

North Carolina Department of Cultural Resources State Historic Preservation Office David L. S. Brook, Administrator

Michael F. Easley, Governor Lisbeth C. Evans, Secretary Jeffrey J. Crow, Deputy Secretary Office of Archives and History

Division of Historical Resources David J. Olson, Director

July 10, 2002

MEMORANDUM

TO: William D. Gilmore, Manager Project Development and Environmental Analysis Branch Division of Highways Department of Transportation

FROM: David Brook

SUBJECT: Historical Architectural Survey Report, new location for NC 218 from US 74 to SR 1462, R-3820, Anson County, ER02-9353

buil Brook

Thank you for your letter of March 22, 2002, transmitting the survey report by Heather Fearnbach, NCDOT. We regret the delay in our response, but staff vacancies prevented a timelier response.

We have reviewed the survey report and need additional information about the proposed Polkton Historic District before we can evaluate the findings.

Please provide the following:

- 1. A labeled district boundary map including street names and indicating the contributing and noncontributing properties.
- 2. One copy of the original photographs.
- 3. The correct "figure" reference for the district boundary map.

We look to reviewing the revised Historical Architectural Survey Report for the above referenced project when it is available.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above referenced tracking number.

c: Mary Pope Furr, NCDOT

Administration County Restoration Survey & Planning

bc:

Brown/McBride Location County 507 N. Blount St, Raleigh, NC 515 N. Blount St, Raleigh, NC 515 N. Blount St, Raleigh, NC

Mailing Address 4617 Mail Service Center, Raleigh 27699-4617 4613 Mail Service Center, Raleigh 27699-4613 4618 Mail Service Center, Raleigh 27699-4618 **Telephone/Fax** (919) 733-4763 •733-8653 (919) 733-6547 •715-4801 (919) 733-4763 •715-4801

# HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT Final Identification and Evaluation

New Location for NC 218 from US 74 to SR 1462 Anson County, North Carolina TIP No. R-3820 State Project No. 8.2651601 Federal Aid No. STP-1418 (4)



North Carolina Department of Transportation Report Prepared by Heather Fearnbach

March 2002

### HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT Final Identification and Evaluation

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North Carolina Department of Transportation Report Prepared by Heather Fearnbach

March 2002

3/20/02-Date

Heather Fearnbach, Principal Investigator Historic Architecture Section North Carolina Department of Transportation

3:20.02

Mary Pope Furt, Supervisor Historic Architecture Section North Carolina Department of Transportation Date

### New Location for NC 218 from US 74 to SR 1462 Anson County, North Carolina TIP No. R-3820

#### PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) proposes to improve NC 218 from US 74 to Freemont Street and create a new alignment for NC 218 from Freemont Street to SR 1462 (McDaniel Road). The project length is 1.31 miles (Figure 1). The purpose of the project is to improve safety and the level of service along NC 218. During construction, traffic will be maintained on the existing road.

#### PURPOSE OF SURVEY AND REPORT

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the Area of Potential Effects (APE) as part of the environmental studies performed by NCDOT and documented by a Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires that if a federally funded, licensed or permitted project has an effect on a property listed in or eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment. This report is on file at NCDOT and available for review by the public.

#### METHODOLOGY

NCDOT conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and the North Carolina State Historic Preservation Office (HPO) dated February 2, 1996.

NCDOT conducted an intensive survey with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The APE for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field. The APE boundary is shown in Figure 1.

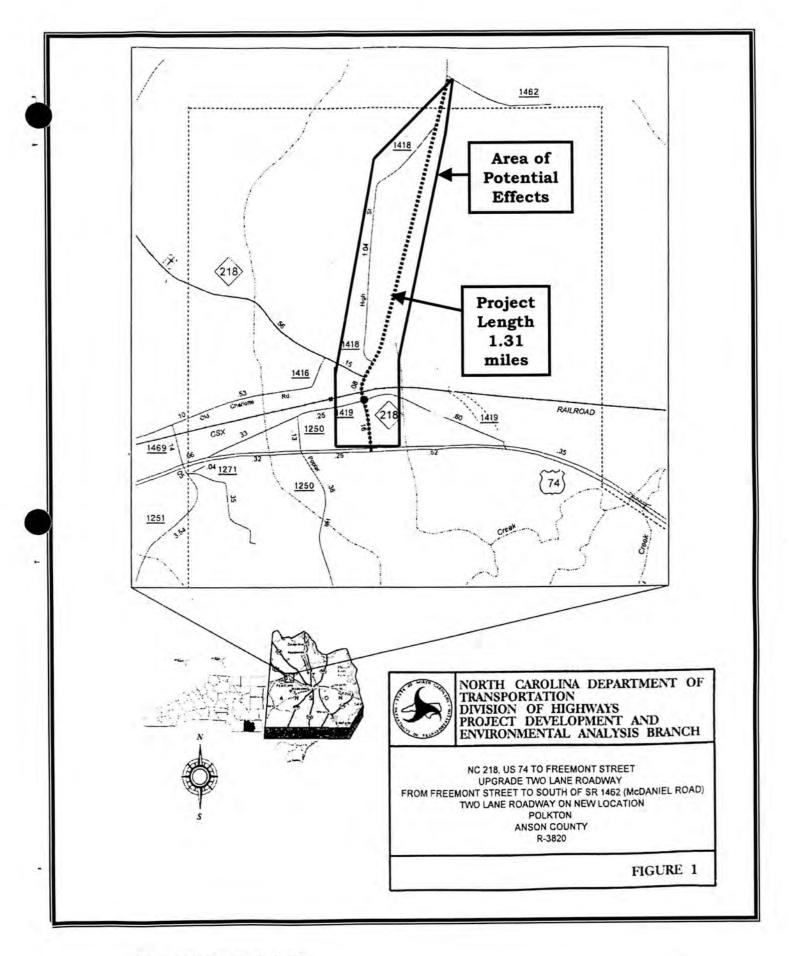
The survey methodology consisted of a field survey and background research on the project area. NCDOT staff architectural historians conducted field surveys on December 20, 2001 and February 15, 2002. All structures over fifty years of age in the APE were photographed and keyed to an area map (Figure 2).

