to allow individual motel rooms to be combined into larger apartments. The door and windows on the central section have also been altered, and the heavy square columns on brick pedestals, which originally supported the canopy, no longer survive. The original pump islands have been removed as have the gas pumps and signage (Figure 19).



Figure 19: Detail of Historic Photograph, Showing the Original Configuration of the Central Section of the Jefferson Motel (Haire and Seymour Jr. 2006).

Due to a loss of integrity of materials the building lacks sufficient character to convey its historic character and feeling. The property is associated with the development of tourism and roadside architecture in twentieth-century in North Carolina, but can no longer properly convey that.

Criterion A

The (former) Jefferson Motel is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The (former) Jefferson Motel is associated with the development of tourism and roadside architecture during the twentieth century. The building is an example of a motel/gas station providing services for travelers along US 1, the main north-south road along the East Coast before the construction of the Interstates.⁵ A variety of shapes and styles were available during that period ranging from Colonial, Tudor, to Mission, and even wigwams. However, the Jefferson Motel has lost integrity of some materials and workmanship as well as feeling, and the property is therefore not recommended eligible under Criterion A.

Criterion B

The (former) Jefferson Motel is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The (former) Jefferson Motel is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The (former) Jefferson Motel represents a type of roadside architecture built that gained popularity in the 1930s to accommodate the boom of American car ownership and the highway

⁵ Rosin and Nimz, *Roadside Kansas*, MDPF 2011.

travel that accompanied it. The trend continued as Americans enjoy the prosperity of the post-war period, and by 1964 there were approximately 61,000 motels in the United States.⁶ A review of HPOWEB shows that approximately 60 motels have been documented in North Carolina. Nine were determined eligible, and eight of the sixty predate 1950. Of these eight, one is listed in the National Register: the Sea Foam Motel in Dare County, which dates to around 1948 (DR0506). None of these motels represent a specific style or uniform design, although earlier examples consisted of a main office unit, sometimes freestanding, surrounded by small side-gabled units containing two or more motel rooms, with parking directly in front of the rooms. Because of its location along US 1, Sanford was home to several motels. The early examples took on the shape of the Jefferson Motel, with small cottages grouped near a central building, which often also functioned as a gas station and at times a restaurant as well, such as the Richmahr Cottages and Bobby Burns Filling Station (Figures 20 and 21). By the 1950s the motels started to take on more uniform shapes consisting of an office section, sometimes free standing, and long units, sometimes connected sometimes free standing, housing multiple motel rooms (Figure 22).



Figure 20: Historic Postcard Showing the Richmahr Cottages in in Sanford (Cardboard America Archives 2017).

⁶ Ibid.

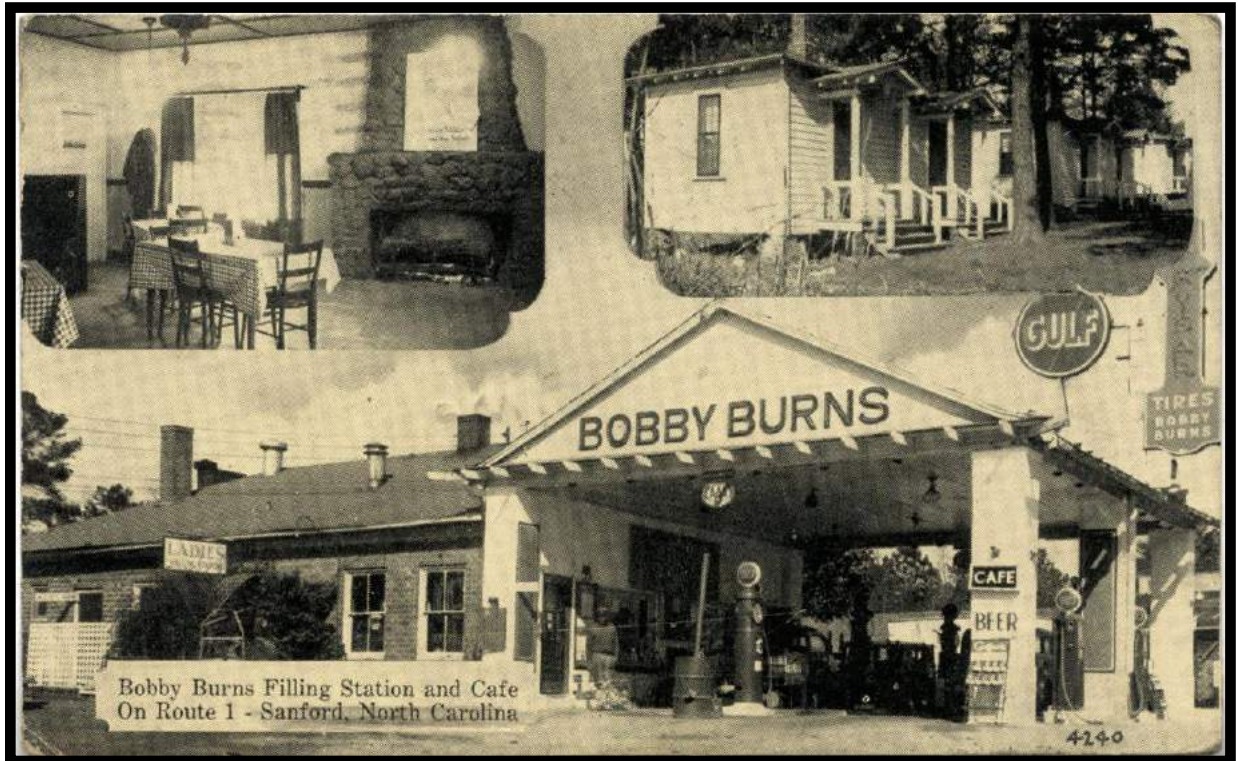


Figure 21: Early Postcard Showing Bobby Burns Filling Station in Sanford (North Carolina Postcards 2017).

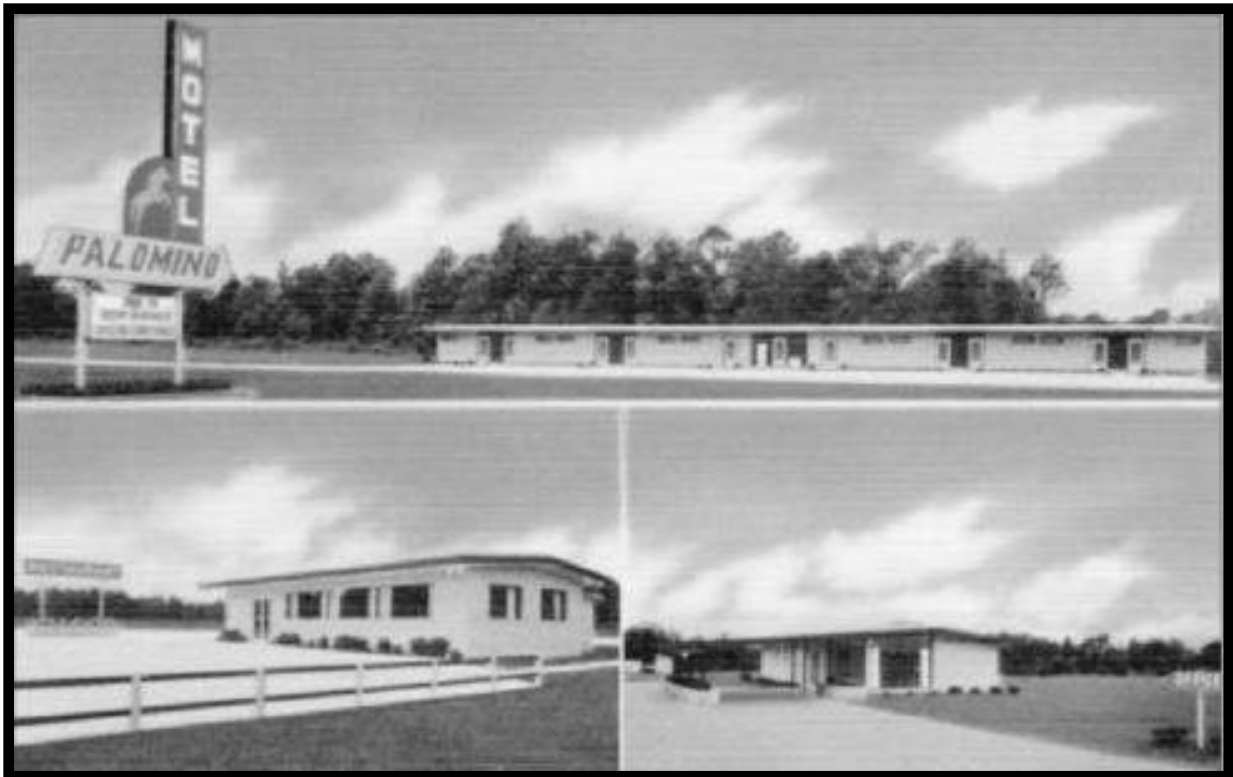


Figure 22: Early Postcard Showing the Palomino Motel (ca. 1959) in Sanford (Haire and Seymour 2006).

Motels such as the Jefferson Motel, have become rare survivors, either being abandoned and demolished or repurposed (Figure 23). Due to the alterations on both the exterior and the interior the (former) Jefferson Motel does not retain the integrity to embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture. The property was located within the original boundary of the Buffalo Rural Historic District (LE0788); however, due to the development of this section of the district, and the nature of the resource, a redrawn boundary will exclude the building.



Figure 23: Abandoned motel on US 301 on the North Carolina-Virginia State Line.

Criterion D

The (former) Jefferson Motel is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

The Jefferson Motel is located within the current boundary of the Buffalo Rural Historic District (LE0788). The motel was constructed to accommodate travelers along US 1, and is not reflective of the agricultural nature of the district. Furthermore, the period of significance of the district was based on the presence of three farms, the Duncan E. McIver Farm (LE0469), the Kenneth E. Seymour Farm (LE0635), and the Spence Kelly Farm (LE0688), which range in date from ca. 1853 to ca. 1924. The function of the Jefferson Motel does not coincide with the agricultural environment of the district and falls outside of its period of significance. It is therefore non-contributing.

Resource Name:	Buffalo Presbyterian Church and Cemeteries
NCDOT Survey Site Number:	002
HPO Survey Site Number:	LE0496 (Listed in the NRHP in 1999)
Location:	1333 Carthage St., Sanford, Lee County
Parcel ID:	9642-22-2875-00
Dates(s) of Construction:	ca. 1880
Recommendation:	Remains Eligible for the NRHP. The property is a contributing element to the Buffalo Rural Historic District (LE0788).



Figure 24: Buffalo Presbyterian Church, Looking Northwest.

Setting

Buffalo Presbyterian Church and Cemeteries are located at the southeast side of Carthage Street (SR 1237), across from the intersection with Buffalo Church Road (SR 1153). The church sits approximately 170 feet back from the road and is surrounded by grass with a few shrubs and a copse of mature trees to the east. Located to the east and south is a large cemetery (Figures 24 and 25).

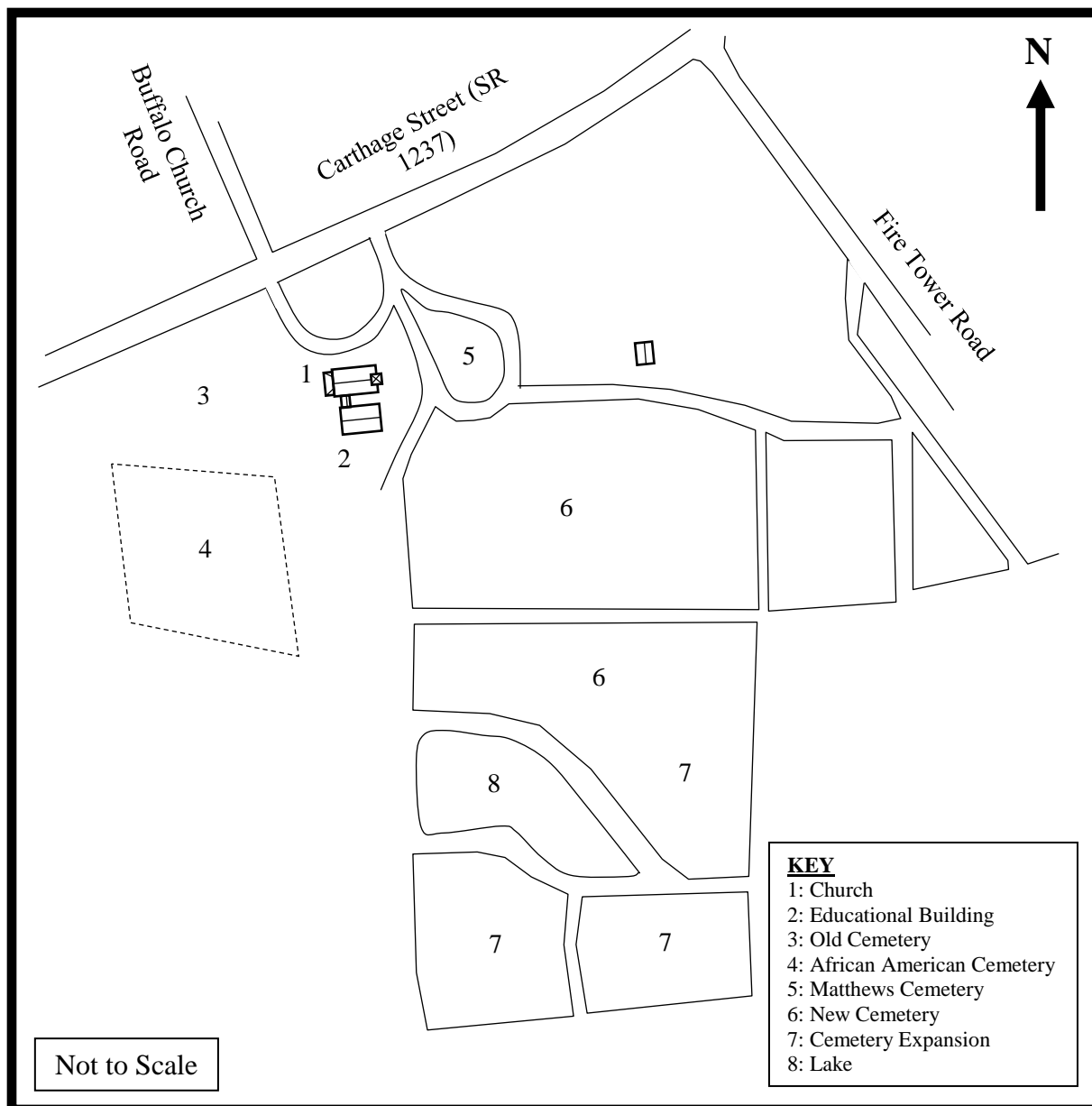


Figure 25: Sketch Map of Buffalo Presbyterian Church.

