

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

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

January 10, 2014

MEMORANDUM

TO: Mary Pope Furr
Office of Human Environment
NCDOT Division of Highways

FROM: Ramona M. Bartos *RSE for Ramona M. Bartos*

SUBJECT: Intensive Evaluation of Booth Farm for Widening of SR 1107 (Stagecoach Road),
PA 13-08-0080, Durham County, ER 13-2937

Thank you for your letter of December 10, 2013, transmitting the above-reference evaluation in hard copy and on a CD, plus the updated survey site form. Staff has reviewed the report and concurs with its finding that the Booth Farm is not eligible for listing in the National Register of Historic Places. The reviewer noted that the report was thoroughly researched, well written, and would have made a good nomination, had the property been eligible.

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 renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Historic Architectural Eligibility Evaluation

Widen Shoulder for Bicycles on SR 1110 (Barbee Chapel Road/Farrington Road) and SR 1107 (Stagecoach Road) from East of Downing Creek Parkway to West of Keeneland Manor in Durham County, NC TIP# EB-4411D and WBS# 36333.1.1

Limited Services Contract No. 7000014414

Prepared for

North Carolina Department of Transportation

Human Environment Section
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

Prepared by

Danae A. Peckler, Heather Dollins,
and Kerri S. Barile (Principal Investigator)

Dovetail Cultural Resource Group

300 Central Road, Suite 200
Fredericksburg, Virginia 22401
(540) 899-9170

Dovetail Job #13-055

November 2013



Principal Investigator
Dovetail Cultural Resource Group

26 Nov 2013

Date

Supervisor, Historic Architecture Group
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

Dovetail Cultural Resource Group (Dovetail) conducted a historic architectural eligibility evaluation on behalf of the North Carolina Department of Transportation (NCDOT) in preparation for the road widening for bicycles on SR 1110 (Barbee Chapel Road/Farrington Road) and SR 1107 (Stagecoach Road) from East of Downing Creek Parkway to West of Keeneland Manor in Durham County, North Carolina. The North Carolina TIP number is EB-4411D and state project number is WBS# 36333.1.1.

The scope of the current investigation included an eligibility evaluation of one property, Booth Farm (DH-2188), that has been identified within the project's Area of Potential Effects (APE)—defined as the project footprint and all areas where an alteration to an historic resource's setting and feeling could occur. The property known as Booth Farm has been previously recorded with the North Carolina Historic Preservation Office (HPO), but not formally evaluated for the National Register of Historic Places (NRHP).

The goals of this investigation were to first, document the architectural and landscape features of the property; second, to gather additional archival data on the property; and third, to examine the physical and historical information within the appropriate context(s) to properly evaluate the Booth Farm property under established criteria for the NRHP. The fourth goal of this investigation was to propose NRHP boundaries for the property should it be recommended eligible for listing. Work on this project was conducted in November 2013 in accordance with relevant state and federal regulations as part of the compliance process established in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800).

As a result of this investigation, Dovetail determined that the Booth Farm property contains an early-twentieth-century farmstead that includes a circa-1910 dwelling, a small barn and three agricultural outbuildings built between 1940 and 1980, a well, and a circa 1990 aluminum carport. The property has been used as an equine training facility since 2003, after construction of a large metal stable and indoor riding ring. Other features related to the property's new use include an outdoor riding ring, exercise ring, two machine sheds, two run-in sheds, and several pastures enclosed by fan-belt fencing. The older buildings on the Booth Farm property have undergone alterations over time, with the house having been modified significantly in recent years with replacement windows and chimney removal.

On the whole, this property retains its rural setting and a sense of its agricultural character, but it does not possess enough historic integrity to merit inclusion on the NRHP. Therefore, Dovetail **recommends that the Booth Farm is not eligible for the NRHP under Criteria A–D.**

This page intentionally left blank

TABLE OF CONTENTS

MANAGEMENT SUMMARY	i
INTRODUCTION	1
ELIGIBILITY EVALUATION	3
Architectural Description.....	3
History.....	8
NRHP Evaluation.....	15
REFERENCES	19
APPENDIX A: BOOTH FARM (DH-2188) CHAIN OF TITLE.....	21

This page intentionally left blank

List of Figures

Figure 1: Map of Durham County, Project Vicinity Highlighted in Red and Location of Booth Farm Shown on Southwest Durham 7.5-Minute Topographic Quadrangle	2
Figure 2: Current Booth Farm Tax Parcel and Recent Satellite Image	2
Figure 3: 2010 Satellite Image of Farmstead and Built Features at Booth Farm	5
Figure 4: Image of 1934 J.A. Booth Farm Plat, 97.1-Acres of Lot 4 and 5 Highlighted. ..	9
Figure 5: Sketch Map of Area Around Forty Oaks, No Date	11
Figure 6: Detail of 1887 Map of Durham County by G. F. Cram Co.....	12
Figure 7: Detail of 1910–1919 Map of Durham County, C. M. Miller	13
Figure 8: 1938 Durham County State Highway and Public Works Commission Map. ...	13
Figure 9: 1955 Aerial Image of Booth Farm Property	14
Figure 10: Detail of Circa-1938 Aerial of Booth Farm Property and Circa-1955 Detail of the Same.....	14
Figure 11: Detail of Circa-1975 Aerial of Booth Farm Property, and Circa-2010 Image of the Same Showing Current Parcel Boundary in Red	15
Figure 12: Circa 1988 Photograph on File at HPO of House at Booth Farm.	16