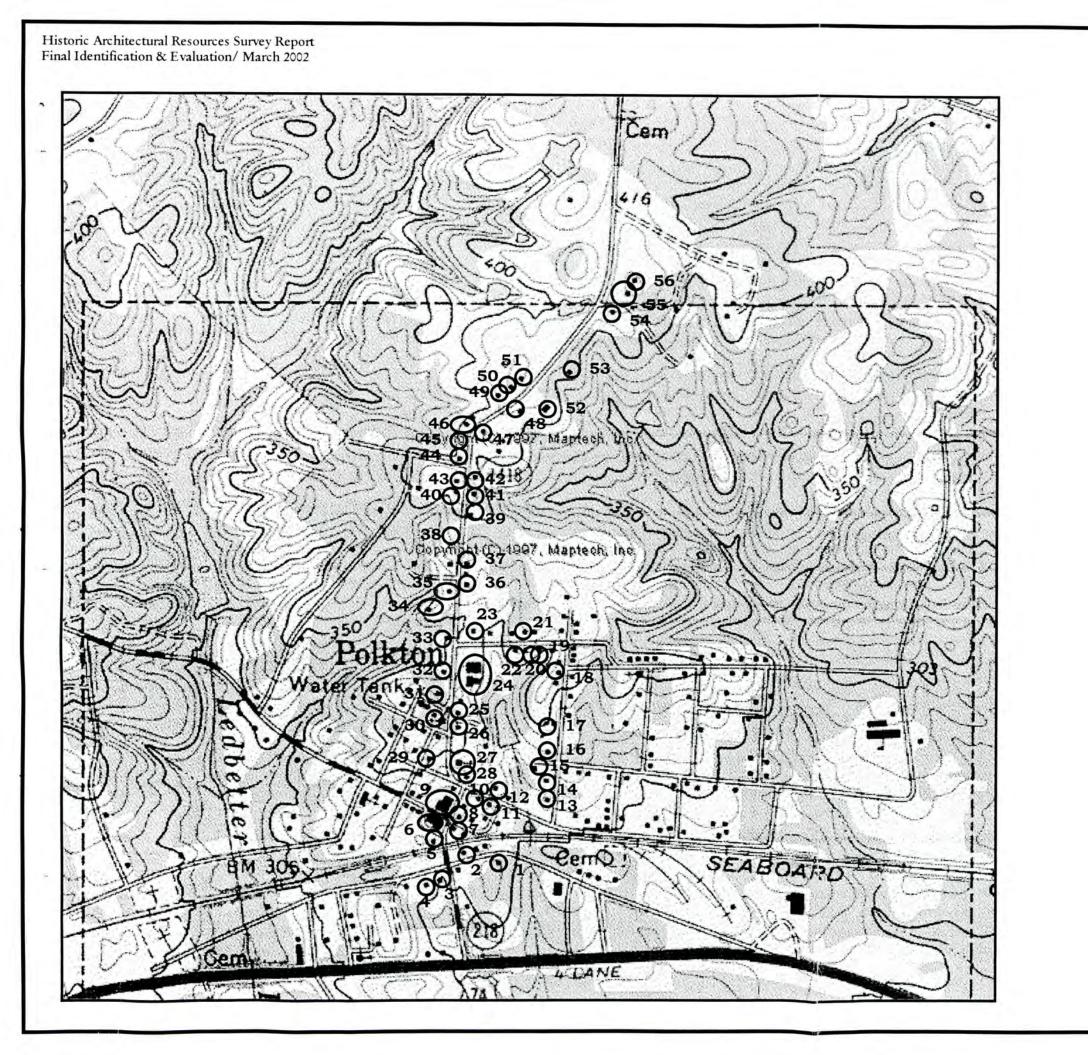
Background research was conducted at the HPO in Raleigh, the North Carolina State Library and Archives in Raleigh, and the Anson County Courthouse in Wadesboro.

#### SUMMARY OF SURVEY FINDINGS

The project area includes the proposed Polkton Historic District, which is composed of fifty-six resources fifty years old or older. There are no properties in the APE less than fifty years old that qualify for the National Register under Criteria Consideration G for exceptional significance regardless of age.

Properties Considered Eligible for the National Register Polkton Historic District





TIP # R-3820, Anson County Heather Feambach, NCDOT Page 5

New Location for NC 218 from US 74 to SR 1462

TIP No. R-3820

Figure 2 -Historic Resource Location (Not To Scale)



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#### HISTORIC CONTEXT FOR THE PROJECT AREA

Anson County, as formed in 1750, included the land west of Bladen County to the Mississippi River (encompassing all of present-day Tennessee). The county, named for British Navy Admiral Lord George Anson, stretched north to Virginia and south to South Carolina. Lord Anson settled outside of Charleston and owned land along the Cape Fear, Neuse, and Pee Dee Rivers.<sup>1</sup>

The great migration of Scotch-Irish and German settlers into the North Carolina backcountry during the eighteenth century resulted in a population explosion in Anson County. Tracts of land averaging one to two hundred acres were commonly awarded to settlers, with the land along rivers and streams being the most desirable. Roads through the region were often impassable, resulting in Governor Tryon's 1768 order that a road from Rowan County on the frontier to Brunswick County on the coast should be surveyed and built in order to facilitate the transportation of goods to ports.<sup>2</sup>

Anson County was substantially reduced in size with the creation of Rowan County in 1753, Mecklenburg County in 1763, and Richmond and Montgomery Counties in 1779. Wadesboro, founded in 1783 as the county seat, was located near the center of Anson County at the intersection of the north-south stage route from Salisbury, North Carolina to Cheraw, South Carolina and the east-west road from Mask's Ferry at the Pee Dee River to Camden, South Carolina.<sup>3</sup>

Agriculture provided the economic backbone of Anson County until the rise of textile manufacturing in the late nineteenth century. Good soil and river transportation allowed Anson County farmers to supply markets in Fayetteville and Cheraw, South Carolina with significant amounts of cotton. Poor weather and market conditions in the 1830s and 1890s resulted in outmigration to Tennessee and the Southwest. Relatively new enterprises such as gravel and sand quarrying and lumber production have bolstered the county's economy during the twentieth century.<sup>4</sup>

<sup>2</sup> Ibid., 15.

<sup>3</sup> Ibid., 64.

<sup>4</sup> Anson County Heritage Book Committee, <u>Anson County Heritage</u> (Waynesville, North Carolina: Walsworth Publishing Company, 1995), 1.