Property Description

Exterior

Built around 1880, Buffalo Presbyterian Church is an impressive example of a frame Gothic Revival-style church, with a slightly projecting, three-tiered entrance tower on the east (front) gable end. Located against the west (rear) gable end of the sanctuary is a narrow hip-roofed section, which originally housed Sunday school rooms. An enclosed one-story, gable-roofed hyphen off the south (side) elevation of the sanctuary connects the church to a two-story front-gabled educational building that was constructed between 1954 and 1956. Lancet-arched double doors in the east (front) elevation of the entrance tower lead into the vestibule and are flanked by side entrances on the front gable end of the church. The latter give access to secondary vestibules with stairs leading to the balcony. Large triple-hung lancet-arched windows pierce the side elevations and light the sanctuary (Figures 26 through 30).



Figure 26: Buffalo Presbyterian Church, Looking Southwest.



Figure 27: Buffalo Presbyterian Church, Looking Southeast.



Figure 28: Buffalo Presbyterian Church, Educational Building Looking Northwest.



Figure 29: Buffalo Presbyterian Church, Educational Building Looking Northeast.



Figure 30: Buffalo Presbyterian Church, Main Entrance.

Interior

The sanctuary has a shallow barrel-vaulted ceiling, and heavy chamfered posts support the balcony. The balcony railing is decorated with a recessed lancet-arched pattern, and simple pews flank a center aisle. Located behind the altar is a dais with a lancet-arched recess (Figures 31 and 32).



Figure 31: Buffalo Presbyterian Church, Interior View Towards Altar.



Figure 32: Buffalo Presbyterian Church, Interior View Towards Entrance.

Cemeteries

Located to the west of the church are two cemeteries. One is the original church cemetery. Several headstones survive, the oldest of which belongs to Roderick L. Buie (1845-1857) (Figure 33). His parents died in 1895 and are buried in the cemetery on the east side of the church. The second cemetery on the west side of the church is an African American cemetery, the oldest section of which pre-dates the Civil War. In 1900, the African American churches of Sanford bought a section of the land for the use of their members.⁷ There are numerous marked and unmarked graves in this section (Figures 34 and 35).



Figure 33: Buffalo Presbyterian Church, View of Oldest Marker in Original Cemetery.

⁷ Debra K. Bevin and James V. Comer, Buffalo Presbyterian Church and Cemeteries, National Register of Historic Places Registration Form, 1998.



Figure 34: Buffalo Presbyterian Church, African American Cemetery.



Figure 35: Buffalo Presbyterian Church, View of Marker in African American Cemetery.

Located to the east of the church is the Matthews family plot, which is encircled by the driveway. The earliest stone dates to 1865, and belongs to Daniel Matthews, whose family sold the five-acre parcel on which Buffalo Presbyterian Church sits.⁸ To the east and southeast is the main cemetery, the oldest section of which was established in 1870. Some of the markers are by French stonecutters, who were brought to Sanford in the 1890s to work at commercial quarries.⁹ The oldest marker predates this event, but was moved to the cemetery in 1989 (Figures 36 through 38).



Figure 36: Buffalo Presbyterian Church, View of Marker for Roderick McIver Who Died in 1810 in Main Cemetery. Note: The marker was moved to the cemetery in 1989.

⁸ Ibid.

⁹ Ibid.



Figure 37: Buffalo Presbyterian Church, Main Cemetery Looking Northwest.



Figure 38: Buffalo Presbyterian Church, View of Marker in Main Cemetery.

Plans for an expansion to the main cemetery were drawn up in 1956, which included the addition of a lake (Figure 39). The stones in this section of the cemetery are more uniform, and typical of grave markers produced during the second half of the twentieth century. A small mausoleum for the interment of cremated bodies is located southwest of the lake, and appears to have been constructed around 1990 (Figures 40 and 41).

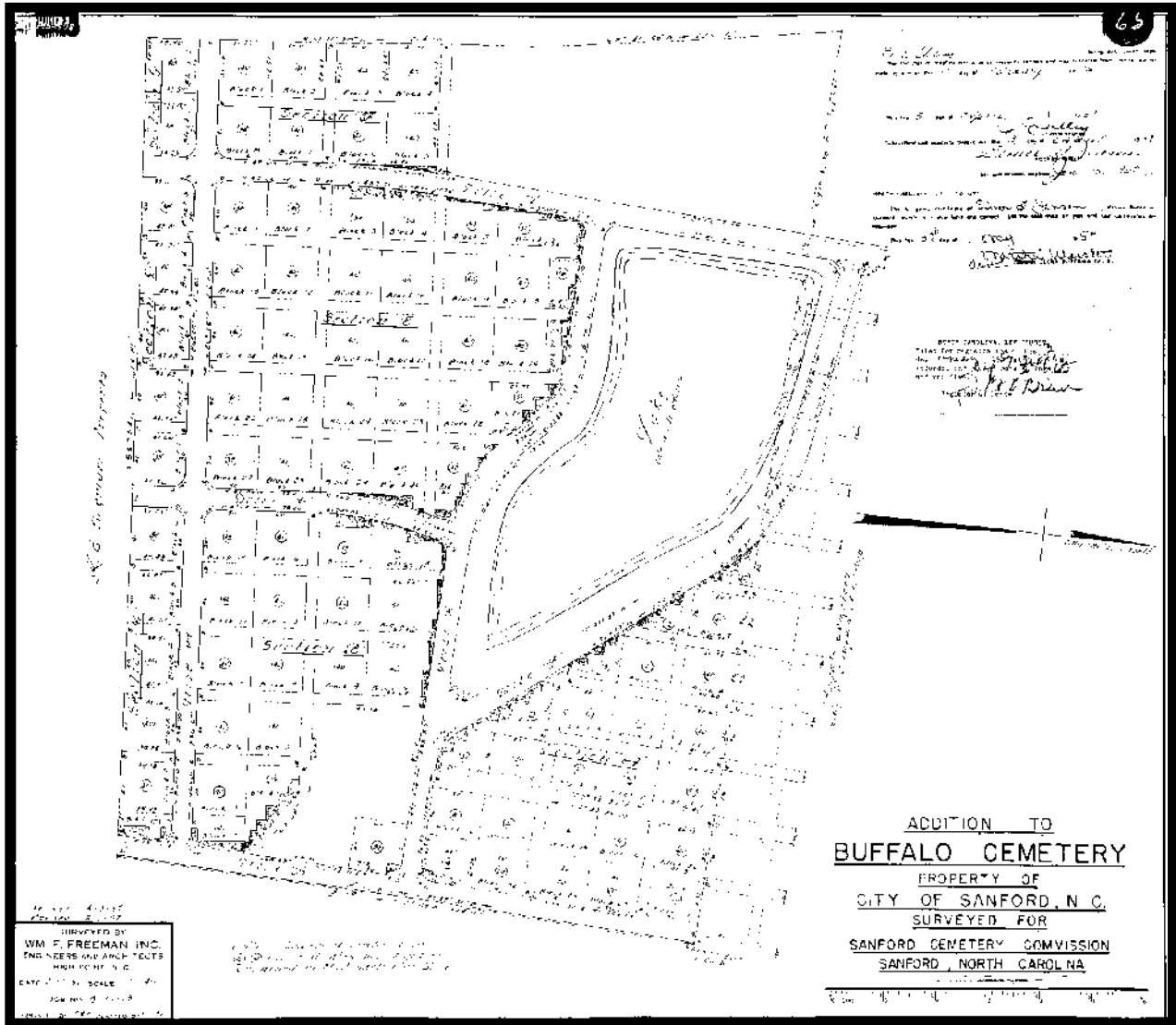


Figure 39: Buffalo Presbyterian Church, 1956 Cemetery Expansion (Plat Cabinet 2 Slide 578).



Figure 40: Buffalo Presbyterian Church, Main Cemetery Expansion Looking North.



Figure 41: Buffalo Presbyterian Church, Main Cemetery View of Mausoleum.

Historical Background¹⁰

Buffalo Presbyterian Church was established by Highland Scots, when Lee County was still part of Moore County. The church was organized in 1797, and the initial church services were held in a log building near the site of the present church. In 1817 a frame church was built by John Voncanon, which was replaced in 1840, by a second frame building. The present church was constructed around 1880, by John B. Masemore, a contractor from nearby Cameron in Moore County, following the plans drawn up by J. J. Minor, an architect from Fayetteville. Buffalo Presbyterian Church is considered the “mother church” for eight other Presbyterian churches, which were established in the region during the nineteenth century. A 1931 map, shows an impressive overall landscape design for the church, manse, and cemetery, which was never fully executed (Figure 42)

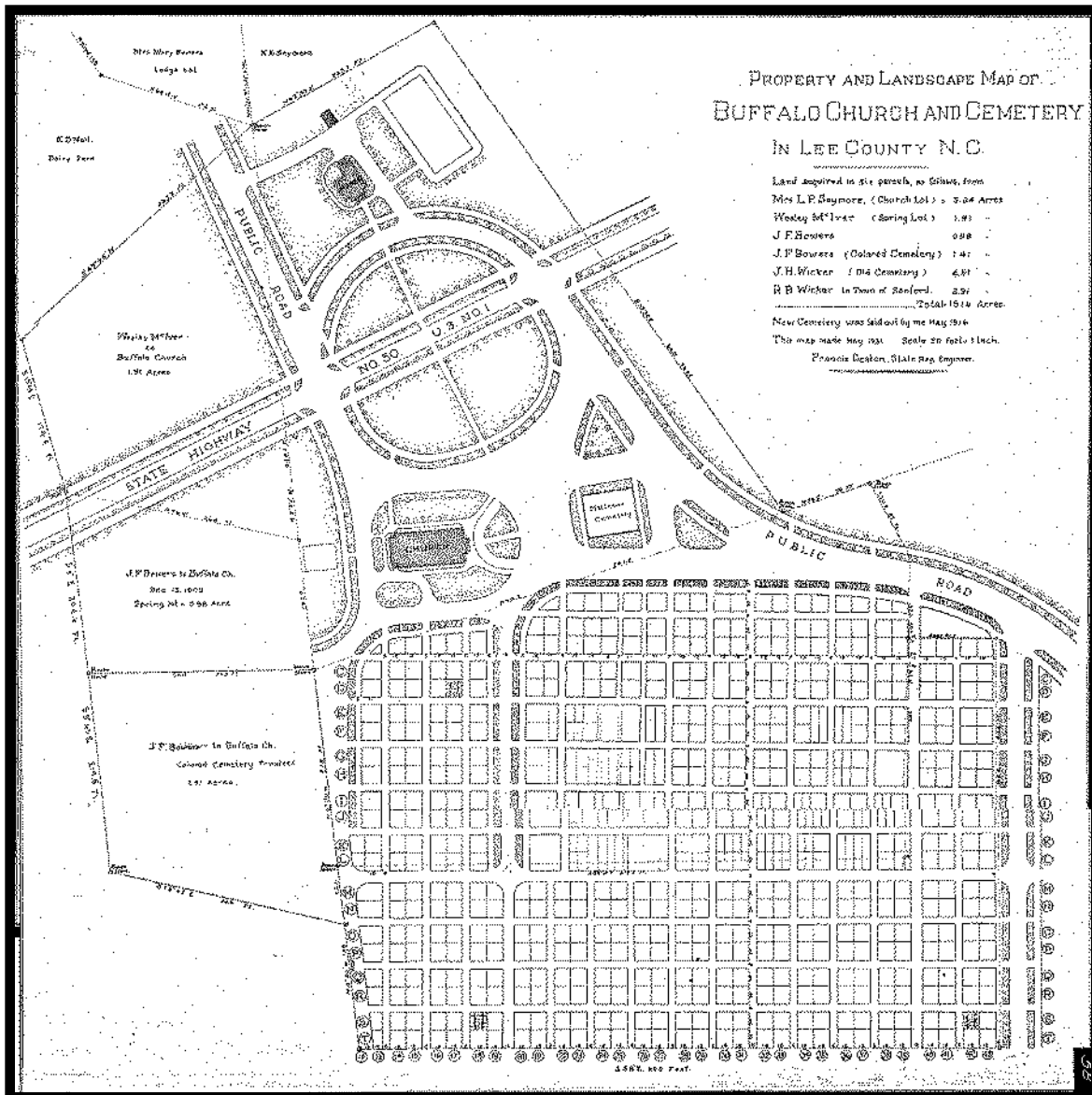


Figure 42: Buffalo Presbyterian Church, 1931 Landscape Map (Plat Cabinet 2 Slide 251-4).

¹⁰ The historic background is summarized from the NRHP nomination.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Buffalo Presbyterian Church was listed in the National Register in 1998 and remains eligible.

Integrity

Buffalo Presbyterian Church remains in its original location and retains much of its setting, as its immediate surrounding area is still predominantly rural. The design of the building is an example of the vernacular Gothic Revival style as was popular during the nineteenth century, and retains a high level of integrity of materials and workmanship. Only minor changes have occurred such as the filling in of the foundation wall, between the brick piers, and the addition of a hyphen against the south elevation, which connects the church to the educational building. The church maintains its original form and massing and still conveys its historic character and feeling. The property is associated with the establishment of Presbyterianism in the region by Highland Scots settlers.

Criterion A

The Buffalo Presbyterian Church is recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Buffalo Presbyterian Church is the oldest Presbyterian congregation in Lee County and is associated with the settlement patterns of Cape Fear Highland Scots during the eighteenth century. The congregation has functioned as the social and religious center of the community for more than two hundred years. The present church building retains its integrity of materials, feeling, and association and the property is therefore recommended eligible under Criterion A.

Criterion B

The Buffalo Presbyterian Church is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The Buffalo Presbyterian Church is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Buffalo Presbyterian Church is a well-preserved example of Lee County's nineteenth century rural Presbyterian churches. A review of HPOWEB shows that 85 Gothic Revival-style churches have been listed in the NRHP ranging in date between 1824 and 1942. The majority of the earlier churches are frame where as those built during the twentieth century are brick. Buffalo Presbyterian Church is an excellent example of the earlier types and retains a high level of integrity. The church embodies the distinctive characteristics of a type, period, or method of construction and therefore is recommended as eligible for listing in the NRHP under Criterion C for architecture. The property is a contributing element to the Buffalo Rural Historic District (LE0788).

Criterion D

The Buffalo Presbyterian Church is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

Criteria Consideration A

The Buffalo Presbyterian Church is recommended eligible for the NRHP under Criteria Consideration A (religious properties). For a religious property to be eligible under Criteria Consideration A, it must derive its primary significance from architectural or artistic distinction or historical importance.