List of Photographs

Photo 1: View of Booth Farm Looking West along Stagecoach Road.....	3
Photo 2: Southeast Oblique of Dwelling at Booth Farm. Well, carport, and outbuildings visible at right and in background.....	4
Photo 3: Southwest Oblique of Dwelling at Booth Farm.	4
Photo 4: View of Outbuildings Associated with Booth Farm Property Looking North.....	6
Photo 5: View of Outbuildings Associated with Booth Farm Property Looking Northeast. At right, behind the horse trailers, is a circa-1940s, multi-purpose barn.....	6
Photo 6: Southeast Oblique of Circa-2003 Equine Facility.....	7
Photo 7: View of Eastern Pasture, Fan-belt Fencing, and Run-in Shed Looking Northeast.	7

This page intentionally left blank

INTRODUCTION

Dovetail conducted a historic architectural eligibility evaluation on behalf of the NCDOT in preparation for the road widening for bicycles on SR 1110 (Barbee Chapel Road/Farrington Road) and SR 1107 (Stagecoach Road) from East of Downing Creek Parkway to West of Keeneland Manor in Durham County, North Carolina. The project will make use of federal funding and will require a federal permit. The North Carolina TIP number is EB-4411D and state project number is WBS# 36333.1.1.

This project proposes to widen portions of Stagecoach Road and Barbee Chapel Road/Farrington Road and increase bicycle safety in this area of southwest Durham County. The property examined during this investigation is situated on the north side of SR 1107 (Stagecoach Road), and has been previously recorded with the North Carolina HPO as Booth Farm (DH-2188) (Figure 1 and Figure 2, p. 2). Although it has been previously surveyed, this resource has not been formally evaluated for the NRHP. This report includes an eligibility evaluation of the one resource recommended for study by the NCDOT: the Booth Farm (DH-2188).

There were four goals for this eligibility evaluation. The first was to gather additional historic and physical data for this property and document its architectural details, landscape features, and general setting. The second goal of this investigation was to conduct archival research on the property and examine the history of the Booth Farm property within the appropriate context(s). Following documentation and archival research, the third goal of this survey was to evaluate the Booth Farm property under established criteria for the NRHP, assessing both its historic significance and historic integrity. The fourth goal of this eligibility evaluation was to propose appropriate NRHP boundaries should the resource be recommended eligible for listing.

Work for this project was conducted in November 2013 in accordance with relevant state and federal guidelines as part of the compliance process established in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800). Following a review of HPO records, Dovetail conducted fieldwork and archival research between November 4 and 8, 2013. Dovetail staff Danae Peckler, Heather Dollins, and Dr. Kerri Barile performed the work for this project, with Dr. Barile serving as Principal Investigator. All three individuals meet or exceed the standards established for both Architectural Historian and Historian by the Secretary of the Interior (SOI).

The results of the historic architectural eligibility evaluation are presented in the body of this report, while a chain of title corresponding to the Booth Farm property is detailed in Appendix A. This report meets the standards set forth by the HPO's Architectural Survey Manual, *Practical Advice for Recording Historic Resources*, as well as those outlined by NCDOT in *Sections 106 Procedures and Report Guidelines*.