<sup>&</sup>lt;sup>1</sup> Mary L. Medley, <u>History of Anson County, North Carolina, 1750-1976</u> (Wadesboro, North Carolina: Anson County Historical Society, 1976), 18.

#### PROPERTY INVENTORY AND EVALUATIONS

Properties Considered Eligible for the National Register Polkton Historic District

#### Location

The proposed Polkton Historic District is located seven miles west of Wadesboro on the north side of Highway 74.

#### Historical Background

Colonel Leonidas Lafayette Polk employed a civil engineer to lay out the streets of Polkton in 1873. Polk owned a farm in the path of the Carolina Central Railroad and seized the opportunity to build a town for "new citizens with character." He led a social and literary club and published a weekly newspaper, the *Ansonian*, from his home. An 1874 article by Polk in the *Ansonian* states that "Two years ago we were in the woods, now we have one of the neatest and most enterprising villages to be found in the State. Our population is hightoned [sic], moral, and enterprising and we want no others." Polk also operated a general store and the post office from his home, where he lived until he moved to Raleigh in 1877 to become North Carolina's first Commissioner of Agriculture, Immigration, and Statistics.<sup>5</sup>

Polktown was incorporated in 1875, by which time the town boasted a small commercial district adjacent to the railroad. Local businesses included a tannery, a brickyard, lumber companies, and a general store complete with a milliner. Large, prosperous farms surrounded the town, which had one of the only schools in the county. By the time of the 1880 census, one hundred and eighty-three people lived in Polkton. The town was almost destroyed by an 1883 fire and an 1884 tornado, but quickly rebounded. By 1890, the town's population had increased to two hundred and fifty, making Polkton the third largest town in Anson County.<sup>6</sup>

Early twentieth-century enterprises in Polkton included R.G. Austin's electric plant and Dr. L.C. Smith's telephone system. The Polkton Manufacturing Company began producing shirts in 1938 and is still in business. Polkton has not experienced significant growth in many years,

<sup>&</sup>lt;sup>5</sup> Medley, <u>History of Anson County</u>, 244; Anson County, North Carolina Bicentennial Corporation, "Torchlight on the Pee Dee, 1749-1949," pamphlet.

<sup>&</sup>lt;sup>6</sup> Medley, <u>History of Anson County</u>, 245.

a factor that may have aided in the preservation of the historic resources in the downtown area.<sup>7</sup>

#### Description

The proposed Polkton Historic District is composed of fifty-six contributing resources including a small commercial district adjacent to the railroad, the Polkton Depot, residential buildings dating from the late nineteenth and the early twentieth centuries, two churches, and a consolidated school complex (Figure 2).

The domestic architecture of Polkton follows a traditional evolutionary pattern from the side-hall to the center-hall plan, incorporating elements of various styles as they became popular. None of the buildings are overwhelmed with ornamentation, but Victorian, Craftsman, and Colonial Revival details are represented. Most of the houses have been modified in some way, particularly in the installation of modern siding materials over original weatherboards, but the district as a whole retains architectural integrity.

Polkton's earliest surviving houses include simple one-and-two-story, three-bay, single-pile, frame dwellings with center-hall plans. These houses, many with hip-roofed porches supported by turned posts and sawnwork brackets, reflect the building boom that followed the arrival of the railroad in 1874. Most of the contributing dwellings in Polkton date from 1880 to 1930. Modest houses sprang up along High Street, Ashe Street, and Freemont Street. The most impressive dwellings are located at the center or on the outskirts of town, with a variety of sizes and styles of house filling the space between.

The widespread availability and standardization of building materials during the mid-to-late-nineteenth century is reflected in the use of decorative mill-sawn elements throughout Polkton. Property 47 has a simple one-story front portico embellished with sawnwork brackets. Brackets also decorate the corners of the cornice (Figure 3). Turned posts abound on the porches of the more modest homes of Polkton such as Property 21 (Figure 4).

Popular national architectural trends, such as Queen Anne and period revival styles, are sparsely represented in Polkton. Property 35 boasts vernacular Queen Anne massing in its cross-gable plan and a projecting bay on the southern end of its front elevation. A square stained-glass window adorns the front gable (Figure 5). Colonial Revival columns appear on the porch of Property 50, a massive two-story, three-bay,

<sup>&</sup>lt;sup>7</sup> Anson County Heritage Book Committee, Anson County Heritage, 3.

double-pile, frame house with a series of one-story additions on the north and east elevations (Figure 6).

Craftsman bungalows appeared in Polkton by the 1930s, and bungaloid porch posts, (truncated posts on brick piers), replaced turned posts on some porches in town. Properties 26, 28 and 29 are expansive bungalows with decoratively shingled shed dormers and windows with mutiple lights in the top sash (Figures 7-9). Property 36 is not a highstyle example of the bungalow form, but rather the simple, one-story, gable-front, frame style built as cost-effective, middle-class housing (Figure 10). Bungaloid posts replaced earlier porch posts on larger twostory, frame houses, such as the one-story, hip-roofed porch of Property 46 and the one-story, hip-roofed porch that wraps around three elevations of Property 56 (Figures 11 and 12).

A few frame and brick buildings survive as vestiges of the once thriving commercial center of Polkton (Properties 6 and 9). These properties, clustered at the intersection of Polk Street and Williams Street, range in size from one-story, one-room buildings to two-story buildings that served as stores and residences (Figures 13 and 14). The commercial buildings in Polkton are sparsely ornamented, their location perhaps serving as the best indication of their function.

Two imposing early-twentieth century brick churches are located in Polkton. Hawley Memorial Presbyterian Church (Property 27) was built in 1941 to replace a circa 1883 frame church (Figure 15). The Colonial Revival building has segmental-arched stained-glass windows on each elevation. The double-raised-panel doors are accented by an arched stained-glass transom and brick buttresses with concrete caps. A new steeple adorns the roof. Polkton United Methodist Church (Property 30), completed in 1918, is a fine example of a Gothic Revival church (Figure 16). The building has a cross-gable plan punctuated by arched stainedglass windows on every elevation. Two entry towers with flared conical roofs flank the front-gable bay. A modern education building is located north of the church, and connected to it by a covered breezeway.