Buffalo Presbyterian Church is recommended eligible for the NRHP under Criteria Consideration A as an excellent example of a late-nineteenth century example of a vernacular Gothic Revival-style church.

Criteria Consideration D

The Buffalo Presbyterian Church cemetery is recommended eligible for the NRHP under Criteria Consideration D (cemeteries). For a cemetery to be eligible under Criteria Consideration D, it must derive its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

The Buffalo Presbyterian Church cemetery is eligible the NRHP under Criteria Consideration D for including several outstanding markers of locally quarried brownstone, some of which were

produced by skilled French stonecutters, which were brought to Sanford at the end of the nineteenth century to work in the local quarries.

NRHP Boundary Justification

The NRHP boundary for the Buffalo Presbyterian Church and Cemeteries as established in 1998 contains approximately 12.75 acres and includes the church, educational building, the African American cemetery, the Matthews plot and the oldest section of the main cemetery, as well as the parcel with the Buffalo Presbyterian Church Manse on it (LE0646). The church sold the manse and a 1.75-acre parcel on which it sits in 2015 (see next entry). Part of the reasoning behind this boundary was that it reflected the period of significance, which at the time did not extend past 1948. A slight boundary adjustment is suggested to include the entire cemetery, since it was plotted around 1956, which makes it contemporary to the educational building, which is a contributing resource. Furthermore, this section of the cemetery also contains markers that predate 1948 (Figure 43). The recommended expanded boundary contains approximately 31 acres. The NRHP boundary is identified as all of parcels 9642-22-2875-00, 9642-22-8522-00, 9642-22-0595-00, and 9642-23-2293-00 (Lee County PIN).



Figure 43: Aerial Map of Buffalo Presbyterian Church and Cemeteries, Showing the NRHP Boundary

Resource Name:	Buffalo Presbyterian Church Manse
NCDOT Survey Site Number:	004
HPO Survey Site Number:	LE0646 (Previously determined a contributing resource to the Buffalo Presbyterian Church & Cemeteries (LE0496))
Location:	1334 Carthage St., Sanford, Lee County
Parcel ID:	9642-23-2293-00
Dates(s) of Construction:	ca. 1926
Recommendation:	Not Individually Eligible for the NRHP. The property is also a contributing element to the Buffalo Rural Historic District (LE0788).



Figure 44: Buffalo Presbyterian Church Manse, Looking Northwest.

Setting

Buffalo Presbyterian Manse is located at the northeast corner of the intersection between Carthage Street (SR 1237) and Buffalo Church Road (SR 1153), approximately 375 feet north of the church. The building sits approximately 170 feet back from Carthage Street and is surrounded by grass with a few shrubs and numerous mature trees. (Figures 44 and 45).

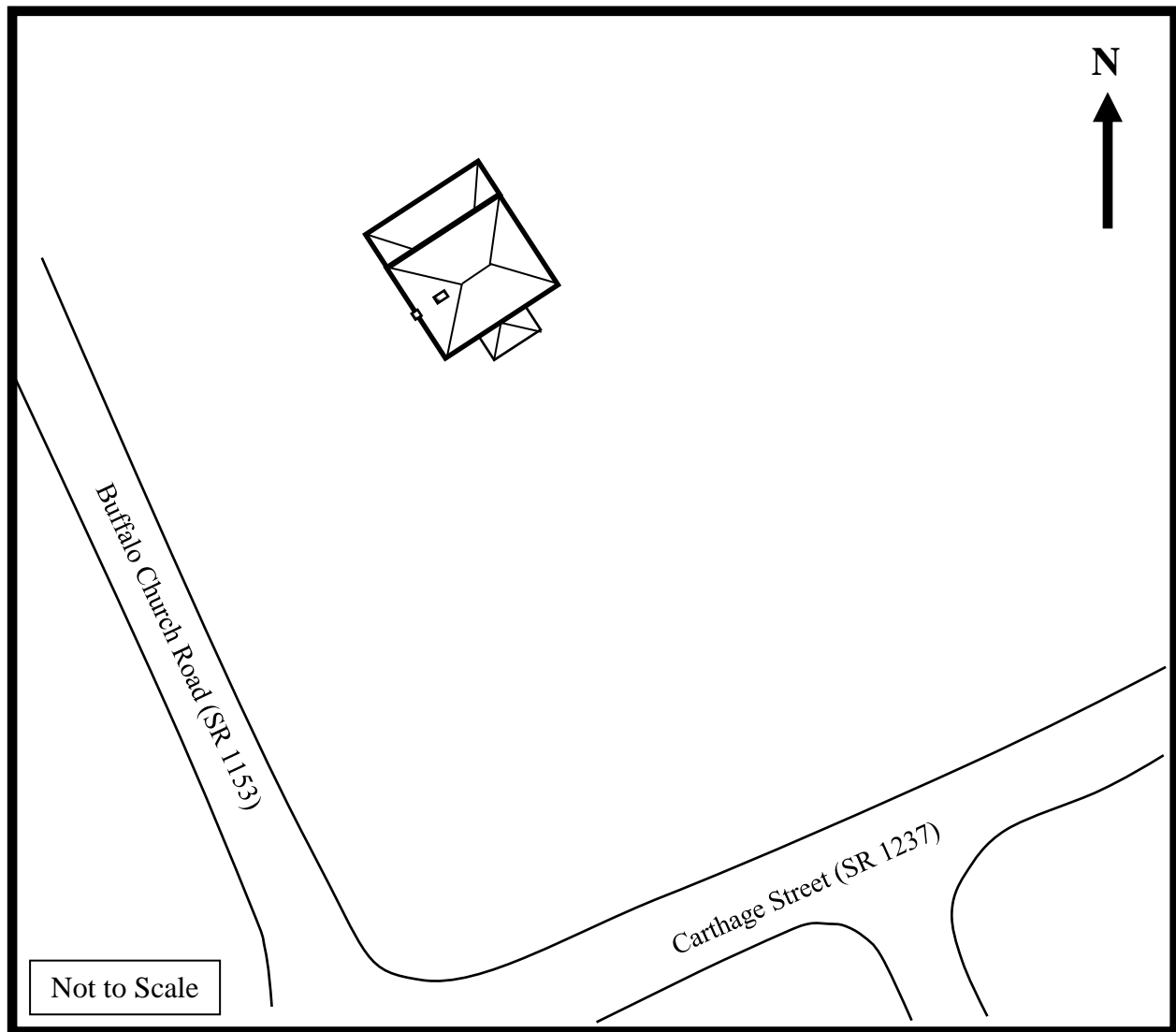


Figure 45: Sketch Map of the Buffalo Presbyterian Church Manse.

Property Description

Exterior

Built around 1926, this two-story, three-bay, hip-roofed dwelling has a small hip-roofed porch, supported by square columns, which shelters the off-center entrance door on the southeast front elevation. The door has five-light sidelights over molded panels and a large fanlight window. Double windows flank the entrance. A one-story, hip-roofed wing extends across the entire northwest (rear) elevation of the main block. The dwelling sits on a continuous brick foundation, is clad in vinyl siding, and has six-over-one vinyl sash replacement windows. A brick chimney pierces the southwest slope of the roof, and an exterior brick flue is located against the southwest (side) elevation of the dwelling (Figures 46 and 47).

Interior

The surveyor did not obtain access to the interior of the property at the time of the survey.



Figure 46: Buffalo Presbyterian Church Manse, Looking Northwest.



Figure 47: Buffalo Presbyterian Church Manse, Looking Southwest.

Historical Background

The manse was constructed for the pastor who not only served Buffalo Presbyterian Church, but also the White Hill, Euphronia, and Pocket Presbyterian Churches. In 1949, Buffalo Presbyterian Church purchased the interest of the other three churches in the manse, since they were no longer associated.¹¹ The church sold the manse in 2015.¹²

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Buffalo Presbyterian Church Manse is not recommended individually eligible for the NRHP, but remains a contributing resource to the Buffalo Presbyterian Church and Cemeteries (LE0496).

Integrity

The Buffalo Presbyterian Church Manse remains in its original location and retains much of its setting, as its immediate surrounding area is still predominantly rural and as it is surrounded by mature trees. The design of the building is a typical example of the American Foursquare, with its hipped roof and almost square footprint, sometimes also referred to as Prairie style, and popular during the first decades to the twentieth century. However, it retains a low to moderate level of integrity of materials and workmanship due to the replacement of the original siding and windows. Despite this the dwelling still conveys its historic character and feeling. The property is associated with the Presbyterian Church during the twentieth century.

Criterion A

The Buffalo Presbyterian Church Manse is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Buffalo Presbyterian Church Manse is associated with the presence of the Presbyterian Church in Lee County during the first half of the twentieth century, and with Buffalo Presbyterian Church in specific until it was sold in 2015. However, the building has lost integrity of materials and is no longer directly affiliated with Buffalo Presbyterian Church, and the property is therefore not recommended eligible under Criterion A.

Criterion B

The Buffalo Presbyterian Church Manse is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is

¹¹ Lee County Deed Book 50, page 181.

¹² Lee County Deed Book 1376, page 701.

not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The Buffalo Presbyterian Church Manse is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Buffalo Presbyterian Church Manse represents a common type of architecture popular during the first decades of the twenty century, often referred to as American Foursquare. A review of HPOWEB shows that approximately 51 buildings have been documented in North Carolina that have been identified as a manse. Five of these were determined eligible, one of which as part of a NRHP nomination for Thyatiria Presbyterian Church, Cemetery, and Manse in Rowan County (RW0047), which is a Craftsman-style dwelling dating to the 1920s, associated with a vernacular brick Gothic Revival church, dating to around 1860. The manse (MK1378) associated with Steele Creek Presbyterian Church (MK1377) was determined eligible in 2008. The church itself was listed in the NRHP in 1991. Steele Creek Presbyterian Church Manse was built around 1910, and can also be described as an American Foursquare. Due to the alterations on the exterior the Buffalo Presbyterian Church Manse does not retain the integrity to embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as individually eligible for listing in the NRHP under Criterion C for architecture. The property is a contributing element to the Buffalo Presbyterian Church & Cemeteries (LE0496) and the Buffalo Rural Historic District (LE0788).

Criterion D

The Buffalo Presbyterian Church Manse is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

Resource Name:	Kenneth E. Seymour Farm & Matthews House
NCDOT Survey Site Number:	007 & 006
HPO Survey Site Number:	LE0635 & LE0698 (Both previously recorded but not evaluated)
Location:	1312 Carthage St., Sanford, Lee County
Parcel ID:	9642-24-5331-00
Dates(s) of Construction:	ca. 1924 & ca. 1840
Recommendation:	Not Eligible for the NRHP. The buildings are a contributing element to the Buffalo Rural Historic District (LE0788).



Figure 48: Kenneth E. Seymour Farm, Looking Northwest.

Setting

The buildings are located at the northwest side of Carthage Street (SR 1237) approximately 460 feet northeast of the intersection with Fire Tower Road (SR 1152). The Kenneth E. Seymour Farm sits approximately 200 feet back from the road and is surrounded by a landscaped yard with shrubs and mature trees. The Matthews House is located approximately 430 feet farther northwest (Figures 48 and 49).

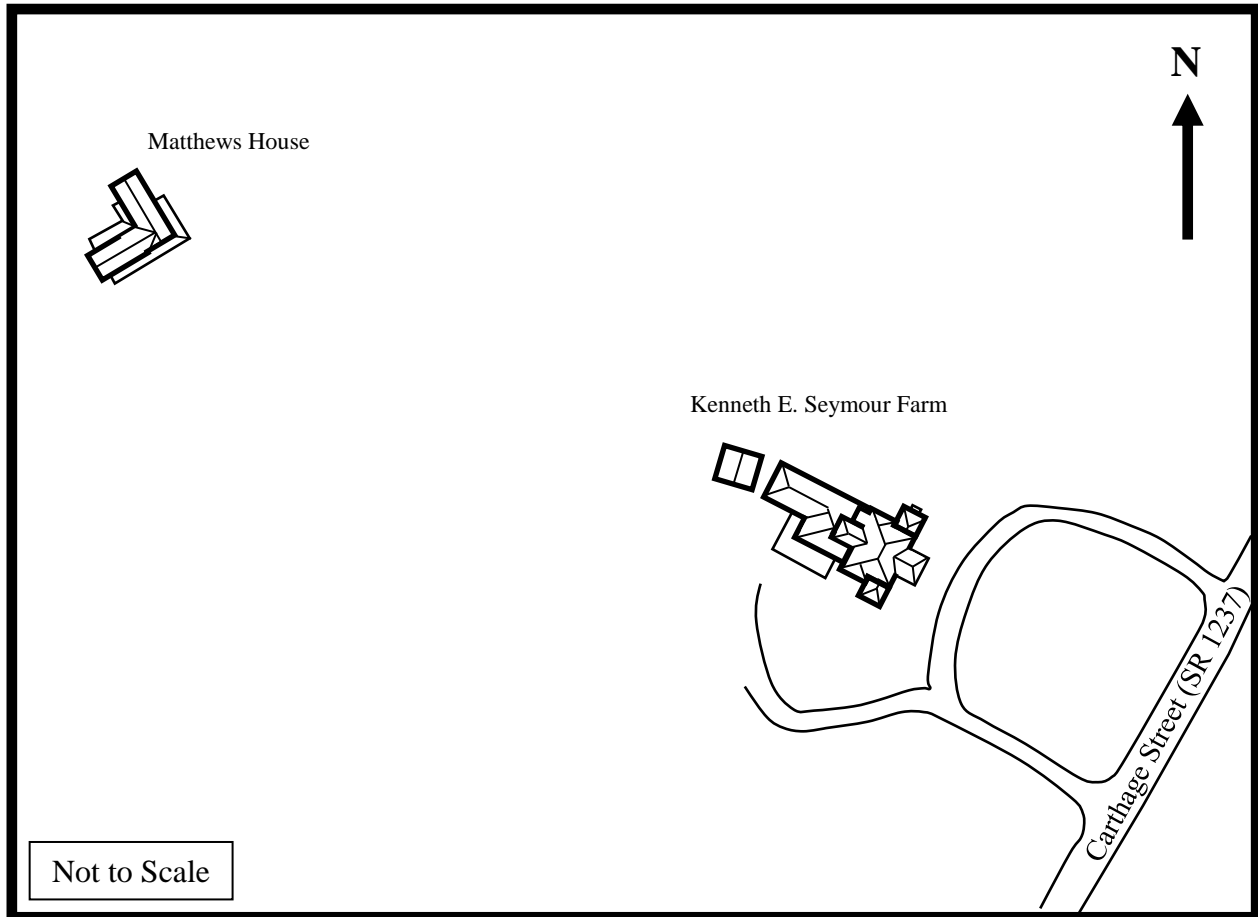


Figure 49: Sketch Map of the Kenneth E. Seymour Farm and Matthews House.

Property Description

Exterior

Built around 1924, the Kenneth E. Seymour house is a typical two-story, three-bay, hip-roofed Southern Colonial-style dwelling. A hip-roofed portico, supported by colossal Ionic columns, shelters the recessed entry door on the first floor of the southeast front elevation and a balcony on the second floor. The main block has one-story hip-roofed wings on the northeast and southwest (side) elevations that are flush with the front elevation and slightly projecting two-story bays that are flush with the northwest (rear) elevation. A one-story, hip-roofed wing extends off the rear elevation of the main block and has a one-bay, hip-roofed superstructure that is centered on the rear elevation of the main block. The latter is flanked by a shed-roofed section to the left. Around 1965 a two-car, hip-roofed carport, with an enclosed section at the northwest rear end, was constructed off the rear elevation of the one-story wing. The dwelling is clad in vinyl German, or drop, siding and has vinyl sash replacement windows (Figures 50 through 54).

Interior

The surveyor did not obtain access to the interior of the property at the time of the survey.

Outbuildings

Located behind the carport is a modern front-gabled, two-car garage (Figure 55).



Figure 50: Kenneth E. Seymour Farm, Looking Northwest.



Figure 51: Kenneth E. Seymour Farm, Detail of Main Entrance.



Figure 52: Kenneth E. Seymour Farm, Looking North.



Figure 53: Kenneth E. Seymour Farm, Looking West.



Figure 54: Kenneth E. Seymour Farm, Looking Northeast.



Figure 55: Kenneth E. Seymour Farm, Garage Looking North.

Matthews House (LE0698)

Located approximately 430 feet northwest of the Kenneth E. Seymour Farm is the John B. Matthews Sr. House, which reportedly dates to the antebellum period.¹³ It is a one-story, gable-roofed building with an L-shaped footprint. A hip-roofed porch, supported by a combination of classical columns and plain studs extends across two-thirds of the northeast (front) elevation of the dwelling and wraps around the southeast gable end, from there extending along the southeast (side) elevation of the rear wing. Located against the southeast gable end of the main block is a parged single-shouldered fieldstone chimney with a brick stack. A single-shouldered brick chimney is located against the opposite gable end. The rear wing has an internal brick chimney, which pierces the ridge of the roof at the center. An L-shaped hip-roofed porch, supported by plain posts, runs along the southwest (rear) elevation of the main block and the northwest (side) elevation of the wing. The building is clad in plain weatherboard siding with simple corner boards and has one-over-one and six-over-six wooden sash windows (Figures 56 and 57).



Figure 56: View of the Matthews House, Looking West.

¹³ J. Daniel Pezzoni, *The History & Architecture of Lee County, North Carolina*, page 296.



Figure 57: View of the Matthews House, Looking East.

Historical Background

The land on which both houses sit was conveyed to Kenneth Emmett Seymour (1886-1963) in 1915, by A. T. Seymour.¹⁴ At the time, it totaled 110-acres, 59.77 of which are still part of the property today. K. E. Seymour was not only a farmer, but also dealt in real estate according to his death certificate.¹⁵ Seymour also served as County Commissioner and Justice of the Peace.¹⁶ He borrowed the plans for the house from James P. McDavid, a Jonesboro-area farmer, in 1923, and adjusted them slightly to meet his desires. Seymour added the colossal Ionic portico, and extended the wrap-around porch to form a porte cochere off the northeast end of the house (Figure 58). The estate passed to Seymour's son, Woodrow Wilson Seymour, Sr., who extensively remodeled the dwelling around 1964-1965, with the help George Smart, an architect from Raleigh.¹⁷ The chimneys were removed, as was the wrap-around porch along the front elevation. Part of the porte cochere was enclosed, and mirrored the existing wing on the southwest (side) elevation. The original entry with its sidelights and transom was replaced with the current recessed arched entry. The history of the Matthews House is harder to trace. The

¹⁴ Lee County Deed Book 13, page 420.

¹⁵ Ancestry.com 2017a.

¹⁶ Pezzoni, 296.

¹⁷ Ibid.



Figure 58: Historic View of the Kenneth E. Seymour Farm, Looking North (Pezzoni 1995).

house was already built when K. E. Seymour took possession of the land, but predates the formation of Lee County in 1907, which complicates a deed trace. It is possible that the house became part of the holdings of the Seymour family through marriage. David D. Seymour, Kenneth Seymour's father, had married Louisa Frances Matthews in 1871.¹⁸

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Kenneth E. Seymour Farm and Matthews House are not recommended eligible for the NRHP.

Integrity

The Kenneth E. Seymour Farm and Matthews House remain in their original location and retain much of their setting as they are still surrounded by farmland and wooded areas. The design of the Kenneth E. Seymour Farm is an example of the Southern Colonial style, which combines elements of the American Foursquare with colossal classical porticos, emphasizing the main entrance. Due to the renovations that occurred around 1964 the dwelling retains a low level of integrity of materials and workmanship. Due to a loss of integrity of materials the building can no longer convey its historic character and feeling. The property is associated with farming practices in the region during the twentieth century. The design of the Matthews House is typical of smaller farm houses seen across much of North Carolina and built during the

¹⁸ Ancestry.com 2017b.

nineteenth century and even into the first decades of the twentieth century. The dwelling retains modest level of integrity of materials and workmanship, and still conveys its historic character and feeling. The building is associated with farming practices in the region during the nineteenth and twentieth century.

Criterion A

The Kenneth E. Seymour Farm and Matthews House are not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Kenneth E. Seymour Farm and Matthews House were associated with the common types of agricultural practices in Lee County and Moore County, for the period from the nineteenth century to the early twentieth century.¹⁹ Due to the loss of its associated outbuildings, the property can no longer convey the farming association and therefore is not recommended eligible under Criterion A.

Criterion B

The Kenneth E. Seymour Farm and Matthews House are not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The Kenneth E. Seymour Farm and Matthews House are not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Kenneth E. Seymour Farm represents a type of architecture popular before World War II, and often described as Southern Colonial, examples of which can be found across much of North Carolina in both rural and urban settings. The type combines the massing of the American

¹⁹ Lee County was founded in 1907, and the southern part originated from Moore County.

Foursquare, which was developed around the turn of the twentieth century, with a full-height portico on the front elevation supported by colossal classical columns. These types of houses were built in both urban and rural settings, the latter usually as the main dwelling of a large farm. The E. L. Gavin House (LE0353), in Sanford, dates to around 1922, and is an excellent example of the type, and retains a high level of integrity (Figure 59).



Figure 59: E. L. Gavin House (LE0353), Looking Southwest.

The J. C. Byrd Farm (HT0151) in Harnett County is a rural example of the style and dates to around 1923 (Figure 60). It not only retains the wrap-around porch as was once part of the Kenneth E. Seymour Farm, but is also still part of a working farm, that has been owned by the same family since the late nineteenth century.

Due to the alterations the Kenneth E. Seymour Farm does not retain the integrity to embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture. The Matthews House represents a common type built across much of North Carolina during the nineteenth and early twentieth centuries. The Matthews House is abandoned and suffering from neglect, and none of the associated outbuildings have survived thereby diminishing the integrity of feeling and association. Despite the fact that the dwelling retains a modest level of integrity



Figure 60: J. C. Byrd Farm (HT0151), Looking North.

and embodies the distinctive characteristic of a type, period, or method of construction it lacks significance and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture. The buildings are part of the existing Buffalo Rural Historic District (LE0788), and remain contributing elements.

Criterion D

The Kenneth E. Seymour Farm and Matthews House are not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

Resource Name:	Arthur H. McIver House
NCDOT Survey Site Number:	008
HPO Survey Site Number:	LE0785 (Study listed in 1992)
Location:	1020 Carthage St., Sanford, Lee County
Parcel ID:	9642-36-3567-00
Dates(s) of Construction:	ca. 1941
Recommendation:	Eligible for the NRHP



Figure 61: Arthur H. McIver House, Looking Southwest.

Setting

The Arthur H. McIver House is located at the west side of Carthage Street (SR 1237) approximately 0.16 miles south of the intersection with Wicker Street. The dwelling sits approximately 160 feet back from the road and is surrounded by a landscaped yard with shrubs and trees, and backs up to a wooded area (Figures 61 and 62).

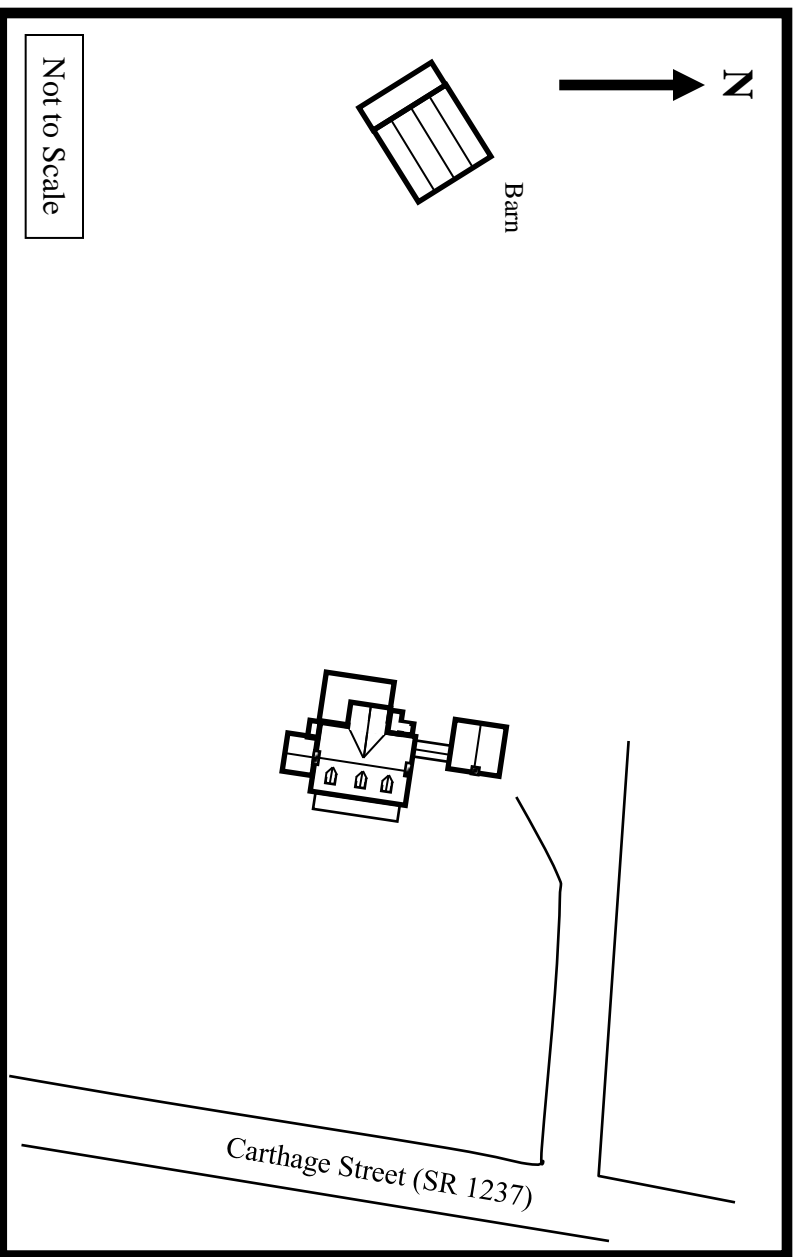


Figure 62: Sketch Map of the Arthur H. McIver House.

Property Description

Exterior

Built around 1941, the Arthur H. McIver House is an imposing, two-and-a-half-story, five-bay, side-gabled, brick Colonial Revival-style dwelling. A full height portico, supported by colossal square columns, and a Chinese-inspired balustrade, shelters the east (front) elevation of the dwelling. Fluted Corinthian pilasters flank the entry door and support an oversized broken swan’s neck pediment with a large pineapple at the center. Three front-gabled dormers sit on the front slope of the roof. A one-story, gable-roofed sunroom is located against the south gable end of the main block. A short, two-story, gable-roofed wing is centered on the west (rear) elevation of the main block. A one-story, flat-roofed section, with an irregular footprint, wraps around the gable-roofed wing. The building is banked, and has a full basement, which is accessible from the rear of the dwelling. An arched breezeway extends off the north gable end of the main block and connects the dwelling to a side-gabled, banked two-car garage. The walls are clad in stretcher-bond brick, and the dwelling has six-over-six wooden sash windows and a slate roof. There are remnants of white paint on the brick, suggesting the building was painted at some point (Figures 63 through 68).



Figure 63: Arthur McIver House, Looking West.



Figure 64: Arthur McIver House, Detail of Main Entrance.



Figure 65: Arthur McIver House, Looking Northeast.



Figure 66: Arthur McIver House, Looking Southeast.



Figure 67: Arthur McIver House, Garage Looking Northwest.



Figure 68: Arthur McIver House, Garage Looking Southwest.

Interior

The dwelling is currently for sale and unoccupied, and information about the interior was gathered from an online source.²⁰ The entry door opens into a small vestibule, which leads into a grand stair hall, or foyer. A curved stair at the back of the hall gives access to the second floor. The stair has a scrolled handrail and slender turned balusters. The walls have paneled wainscot and a heavy molded cornice. Double doors in the north and south wall of the stair hall give access to the living room and the dining room, located on the south and north side respectively. An arched glazed door in the west wall of the stair hall, to the left of the stairs, leads to a hallway at the back of the house. The living room has an elaborate Federal-style mantel with a sunburst motif, and fluted pilasters frame the protruding chimneystack (Figures 669 and 70).