#### Statement of Significance

The historic core of the town of Polkton is a good example of the construction boom in rural communities that often followed the arrival of the railroad in the late-nineteenth century. The buildings in the proposed historic district are representative of the more economical styles popular around the turn of the century, and still retain their original appearance with only minor alterations.

#### Evaluation

The Polkton Historic District is **eligible** for the National Register under Criterion A (event) for community development. 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 History or a pattern of events or historic trend that made a significant contribution to the development of a community. 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.<sup>8</sup> The Polkton Historic District is representative of the growth of small communities in rural North Carolina following the arrival of the railroad in the late nineteenth century.

The Polkton Historic District is not eligible for the National Register 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.9 Although Polkton was created by and named for Leonidas L. Polk, Polk's association with the town was short (only seven years). His home in Polkton became a rental property after his departure and lacks architectural integrity and significance (Figures 17 and 18). Polk's National Register-listed house on Blount Street in Raleigh is associated with his most productive years as North Carolina's first Commissioner of Agriculture.

The Polkton Historic District is **eligible** for the National Register under Criterion C (design/construction) for its architectural significance. 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 lack individual distinction.<sup>10</sup>. The district contains a

<sup>9</sup> National Park Service. National Register Bulletin 15, 15.

10 Ibid.

<sup>&</sup>lt;sup>8</sup> National Park Service. <u>National Register Bulletin 15</u> (Washington, D.C.: Department of the Interior, 1991), 12.

representative example of late-nineteenth and early-twentieth century building types in relatively unaltered condition, and is one of the most intact assemblages of such buildings in Anson County.

The Polkton Historic District is **not eligible** for the National Register 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 or prehistory, and 2) the information must be considered important.<sup>11</sup> It is unlikely that the buildings in the district would yield any new information regarding building technology or early-twentiethcentury life in Anson County.

#### **Boundary Description**

The boundaries of the proposed Polkton Historic District are outlined in Figure 18.

#### **Boundary Justification**

The boundaries of the proposed Polkton Historic District include fifty-six contributing resources, and reflect the historic concentration of commercial buildings along the railroad and other property types along perpendicular streets. The boundaries follow current property lines, and were drawn to include the highest ratio of contributing to non-contributing resources.

<sup>&</sup>lt;sup>11</sup> National Park Service. National Register Bulletin 15, 15.