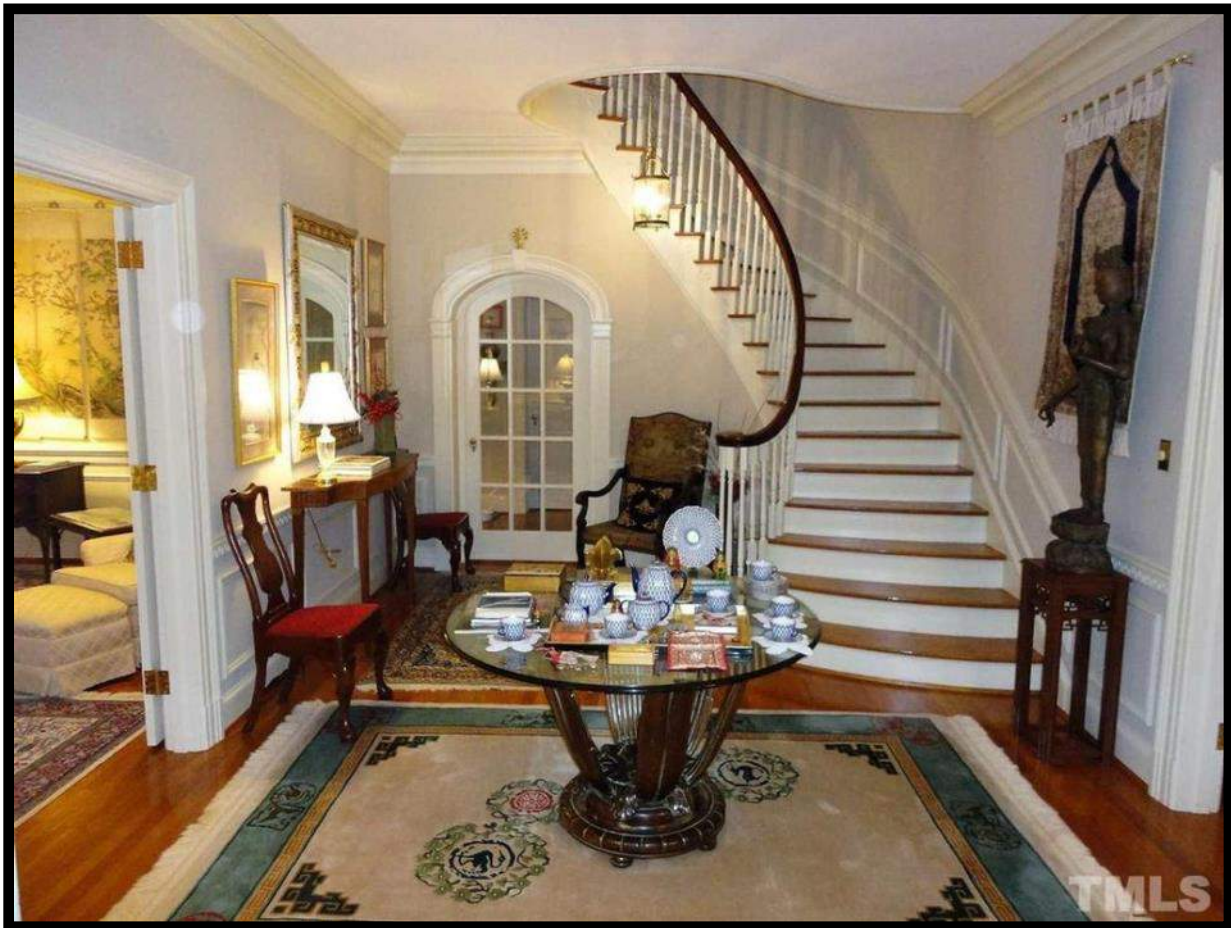


Figure 69: Arthur H. McIver House, Interior, View of Stair Hall.

²⁰ Realtor.com 2017.



Figure 70: Arthur H. McIver House, Interior, View of Living Room.

Outbuildings

Located west of the dwelling is a gambrel-roofed three-bay barn, with a partially enclosed hip-roofed section across the southwest (rear) gable end. Two of the bays are fully enclosed and have a raised floor, whereas the third bay (on the left) functioned as a drive-through. The barn is clad in flush horizontal siding and probably predates the construction of the dwelling (Figures 71 and 72).



Figure 71: Arthur McIver House, Barn Looking West.



Figure 72: Arthur McIver House, Barn, Interior View of Drive-Through.

Historical Background

Arthur Homer McIver (1898-1975) obtained the land on which he built his house in 1940. It had been part of the estate of J. M. Wicker, whose heirs sold an 11-acre section to McIver.²¹ McIver was a successful business man, who had opened Mack's 5, 10 & 25-Cent Store in Sanford with his business partner Doyle McFarland in 1923. Two years later they had opened a store just across the border in Dillon, South Carolina. By 1937, they operated a chain with more than a dozen stores in North and South Carolina, which later became known as Maxway.²² The house was designed by Charles Benton & Sons, an architectural firm out of Wilson, and was built by Leslie P. Cox, a local builder.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Arthur H. McIver House is recommended eligible for the NRHP.

Integrity

The Arthur H. McIver House remains in its original location and retains much of its setting, as it is surrounded by a landscaped yard. The building is a high-end example of the Colonial Revival style, which was popular from the late nineteenth century to the middle of the twentieth century, and it retains a high level of integrity of design as well as materials and workmanship. Because of the level of integrity of physical features of the dwelling, the property still conveys its historic character and has integrity of feeling.

Criterion A

The Arthur H. McIver House is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Arthur H. McIver House is not associated with an important event in American prehistory or history and therefore is not recommended eligible under Criterion A.

Criterion B

The Arthur H. McIver House is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

²¹ Lee County Deed Book 33, pages 399, 400, and 401.

²² Pezzoni, 332.

Despite the association with successful businessman Arthur H. McIver, there is insufficient information to determine whether any of his activities or contributions were historically important. Furthermore, McIver sold the property in 1962. The house is therefore not recommended eligible under Criterion B.²³

Criterion C

The Arthur H. McIver House is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Arthur H. McIver House is a high-style example of a Colonial Revival-style dwelling, the type of which was built across much of North Carolina and the East Coast from the last quarter of the nineteenth century to the middle of the twentieth century. A review of HPOWEB shows that approximately 98 Colonial Revival dwellings have been documented in North Carolina and are listed in the NRHP. Eight of these date to the second half of the 1930s. The main section of the E. Hervey Evans House (SC0307) in Laurinburg, Scotland County, is very similar to that of the McIver House, although it lacks the full-height portico and has brick quoins at the corners (Figure 73). Two additional examples survive in Sanford. The H. F. Ohler House (LE0463) is a



Figure 73: E. Hervey Evans House, Looking Northwest (HPOWEB 2006).

²³ Lee County Deed Book 81, page 318.

two-story, three-bay, side-gabled brick dwelling with two one-story, flat-roofed wings. The entry door has an imposing classical surround (Figure 74). The house may have been designed by Charles Benton and built by Leslie P. Cox both worked on the McIver House. A Colonial Revival-style dwelling that was built by Leslie P. Cox around 1950 is the former Sanford Baptist Parsonage (LE0017). This two-story, five-bay, side-gabled dwelling has a pedimented projecting bay centered on the front elevation and two one-story, flat-roofed wings (Figure 75).



Figure 74: H. F. Ohler House, Looking Southeast.



Figure 75: (former) Sanford Baptist Parsonage, Looking South.

Because the Arthur H. McIver House retains a high level of integrity and embodies the distinctive characteristic of a type, period, and method of construction and the property is recommended as eligible for listing in the National Register under Criterion C for architecture.

Criterion D

The Arthur H. McIver House is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

NRHP Boundary Justification

The NRHP boundary for the Arthur H. McIver House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary is drawn to include the dwelling and part of the surrounding landscape garden to provide it with a historic setting (Figure 76). The outer line of a double row of mature pine trees marks the visual eastern edge of the property and sits approximately 10 feet back from the edge of pavement and appears to fall in line with the property line. The barn is excluded from the proposed boundary since it predates the dwelling and has no historic or functional association with the Arthur H. McIver House. The boundary contains approximately 4.16 acres. The NRHP boundary is identified as a part of parcel 9642-36-3567-00 (Lee County PIN).



Figure 76: Aerial Map of Arthur H. McIver House, Showing the NRHP Boundary.

Resource Name:	Elks Lodge #1679
NCDOT Survey Site Number:	011
HPO Survey Site Number:	LE0854 (Newly surveyed)
Location:	910 Carthage St., Sanford, Lee County
Parcel ID:	9642-37-9303-00
Dates(s) of Construction:	1958 & 1968
Recommendation:	Not Eligible for the NRHP



Figure 77: Elks Lodge #1679, Looking Southwest.

Setting

The Elks Lodge is located at the southwest corner of the intersection of Carthage Street (SR 1237) and Wicker Street (US 1/NC 42). The building sits approximately 135 feet back from Carthage Street and is surrounded by a paved parking lot, with some landscaping near the east (front) elevation of the lodge. Located behind the building is an in-ground pool with a modern pool house (Figures 77 and 78).

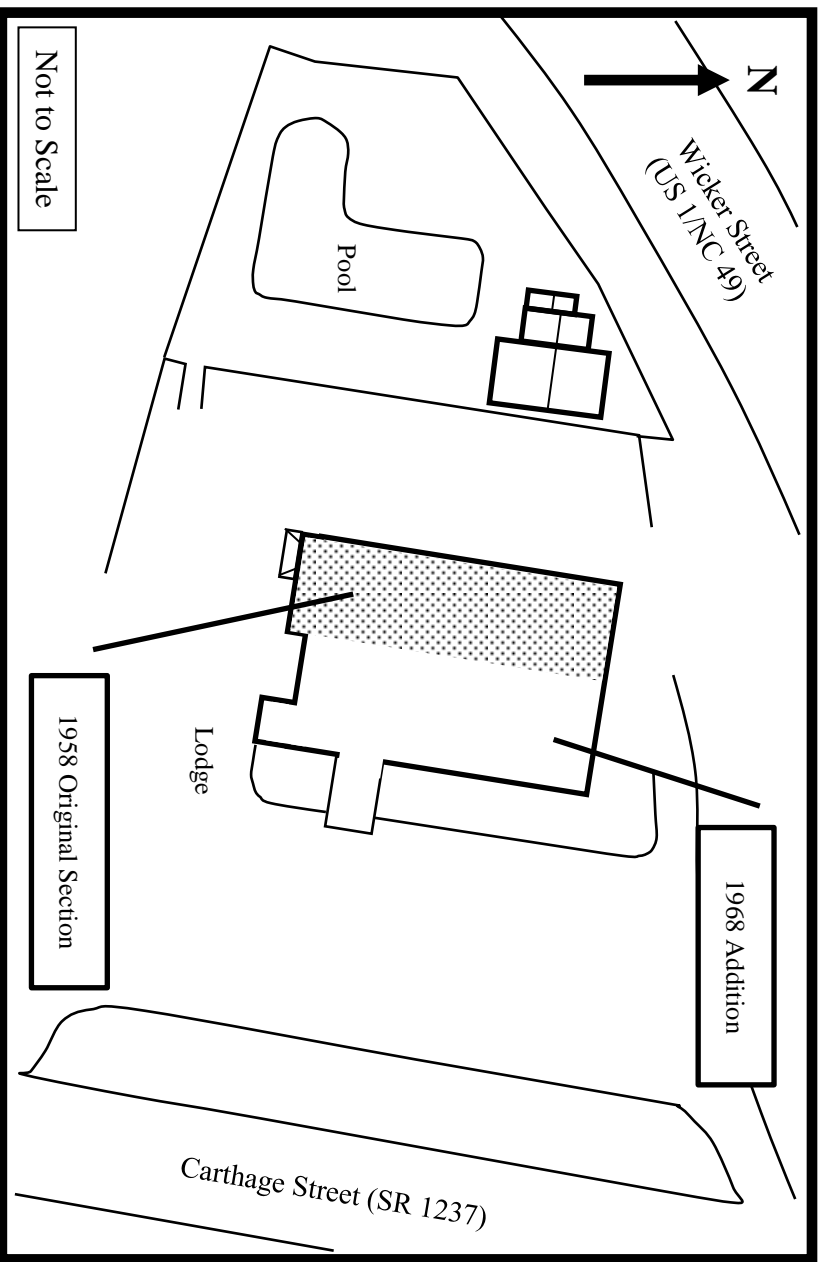


Figure 78: Sketch Map of the Elks Lodge #1679.

Property Description

Exterior

The oldest part of the lodge dates to 1958, and it was expanded in 1968, doubling the original size. The flat-roofed building has an almost rectangular footprint, and is partially banked, with one story visible on the east (front) elevation and two stories on the west (rear) elevation, and north and south side elevations. A flat-roofed portico, supported by square posts, shelters the double glazed entry doors on the front elevation of the lodge and creates a formal entrance. A hipped pent roof shelters a glazed entry door leading to the lower level on the south (side) elevation. Approximately half of the upper floor on the rear of the building is cantilevered over a partially screened-in section and a recessed entrance on the lower level. The building is clad in a combination of stretcher-bond brick and vertical aluminum siding. The only windows in the building are located on the west and south walls of the original section of the lodge, and consist of tall one-light fixed windows flanked by aluminum panels (Figures 79 through 82).

Interior

The entry on the front elevation leads into a small formal lobby. Double doors on the right side of the lobby lead into a large open space, used for formal events. Located behind the open area is a large commercial-sized kitchen. An enclosed stair on the left side of the lobby leads to the lower level. The lower level contains a bar area, a second kitchen, and a smaller space used for meetings. The latter section contains an open flight of stairs with a wrought-iron handrail that leads to the upper floor (Figures 83 through 86).



Figure 79: Elks Lodge #1679, Looking Northwest.



Figure 80: Elks Lodge #1679, Looking Northeast.



Figure 81: Elks Lodge #1679, Detail of the Entrance.



Figure 82: Elks Lodge #1679, Detail of Fenestration on West Elevation.



Figure 83: Elks Lodge #1679, Interior, View of Formal Lobby.



Figure 84: Elks Lodge #1679, Interior, View of Upper Level Meeting Room.



Figure 85: Elks Lodge #1679, Detail of Clock.



Figure 86: Elks Lodge #1679, Interior, View of Stair in Lower Level Meeting Room.

Pool

Located behind the lodge at a lower level are a large L-shaped in-ground pool, and a modern gable-roofed pool house, which contains restrooms and a small concession stand (Figure 87).



Figure 87: Elks Lodge #1679, View of Pool Looking Northwest.

Historical Background

The Sanford Association of Charitable Elks, Inc., purchased the parcel on which the lodge was built in 1956.²⁴ The original section of the lodge was constructed in 1958, and the 115,000-gallon in-ground pool was added in 1962 (Figure 88). In 1968, the lodge was expanded, doubling its square footage.²⁵ The interior of the lodge was extensively renovated in 1989-90 and the exterior in 1996-97.²⁶

²⁴ Lee County Deed Book 62, page 235.

²⁵ Sanford Lodge #1679, *History*, 2017.

²⁶ *Ibid.*

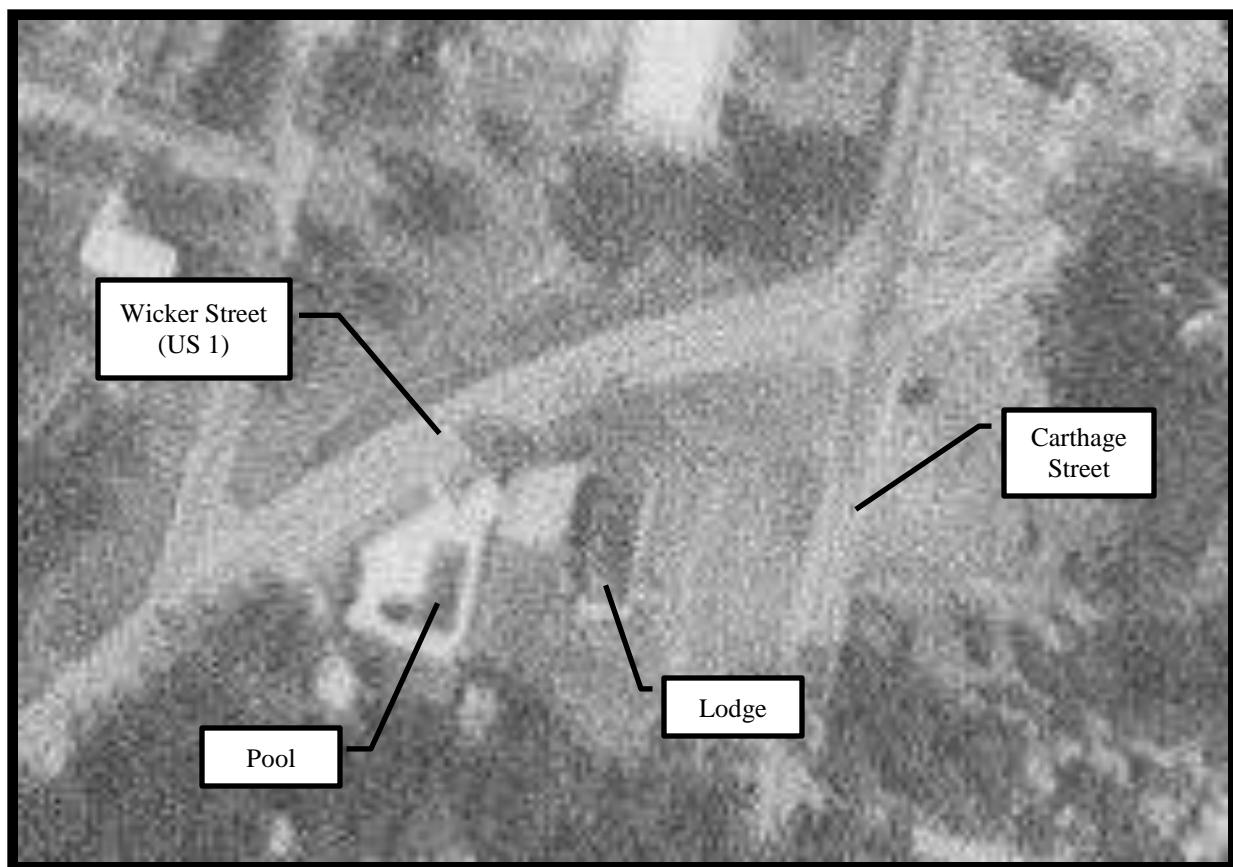


Figure 88: Detail of 1964 Aerial Showing the Elks Lodge #1679, Before the 1968 Expansion (EarthExplorer 2017).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Elks Lodge #1679 is not recommended eligible for the NRHP.

Integrity

The Elks Lodge #1679 remains in its original location and retains much of its setting. The design of the building is an example of modernist architecture popular during the twentieth century. The building was built in two distinct phases, the first in 1958 and the second in 1968; however, it appears that the design and materials of the second phase were coordinated with the first phase with its use of brick and aluminum siding. According to the history of the lodge, the interior of the building was extensively renovated in 1989-90, followed by a major exterior renovation in 1996-97. Despite the renovations the building still conveys its historic character and has integrity of feeling. The property is associated with founding of fraternal orders in the United States, such as Masons, Shriners, Odd Fellows, and Woodmen of the World.

Criterion A

The Elks Lodge #1679 is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community,

a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Elks Lodge #1679 is associated with the founding of fraternal orders in the United States. Founded in New York in 1868 as the "Jolly Corks" the Elks organization initially consisted of men associated with the theater business, and later expanded its membership to other professions. The motto of the organization is "To promote and practice the four cardinal virtues of Charity, Justice, Brotherly Love and Fidelity; to promote the welfare and enhance the happiness of its members; to quicken the spirit of American Patriotism and cultivate good fellowship."²⁷ Despite its association with the Elks organization, lodges are found in thirty-three cities across North Carolina, and this lodge has no specific association with the founding of the Elks in the state. The oldest Elks Lodge in North Carolina was established in 1902, in Goldsboro.²⁸ The Sanford lodge was not chartered until 1946, and is therefore not recommended eligible under Criterion A.

Criterion B

The Elks Lodge #1679 Station is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The Elks Lodge #1679 is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic values; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Elks Lodge #1679 represents a type of modern architecture built during the twentieth century to accommodate the gathering of groups of people. The building is Spartan and utilitarian with minimal adornments. A review of HPOWEB shows that approximately six Elks Lodges have been documented in North Carolina. Two of these are modern buildings; Hickory Elks Lodge #1654 (CT1403), which dates to around 1940, and is a two-story flat-roofed unadorned brick block. The other one is part of the Improved Benevolent and Protective Order of the Elks of the World, the African American branch of the Elks, and was built around 1973,

²⁷ Benevolent and Protective Order of Elks, *Who We Are*, 2017.

²⁸ Wiley J. Williams, *Civic Clubs*, NCPEDIA, 2017.

the Hobson R. Reynolds, Elks National Shrine (HF0677). It took the shape of a two-story motel, with an L-shaped footprint. There are 33 Elks Lodges in North Carolina, most of which are housed in modern buildings.²⁹ The undocumented Wilson Elks Lodge #840 was built around 1991, but has a similar utilitarian and Spartan design as the lodge in Sanford (Figure 89). Despite the major addition and the alterations on both the exterior and the interior the Elks Lodge #1679 retains some distinction as a modernistic building; however, it does not possess high artistic values and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The Elks Lodge #1679 is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.



Figure 89: Elks Lodge #840 (Wilson), Looking Southeast

²⁹ Benevolent and Protective Order of Elks, *Who We Are*, 2017.

Resource Name:	Phillips 66 Service Station
NCDOT Survey Site Number:	031
HPO Survey Site Number:	LE0855 (Newly surveyed)
Location:	108 Carbonton Rd., Sanford, Lee County
Parcel ID:	9642-48-2540-00
Dates(s) of Construction:	ca. 1967
Recommendation:	Eligible for the NRHP



Figure 90: Phillips 66 Service Station, Looking Northwest.

Setting

The (former) Phillips 66 Service Station is located at the northwest corner of the intersection between Carbonton Road and Carthage Street (US 1/NC 42). The building sits approximately 70 feet back from the road and is surrounded by a paved parking area (Figures 90 and 91).

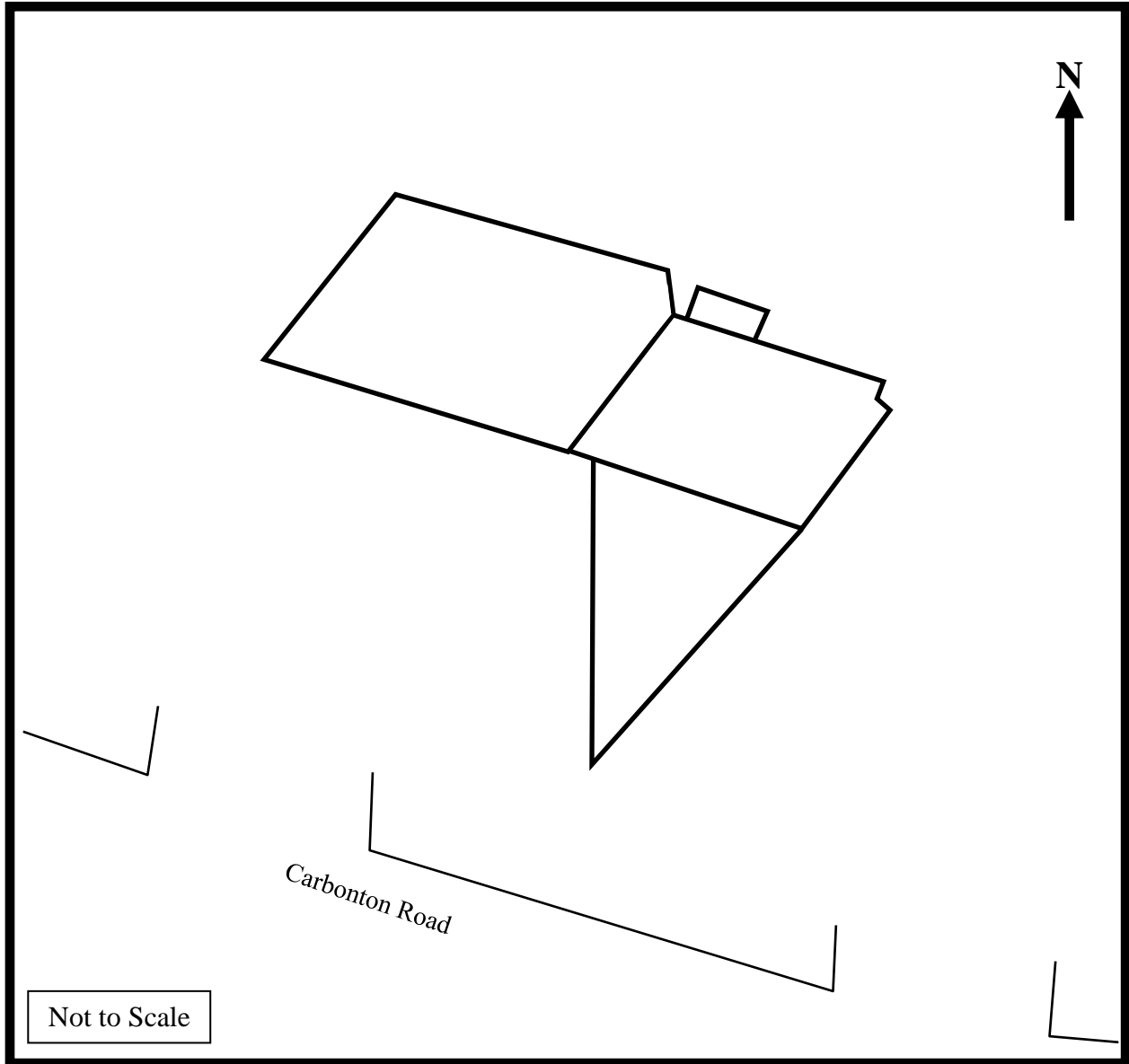


Figure 91: Sketch Map of the Phillips 66 Service Station.

Property Description

Exterior

Built around 1967, the building consists of two distinct sections. The office/service section has a parallelogram shape with slanted glass walls on the southwest and southeast elevations. A large triangular, upward projecting canopy extends off the southwest elevation of the service section and is supported by three metal columns. Located at the northwest end of the office section are three garage bays also contained in a parallelogram-shaped section (Figures 92 through 95).



Figure 92: Phillips 66 Service Station, Looking Northwest.



Figure 93: Phillips 66 Service Station, Office Section, Looking Northwest.



Figure 94: Phillips 66 Service Station, Connection Between Garage and Office Looking Northeast.



Figure 95: Phillips 66 Service Station, Garage Bays, Looking Northwest.

Interior

The interior of the office/service wing contains a public waiting area, restrooms, and a small office. Part of the waiting area has been converted into a second office space, with the construction of a temporary partition wall. The garage bays are not divided on the interior, and a door in the southeast wall gives access to the office/service wing (Figures 96 and 97).



Figure 96: Phillips 66 Service Station, Interior of Office/Service Wing.

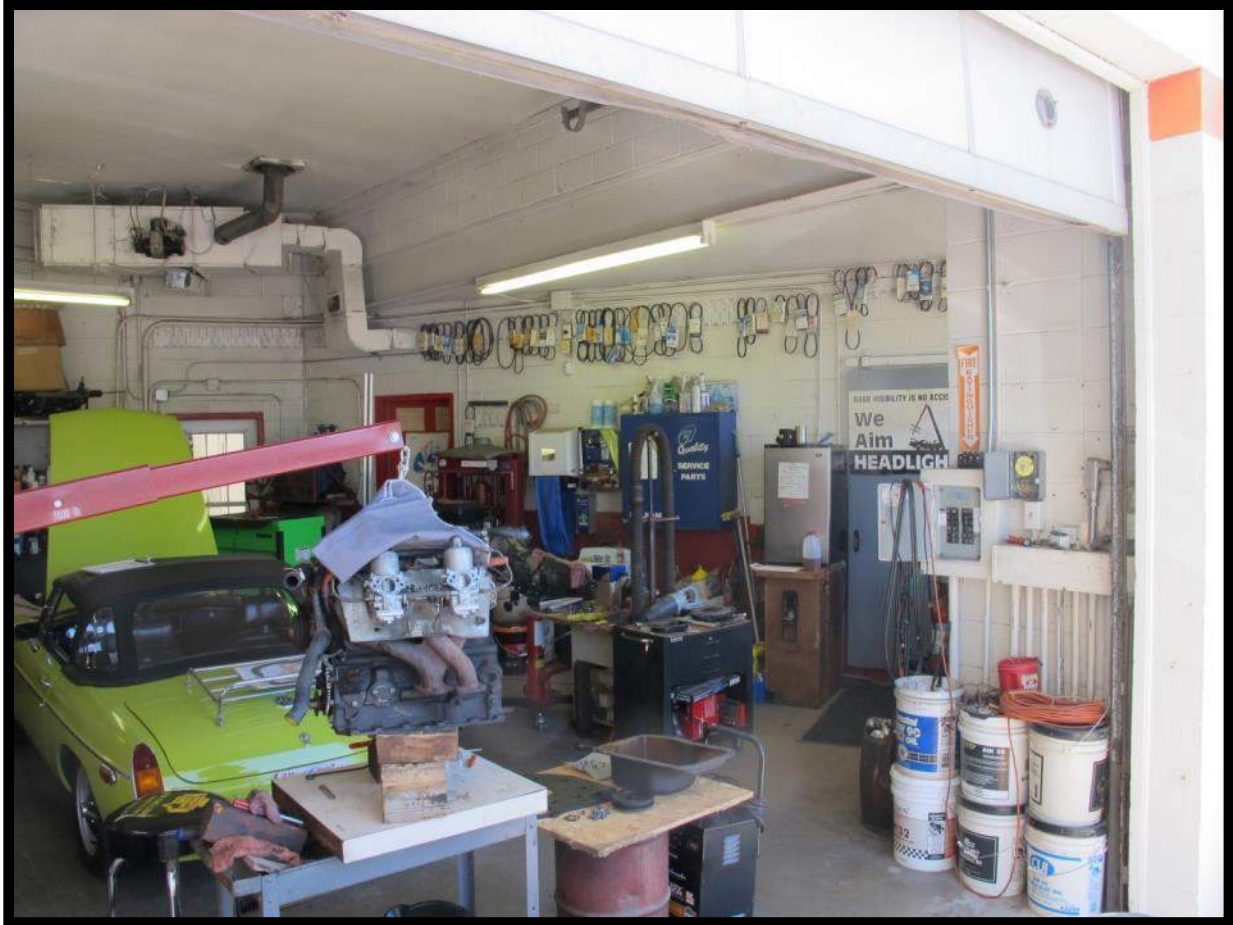


Figure 97: Phillips 66 Service Station, Interior of Garage Wing.