Figure 3 - Property 47



Figure 4 - Property 21



Figure 5 - Property 35



Figure 6 - Property 50

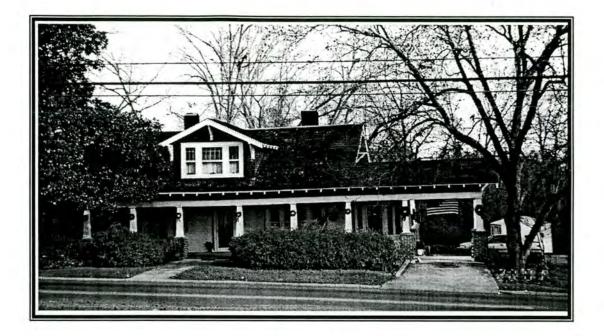


Figure 7 - Property 26



Figure 8 - Property 29



Figure 9 - Property 28



Figure 10 - Property 36



Figure 11 - Property 46



Figure 12 - Property 56

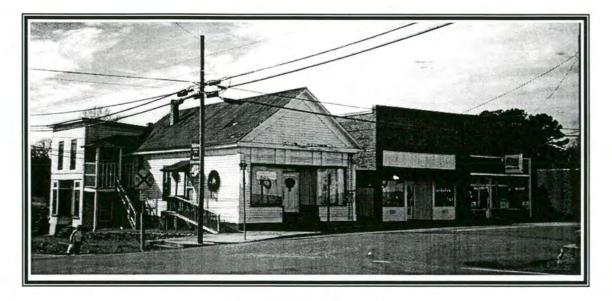


Figure 13 - Property 6

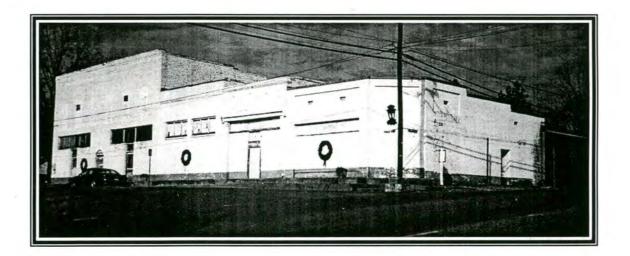


Figure 14 - Property 9



Figure 15 - Property 27

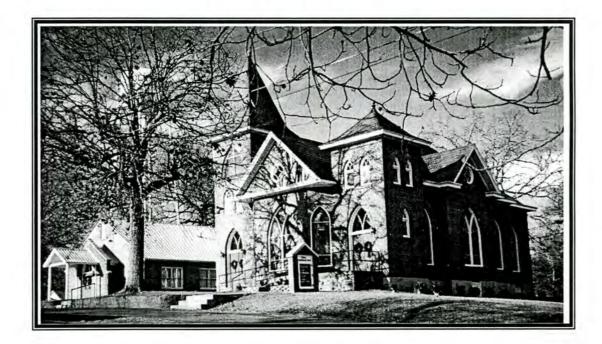


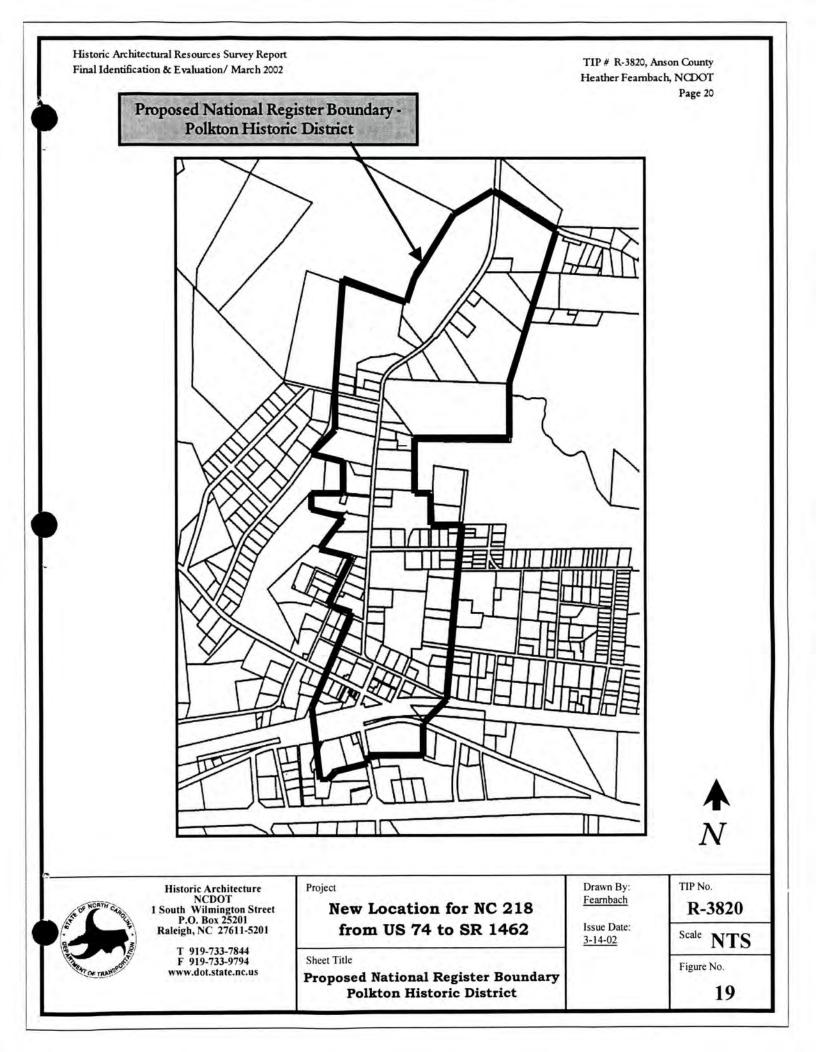
Figure 16 - Property 30



Figure 17 - Property 1 - Polk House



Figure 18 - Property 1 - Polk House



### Bibliography

- Anson County Heritage Book Committee. <u>Anson County Heritage</u>. Waynesville, North Carolina: Walsworth Publishing Company, 1995.
- Anson County, North Carolina, Bicentennial Corporation. "Torchlight on the Pee Dee, 1749-1949." Pamphlet.
- Medley, Mary L. <u>History of Anson County, North Carolina, 1750-1976</u>. Wadesboro, North Carolina: Anson County Historical Society, 1976.
- National Park Service. <u>National Register Bulletin 15</u>. Washington, D.C.: Department of the Interior, 1991.



North Carolina Department of Cultural Resources State Historic Preservation Office

David L. S. Brook, Administrator

Michael F. Easley, Governor Lisbeth C. Evans, Secretary Jeffrey J. Crow, Deputy Secretary

Division of Historical Resources David J. Olson, Director

August 19, 2002

MEMORANDUM

TO:	William D. Gilmore, Manager
	Project Development and Environmental Analysis Branch
	NCDOT Division of Highways
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FROM:

SUBJECT: Historical Architectural Survey Report, new location for NC 218 from US 74 to SR 1462, R-3820, Anson County, ER 02-9353

David Brook RSEL or Waird Brook

Thank you for your letter of August 6, 2002, transmitting the revised Polkton Historic District boundary map, photographs of all the surveyed properties, and the correct reference to the boundary map in the report.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is eligible for listing in the National Register of Historic Places:

The Polkton Historic District, including properties one through fifty-six, under Criterion A for Community Development. The Polkton Historic District is representative of the growth of small communities in rural North Carolina following the arrival of the railroad in the late nineteenth century.

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 919/733-4763. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

bc: Brown/McBride County

Administration Restoration Survey & Planning Location 507 N. Blount St, Raleigh, NC 515 N. Blount St, Raleigh , NC 515 N. Blount St, Raleigh, NC

#### Mailing Address

4617 Mail Service Center, Raleigh 27699-4617 4613 Mail Service Center, Raleigh 27699-4613 4618 Mail Service Center, Raleigh 27699-4618 **Telephone/Fax** (919) 733-4763 •733-8653 (919) 733-6547 •715-4801 (919) 733-4763 •715-4801





STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

HISTORIC PRESERVATION OFFICE

MICHAEL F. EASLEY GOVERNOR

August 6, 2002

LYNDO TIPPETT Secretary

Ref. #ER 02-9353

Mr. David L. S. Brook Deputy State Historic Preservation Officer North Carolina Department of Cultural Resources 4617 Mail Service Center Raleigh, North Carolina 27699-4617

Dear Mr. Brook:

RE: R-3820, Anson County, New Location for NC 218 from US 74 to SR 1462, State Project # 8.2651601, Federal Aid # STP-1418 (4)

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Your letter of July 10, 2002 requested more information regarding the proposed boundaries of the Polkton Historic District, in addition to one copy of the original photos. The attached map delineates the proposed boundaries, which follow current property lines and were drawn to include the highest ratio of contributing to noncontributing properties. An image of each contributing property (keyed to the boundary map) is also included. The correct reference for the district boundary map included in the report is Figure 19.

If you have any questions concerning the accompanying information, please contact Ms. Heather Fearnbach, Historic Architecture Section, (919) 733-7844, ext.297.

Sincerely,

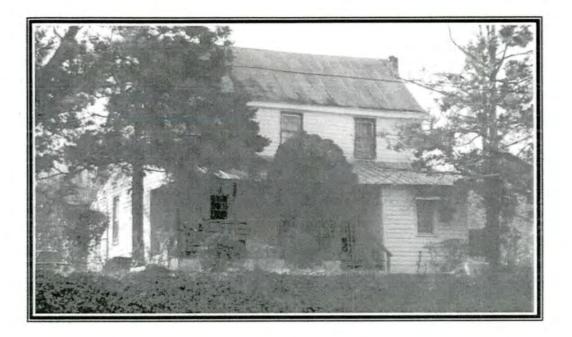
Mary Pope Furr, Supervisor Historic Architecture Section Project Development & Environmental Analysis Branch

MPF/hf Attachment cc (w/ attachment):

Gail Grimes, P.E., Project Development & Environmental Analysis Branch

MAILING ADDRESS: NC DEPARTMENT OF TRANSPORTATION PROJECT DEVELOPMENT AND ENVIRONMENTAL ANALYSIS 1548 MAIL SERVICE CENTER RALEIGH NC 27599-1548 TELEPHONE: 919-733-3141 FAX: 919-733-9794 LOCATION: TRANSPORTATION BUILDING 1 SOUTH WILMINGTON STREET RALEIGH NC