Historical Background

The land on which the service station sits was part of a larger tract of land that by 1932 belonged to Robert L. Burns and his wife Ollie J. Burns, and which had been part of the estate of J. M. Wicker.³⁰ A 1932 map shows the property of Robert L. Burns at the intersection of Carthage Street and Carbonton Road, and the “Bobby Burns Service Station” located at the southwest corner of the intersection and the “Three Points Service Station” at the northwest corner (Figure 98 and see Figure 21). At some point Robert L. Burns conveyed the land to Bobby Burns, Incorporated, and in 1965 enters into a lease agreement with the Phillips Petroleum Company for a parcel of land located at the northwest corner of the intersection Carthage Street and Carbonton Road.³¹ The lease agreement stipulated the removal of the Long Meadow Dairy Products building by January of 1966. In 1968, Bobby Burns, Incorporated, conveyed six tracts of land to John M. Burns, including the tract with the Phillips 66 Service Station.³²

³⁰ Lee County Deed Book 32, page 192, Lee County Plat Cabinet 2, 32 (J. M. Wicker Estate), and Plat Cabinet 2, 249-50 (Property of Robert L. Burns).

³¹ Lee County Deed Book 96, page 585.

³² Lee County Deed Book 107, page 463.

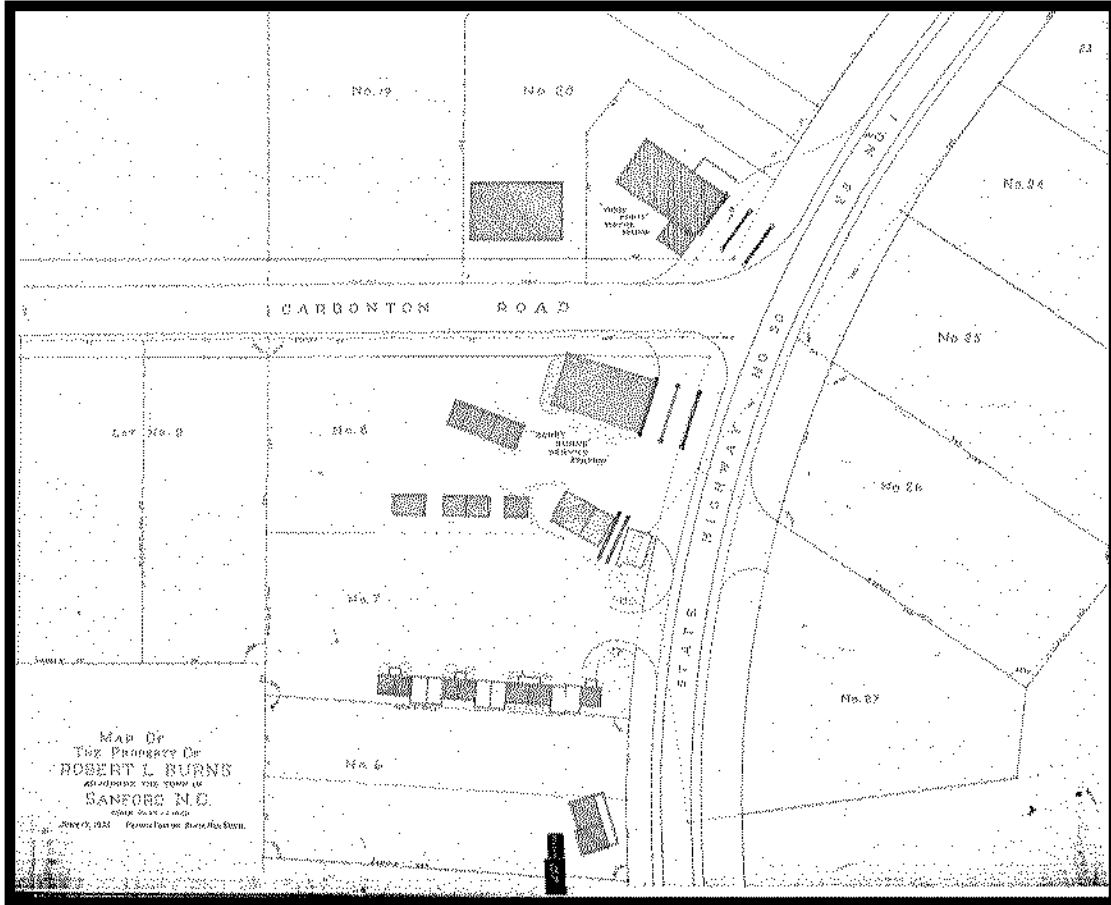


Figure 98: 1932 Map Showing the Property of Robert L. Burns (Plat Cabinet 2, 249-50).

Phillips 66 was founded in 1917 as the Phillips Petroleum Company by Frank and L. E. Phillips in Oklahoma.³³ The company initially marketed aviation fuel, but its first automobile service station was built in Wichita Kansas.³⁴ With increased automobile ownership after the Second World War and the improvement and construction of highways Phillips 66 decided to revamp its service stations. In the 1960s they introduced a “New Look” consisting of the distinct butterfly or batwing canopy, which was sold to the leaseholders as Harlequin, named after the butterfly (Figure 99). The design was by Clarence Reinhardt.³⁵ Larger service stations would have two canopies. Phillips 66 has divested itself of the iconic batwing stations, and where they survive they have been repurposed; they often no longer supply gas, but they frequently retain the garage aspect of the building, such as the building on US 1.

³³ The origins of the Company’s name is not exactly clear. Some have suggested it originated from the refinery being close to Route 66, whereas other sources suggest it was due to one of the executives a top speed of 66 miles per hour on Route 66 using the company’s fuel. Susan Croce Kelly and Quinta Scott, *Route 66. The Highway and Its People*, Norman, University of Oklahoma Press, 1988, p. 163.

³⁴ Phillips 66, 2017.

³⁵ Cliff Leppke, “Vanishing Points: Phillip’s Postwar “New Look” Service Stations,” *Society of Commercial Archeology Journal*, Vol. 23, No. 1, Spring (2005), 4-11.

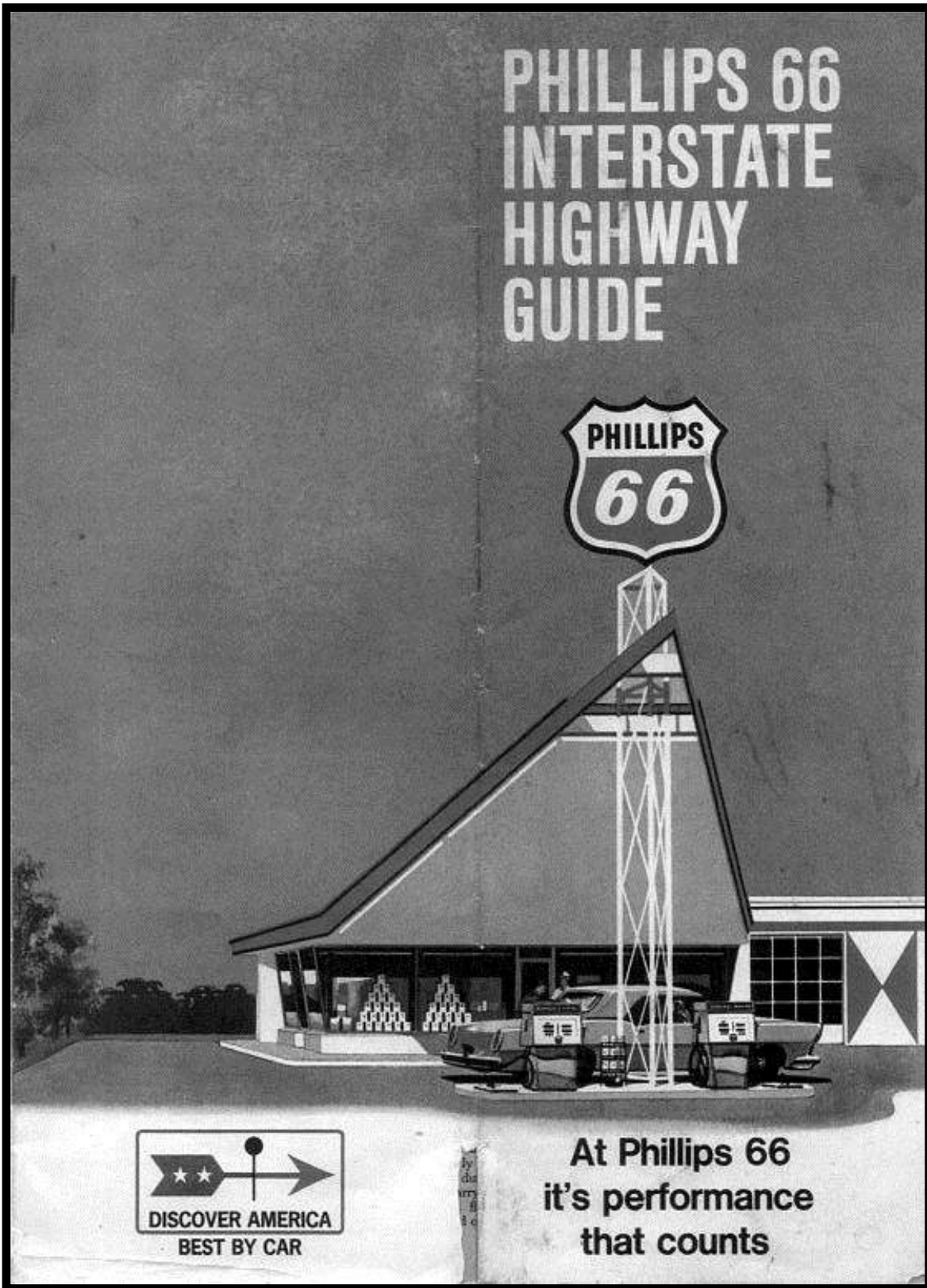


Figure 99: Phillips 66 Interstate Highway Guide from the 1960s Showing the Harlequin Design (B.E.L.T. 2017).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the (former) Phillips 66 Service Station is recommended eligible for the NRHP.

Integrity

The (former) Phillips 66 Service Station remains in its original location and retains much of its setting as it is surrounded by other commercial properties associated with the increase of automobile usage. The design is typical of the Harlequin or batwing design as created by Clarence Reinhardt for Phillips 66 in the 1960s. Despite the loss of the original gas pumps the building retains the integrity of materials and workmanship and still conveys its historic character and feeling, and even appears to retain some of the original red-and-white paint scheme. The property is associated with the post-World War II expansion of highways and interstates and suburban developments, and despite the loss of the gas pumps still conveys this.

Criterion A

The (former) Phillips 66 Service Station is recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The (former) Phillips 66 Service Station is associated with automotive developments in the 1960s in general, and the corporate branding by Phillips 66 specifically, not only in Moore County, but also across the United States. Until recently only five gas station were recorded in HPOWEB that were identified as a Phillips 66 gas station, only one of which has the distinct batwing canopy, which is located in Cleveland County (CL0171). In early 2017, another Phillips 66 Service Station was recorded in Aberdeen (MR1378). In addition another Phillips 66 Service Station is located in Sanford, Lee County, but outside the current APE. Others may survive, but this would require a comprehensive statewide survey. Despite the loss of the gas pumps, the building still conveys this association and is therefore recommended eligible under Criterion A.

Criterion B

The (former) Phillips 66 Service Station is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The (former) Phillips 66 Service Station is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The (former) Phillips 66 Service Station is an example of a rapidly disappearing type of 1960s Phillips 66 service station, known as Harlequin 66 or batwing service stations. Six Phillips 66 Gas/Service Stations have been surveyed in North Carolina, five of which are currently in the HPOWEB database. Only one of these five has the distinct canopy, but lacks the equally characteristic parallelogram-shaped section containing the three garage bays (CL0171). It has a more traditional rectangular two-bay garage wing. Another Philips 66 Service Station with the distinct canopy and the three garage bays was surveyed in early 2017 in Aberdeen, Moore County, and is located approximately 30 miles southwest along US 1 (Figure 100). This building is recommended eligible for listing in the NRHP (MR1378).³⁶ A second Phillips 66 Service Station is located in Sanford, outside the current APE. It has two garage bays that wrap around the office section. The office section has been converted into two separate businesses and has lost integrity (Figure 101). A search for Phillips 66 Service Stations in the NRHP revealed that



Figure 100: View of a (former) Phillips 66 Service Station (MR1378) at 1300 N. Sandhills Boulevard, Aberdeen, Moore County.

³⁶ Jeroen van den Hurk, *Historic Structures Survey Report, Improve US 1 (Sandhills Boulevard) from Old US 1 to SR 1112 (Roseland Road) in Aberdeen, Moore County, North Carolina*, 2017.



Figure 101: View of a (former) Phillips 66 Service Station at the Corner of Lee Avenue and Judd Street in Sanford, Lee County, North Carolina.

none of the Harlequin 66 designs have been listed yet, only a few 1930s cottage-style gas stations have. Despite the loss of the gas pumps the Phillips 66 Service Station in Sanford retains a high level of integrity, of setting, materials, and workmanship. It still embodies the distinctive characteristic of a type, period, or method of construction and therefore is recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The (former) Phillips 66 Service Station is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important. The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

NRHP Boundary Justification

The NRHP boundary for the (former) Phillips 66 Service Station has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary is drawn to include the building and part of the surrounding area to

preserve its original setting (Figure 102). The boundary contains approximately 0.64 acres. The NRHP boundary is identified as the current parcel 9642-48-2540-00 (Lee County Parcel ID).