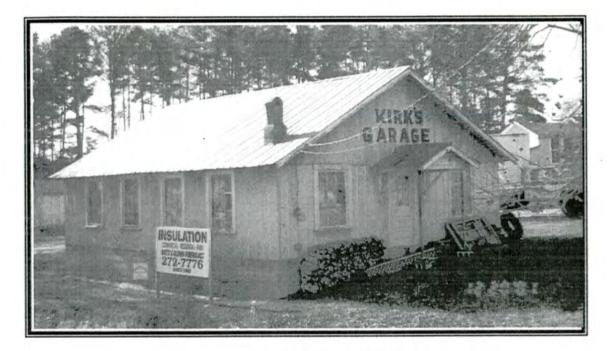
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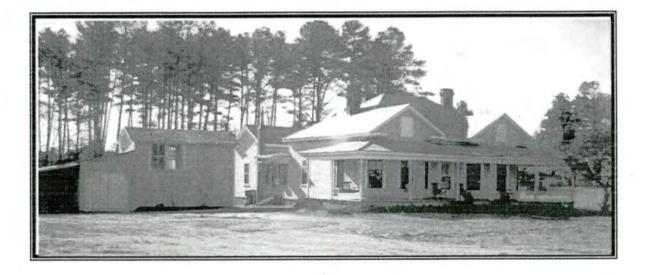
Proposed Polkton Historic District - Property 1 - Polk House



Proposed Polkton Historic District - Property 2

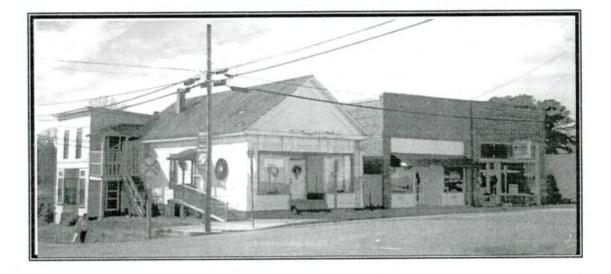


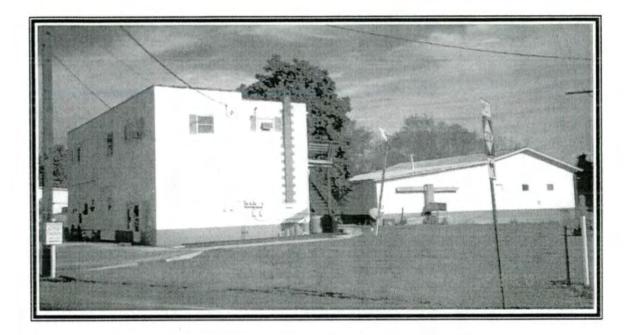
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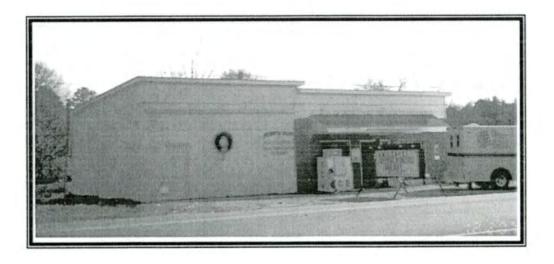




**Proposed Polkton Historic District - Property 5** 

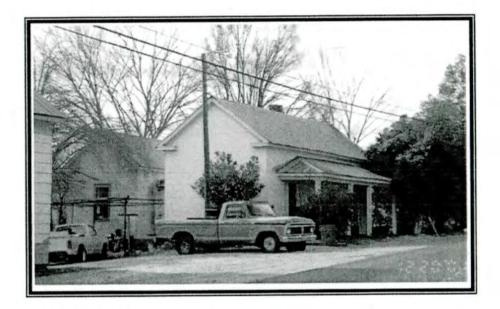






**Proposed Polkton Historic District - Property 8** 





**Proposed Polkton Historic District - Property 10** 



Proposed Polkton Historic District - Property 11



Proposed Polkton Historic District - Property 12



**Proposed Polkton Historic District - Property 13** 



**Proposed Polkton Historic District - Property 14** 



**Proposed Polkton Historic District - Property 15** 



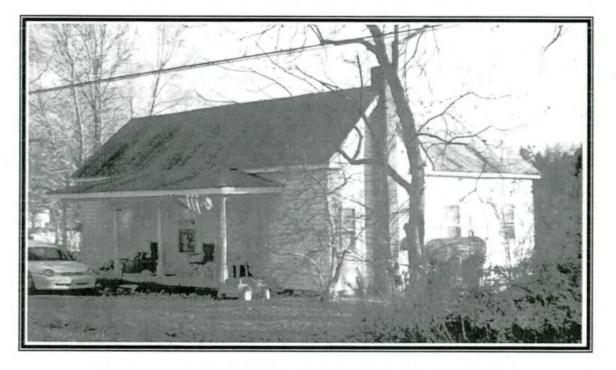


**Proposed Polkton Historic District - Property 17** 





Proposed Polkton Historic District - Property 19



Proposed Polkton Historic District - Property 20



Proposed Polkton Historic District - Property 21



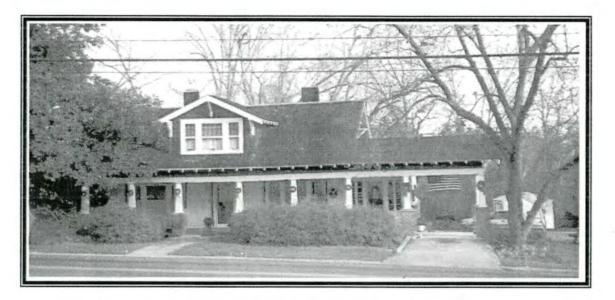
Proposed Polkton Historic District - Property 22



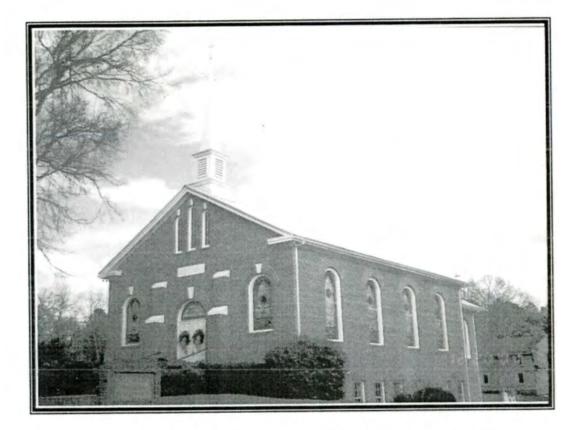
Proposed Polkton Historic District - Property 23







Proposed Polkton Historic District - Property 26

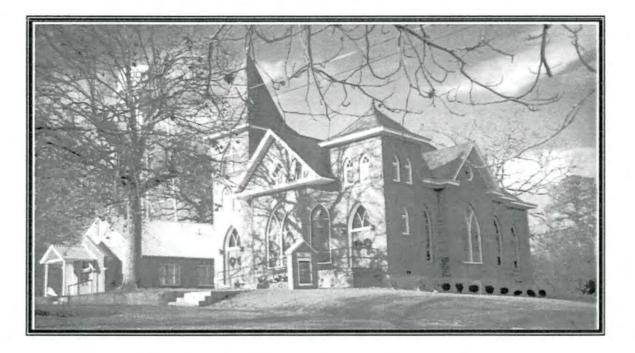


Proposed Polkton Historic District - Property 27



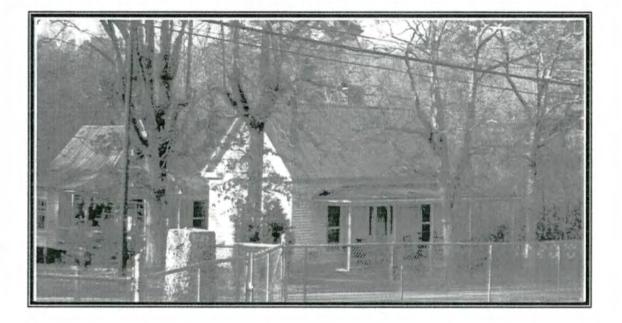


Proposed Polkton Historic District - Property 29





**Proposed Polkton Historic District - Property 31** 





**Proposed Polkton Historic District - Property 33** 





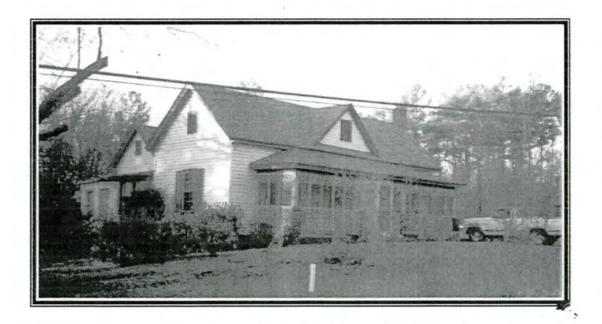
Proposed Polkton Historic District - Property 35



Proposed Polkton Historic District - Property 36



**Proposed Polkton Historic District - Property 37** 



Proposed Polkton Historic District - Property 38

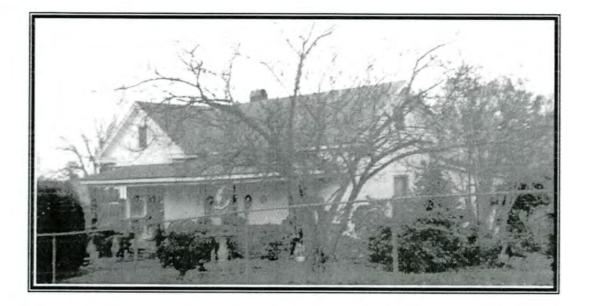


**Proposed Polkton Historic District - Property 39** 





Proposed Polkton Historic District - Property 41





Proposed Polkton Historic District - Property 43





Proposed Polkton Historic District - Property 45



Proposed Polkton Historic District - Property 46



Proposed Polkton Historic District - Property 47



Proposed Polkton Historic District - Property 48



**Proposed Polkton Historic District - Property 49** 





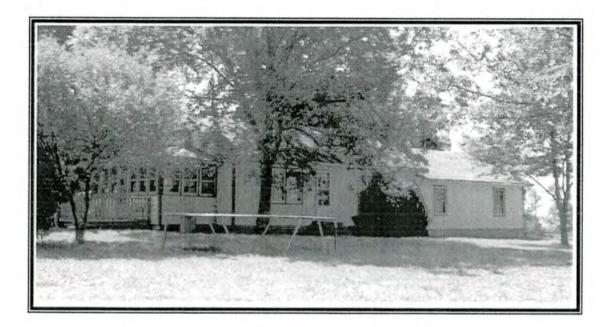
**Proposed Polkton Historic District - Property 51** 