Figure 102: Aerial View of the (former) Phillips 66 Service Station, Showing Proposed NRHP Boundary.

Resource Name:	Buffalo Rural Historic District
NCDOT Survey Site Number:	032
HPO Survey Site Number:	LE0788 (Study Listed 1992, DOE 1994)
Location:	Buffalo Church Road and Carthage Street
Parcel ID:	Multiple
Dates(s) of Construction:	Multiple
Recommendation:	Updated Boundary

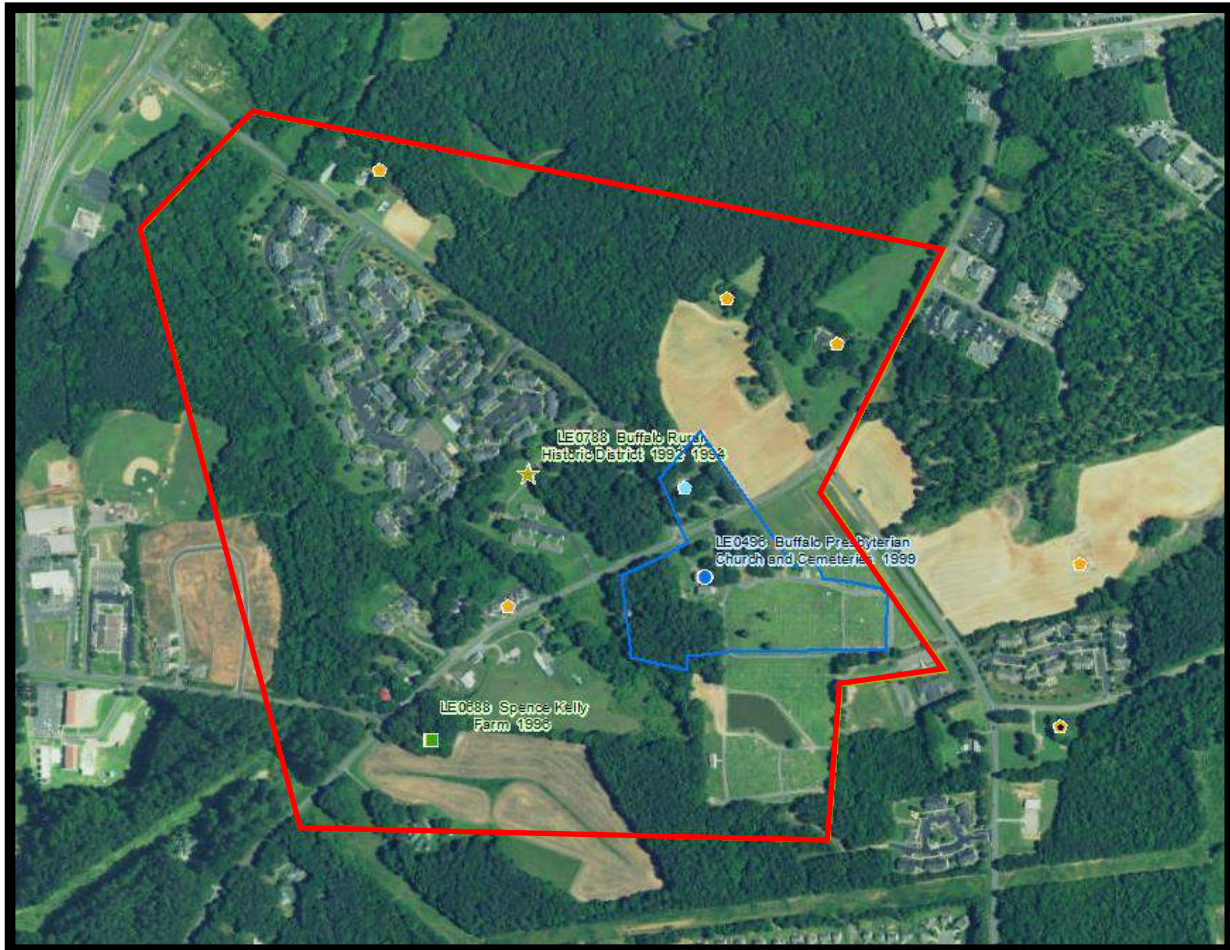


Figure 103: Buffalo Rural Historic District as Shown in HPOWEB.

Setting and Description

The Buffalo Rural Historic District is centered near the intersection of Carthage Street (SR 1237) and Buffalo Church Road (SR 1153), approximately 1.5 miles southwest of downtown Sanford (Figure 103). The district currently contains approximately 207 acres consisting of agricultural fields, woodlands, a large apartment complex, and about half a dozen historic resources. Buffalo Presbyterian Church and Cemeteries (LE0496) fall within the district in its entirety. The district was placed on the Study List in 1992 and determined eligible (DOE) in 1994. The buildings located within the district range from the first half of the nineteenth century to the middle of the twentieth century (Table 1).

Table 1: Documented Historic Resources Located within the Buffalo Rural Historic District.

Resource Name	HPO #	Date	Location	Description	Previous Eligibility Determination	Current Eligibility Determination
Duncan E. McIver Farm (Figure 104)	LE0469	ca. 1853	2614 Buffalo Church Rd.	A large two-story, hip-roofed, Greek Revival-style dwelling with a two-story, front-gabled porch on the southwest (front) elevation of the dwelling. A number of outbuildings associated with the property survive.	Not Evaluated. Contributing to the Buffalo Rural Historic District.	Located outside APE. Contributing to the Buffalo Rural Historic District.
Buffalo Presbyterian Church & Cemeteries (Figure 105)	LE0496	ca. 1890	1333 Carthage St.	An impressive example of a frame Gothic Revival-style church, with a slightly projecting, three-tiered entrance tower on the east (front) gable end.	Listed in the NRHP (1999). Contributing to the Buffalo Rural Historic District.	Remains Eligible. Boundary expansion suggested. Contributing to the Buffalo Rural Historic District.
Jefferson Motel (Figure 106)	LE0619	ca. 1948	1400 Carthage St.	Small motel complex, which originally contained a gas station.	Not Evaluated. Not contributing to the Buffalo Rural Historic District.	Not Eligible. Not contributing to the Buffalo Rural Historic District.
Kenneth E. Seymour Farm (Figure 107)	LE0635	ca. 1924	1312 Carthage St.	Typical two-story, three-bay, hip-roofed Southern Colonial-style dwelling. The associated outbuildings no longer survive.	Not Evaluated. Contributing to the Buffalo Rural Historic District.	Not Eligible. Contributing to the Buffalo Rural Historic District.
Buffalo Presbyterian Church Manse (Figure 108)	LE0646	ca. 1926	1334 Carthage St.	Two-story, three-bay, hip-roofed dwelling with a small hip-roofed porch on the front elevation.	Contributing to the Buffalo Presbyterian Church & Cemeteries (LE0496). Contributing to the Buffalo Rural Historic District.	Not individually eligible. Contributing to the Buffalo Presbyterian Church & Cemeteries (LE0496). Contributing to the Buffalo Rural Historic District.
Spence Kelly Farm (Figure 109)	LE0688	ca. 1900	1509 Carthage St.	One-story gable-and-wing-style dwelling. A number of outbuildings associated with the property survive.	Placed on the Study List in 1996. Contributing to the Buffalo Rural Historic District.	Located outside APE. Contributing to the Buffalo Rural Historic District.
Matthews House (Figure 110)	LE0698	ca. 1850	1312 Carthage St.	One-story, gable-roofed dwelling with an L-shaped footprint.	Not Evaluated. Contributing to the Buffalo Rural Historic District.	Not Eligible. Contributing to the Buffalo Rural Historic District.



Figure 104: Duncan E. McIver Farm (LE0469).



Figure 105: Buffalo Presbyterian Church & Cemeteries (LE0496).



Figure 106: Jefferson Motel (LE0619).



Figure 107: Kenneth E. Seymour Farm (LE0635).



Figure 108: Buffalo Presbyterian Church Manse (LE0646).



Figure 109: Spence Kelly Farm (LE0688) (Pezzoni 1992).



Figure 110: Matthews House (LE0698).

Previous National Register Criteria Evaluation

The Buffalo Rural Historic District was placed on the Study List in 1992 and determined eligible (DOE) in 1994. According to the Multiple Property Documentation Form for Lee County (LE0585), prepared in 1993, the Duncan E. McIver Farm (LE0469), the Kenneth E. Seymour Farm (LE0635), and the Spence Kelly Farm (LE0688) were notable examples of nineteenth- and twentieth-century farm complexes surviving in their original agricultural context.³⁷

Update 2017

Since determined eligible, there have been significant changes to the district's landscape, whereas the historic resources have remained relatively unaltered with the exception of the loss of outbuildings at the Kenneth E. Seymour Farm. A large apartment complex was constructed along the southwest side of Buffalo Church Road, thereby diminishing the rural and agricultural nature of that section of the historic district (Figure 111). The remaining part still retains its original feeling and conveys its historic character and association. It was also noted that the location of the Spence Kelly Farm (LE0688) was incorrect in HPOWEB, which would furthermore require a boundary adjustment to the south.

³⁷ J. Daniel Pezzoni, *Historic and Architectural Resources of Lee County, ca. 1800-1942*, 1993.

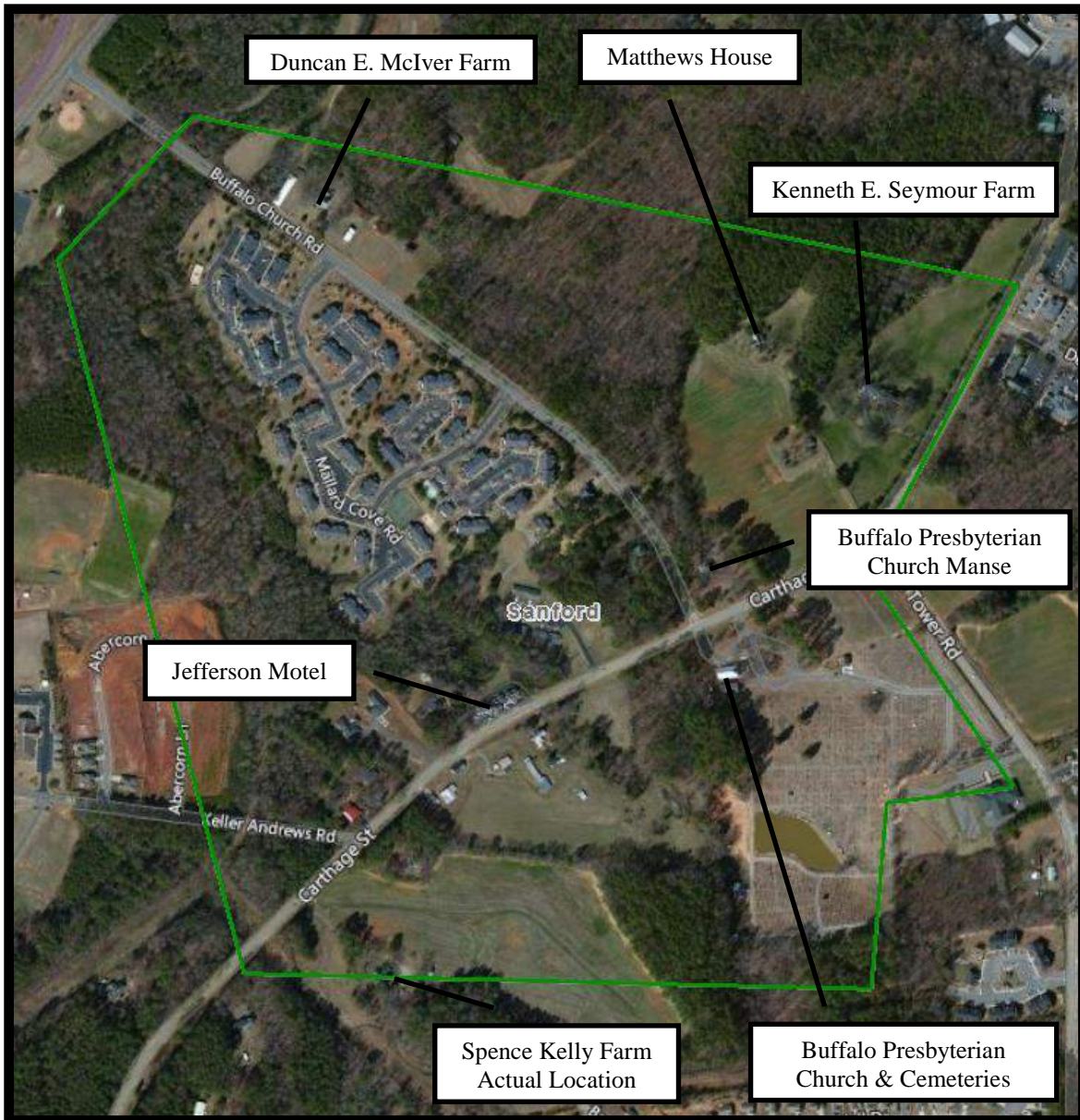


Figure 111: Aerial Showing Modern Development in Buffalo Rural Historic District.

Previous National Register Boundary and Current Recommendations

The 1994 boundary justification consisted of approximately 207 acres, which included the Duncan E. McIver Farm (LE0469), Kenneth E. Seymour Farm (LE0635) and Matthews House (LE0698), and Spence Kelly Farm (LE0688), or sections thereof. For unknown reasons the boundary only followed a few of the tax parcel boundaries, and cut straight across the Spence Kelly Farm property. The Buffalo Presbyterian Church & Cemeteries (LE0496) and Buffalo Presbyterian Church Manse (LE0646) were included in the boundary. The history of the church is inextricably linked to the area, as are the local families to the church. The boundary also included an approximately 82-acre section of land on the southwest side of Buffalo Church Road. No other resource than the Jefferson Motel (LE0619) is located within this section. The motel falls outside the period of significance and the area of significance of the district.

Update 2017

Due to the changes that have occurred since the historic district was determined eligible, it is recommended that the boundary be adjusted, to eliminate the newly developed section and more accurately reflect the associated properties (Figure 112). The recommended adjusted boundary contains approximately 170.7 acres. The NRHP boundary is identified as all of parcels 9642-14-0766-00, 9642-24-5331-00, 9642-13-8807-00, 9642-23-0517-00, 9642-23-0385-00, 9642-23-2293-00, 9642-22-8522-00, 9642-22-2875-00, 9642-22-0595-00, 9642-12-7321-00, 9642-12-6549-00, 9642-12-1360-00, 9642-11-6991-00, 9642-12-0153-00, and 9642-11-2504-00 (Lee County PIN).



Figure 112: Aerial Showing Proposed New Boundary for the Buffalo Rural Historic District.

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