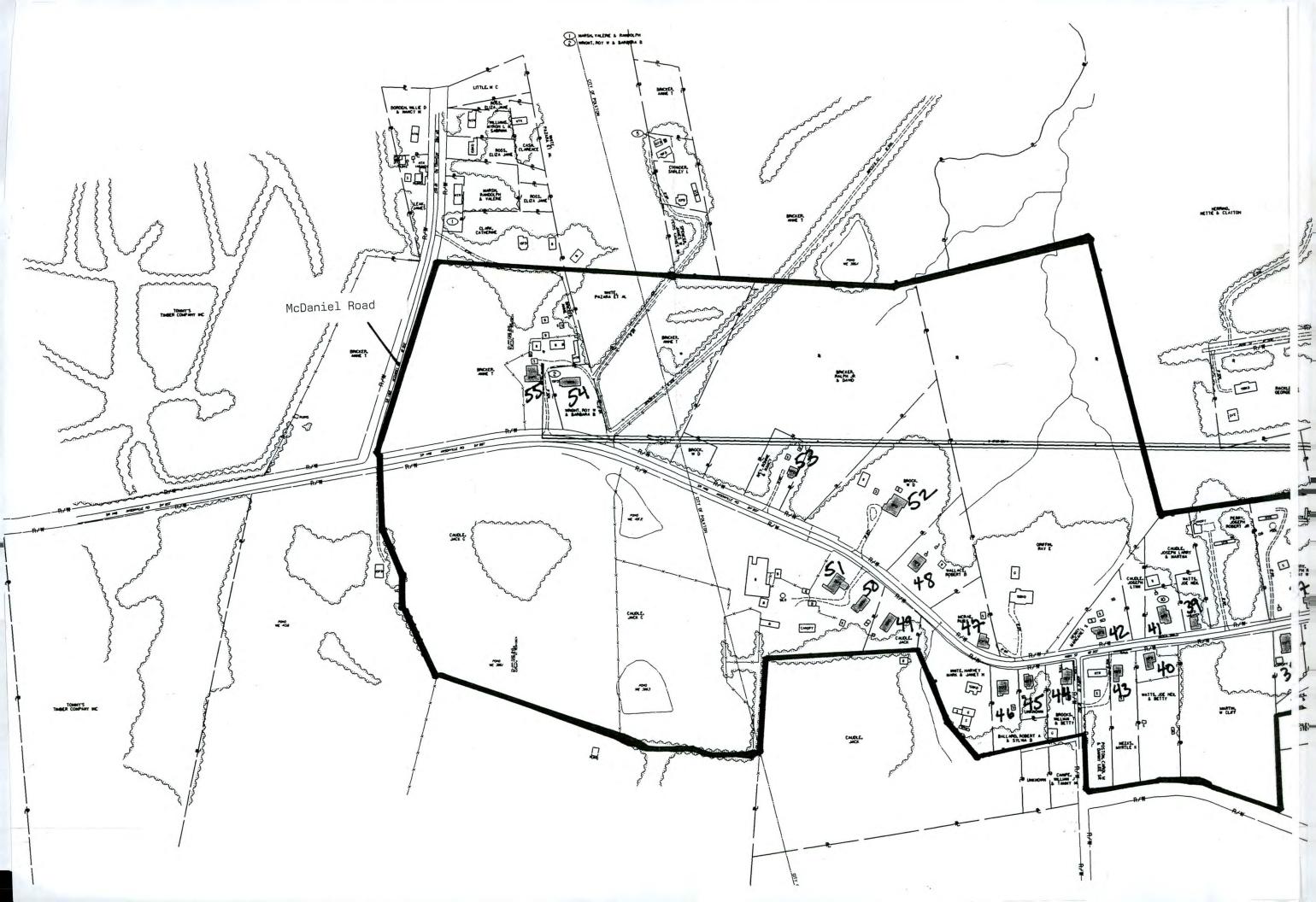
Proposed Polkton Historic District - Property 52

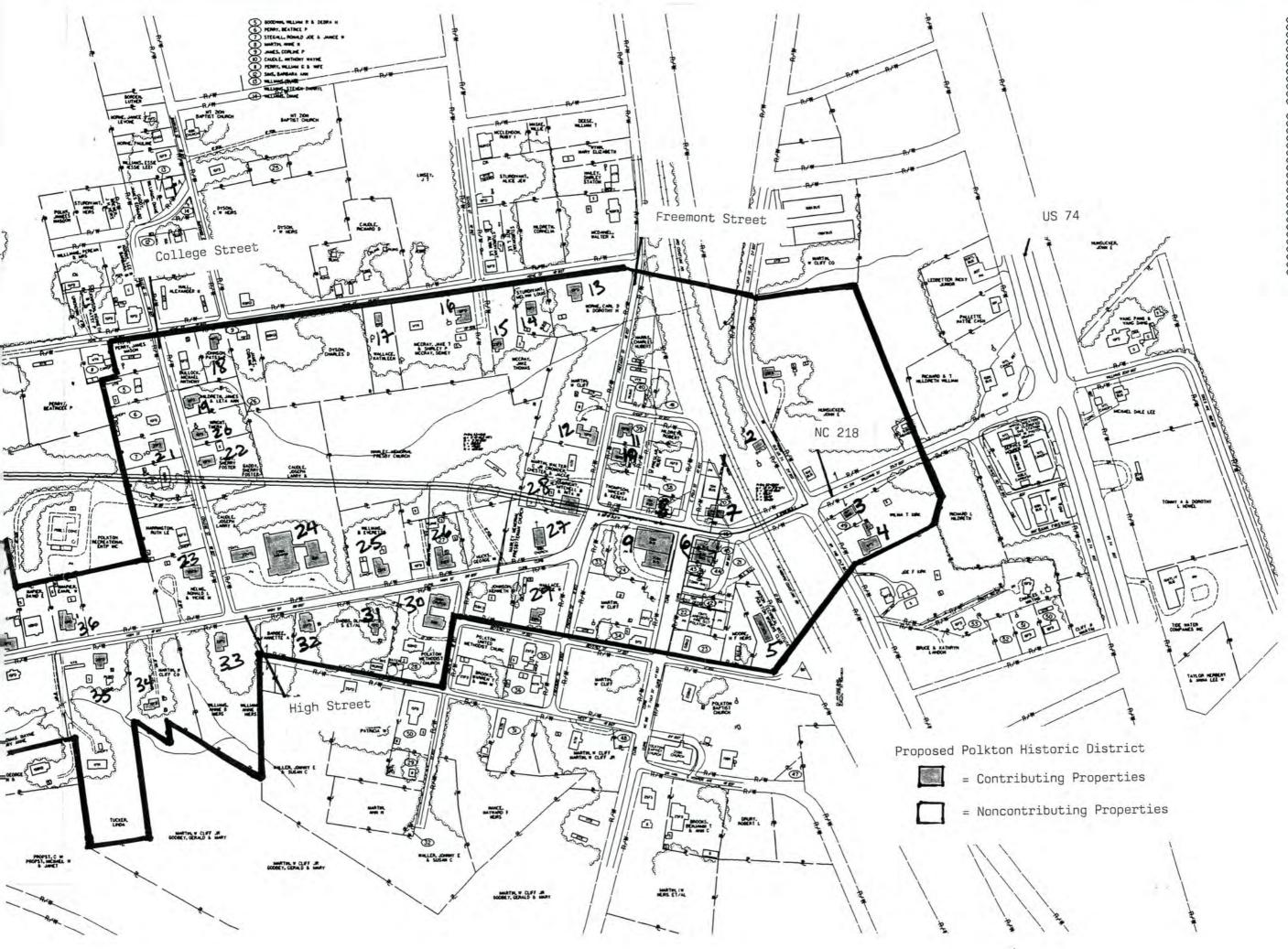


**Proposed Polkton Historic District - Property 53** 









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