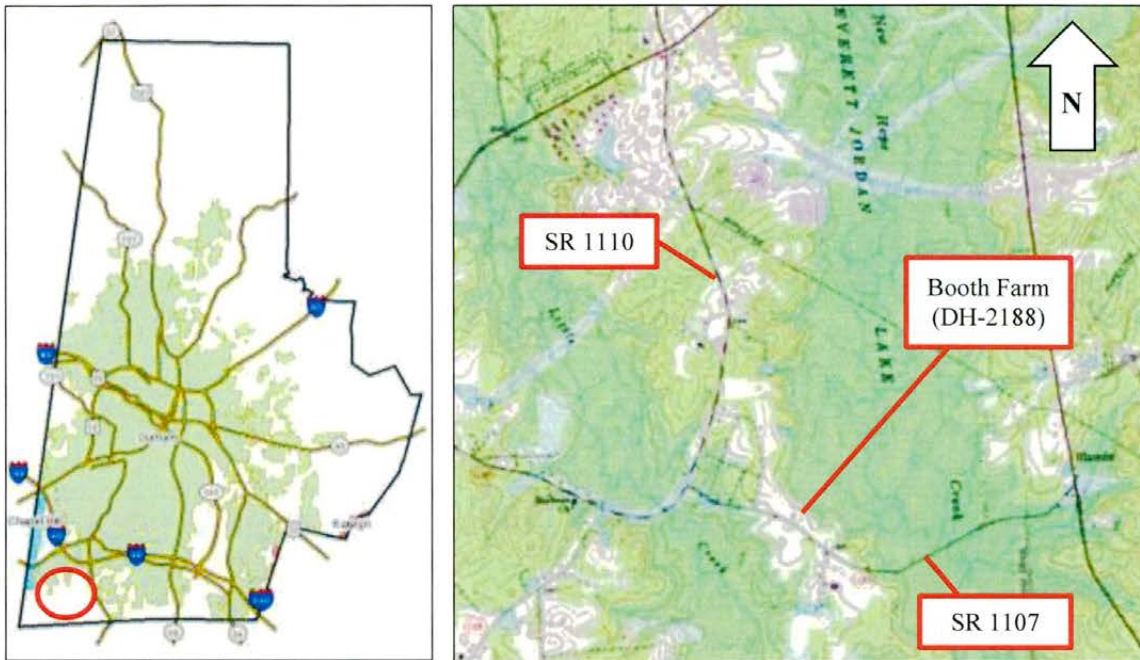


Figure 1: At Left, Map of Durham County, Project Vicinity Highlighted in Red (Durham County GoMaps [GoMaps]), and At Right, Location of Booth Farm Shown on Southwest Durham 7.5-Minute Topographic Quadrangle (United States Geological Survey 1987).



Figure 2: Current Booth Farm (DH-2188) Tax Parcel and Recent Satellite Image (GoMaps).

ELIGIBILITY EVALUATION

DH-2188: Booth Farm

Date of Construction: circa 1910
Modifications: 1940s, 1960s, 1980s, 2000s

3405 Stagecoach Road
Durham, North Carolina
PIN: 0707-02-77-0944



Architectural Description

This resource is located in southwest Durham County, approximately 2 miles east of the Orange County line and 1.5 miles north of the Chatham County line. Situated on the north side of Stagecoach Road (SR 1107), the side-gable house that was previously surveyed as “Booth Farm” is also associated with a well, three frame outbuildings, a multi-purpose barn, a few fields and wooded areas (Photo 1). Numerous early-twenty-first-century features related to the property’s new use as an equestrian facility also fill this 21.2-acre parcel.

The house is the oldest building on the property. Original construction materials and archival research suggests the house was built around 1910. The one-story, three-bay, frame dwelling was originally supported by brick piers that are now filled by a continuous, cinder-block foundation. A rear ell extends north from the center of the house and appears original to its design. A small lean-to addition has been made to the east side of the ell, a portion of which is enclosed while the center is recessed to contain a small porch and secondary entrance (Photo 2, p. 4). A larger addition, resting on a continuous cinder-block foundation, was made to the west side of the ell in the last-quarter of the twentieth century (Photo 3, p. 4). A screened porch, likely built in the last decade, extends from the northwest corner of the house.



Photo 1: View of Booth Farm Looking West Along Stagecoach Road.



Photo 2: Southeast Oblique of Dwelling at Booth Farm. Well, carport, and outbuildings visible at right and in background.



Photo 3: Southwest Oblique of Dwelling at Booth Farm.

The framing of the house is clad in weatherboard, much of which appears to date from the mid-twentieth century. Its side-gabled roof and shed-roof additions are currently clad in asphalt shingles. The house does not have gutters at this point in time, though partial returns and boxed eaves were observed along the primary (south) façade. No chimneys were observed during this survey.

The main entrance is centrally located on the primary elevation and is filled by a six-paneled wooden door and covered by a contemporary metal storm door. Windows throughout the house are one-over-one vinyl replacement units, with the exception of one multi-light, wood-framed, bay window on the west elevation near the northwest corner of the house. Much of the front porch is also composed of replacement materials, including the wooden railing, posts, and floor; however, the porch appears to rest on an original brick-pier foundation.

Access to this property was limited to the right-of-way after the current owner denied surveyors' requests for access to the interior of the property via email and telephone communication. During a previous survey, the house was identified as having a central hall plan with modern materials, such as carpeting and gypsum wallboards, but "a simple mantel and raised paneled door" were also observed (HPO property file, DH-2188).

Associated with the Booth Farm dwelling are three outbuildings and a small barn—all of which date from the twentieth century and are currently painted red. Other built features on the property date from the early-twenty-first century, including an equestrian facility, training ring, two machine sheds, an aluminum carport, and two aluminum run-in sheds, along with the fan-belt fencing that encloses several pastures (Figure 3).

The barn and one of the outbuildings—a small frame structure clad in diagonally laid weatherboard with a lean-to addition on the south side—do not appear in historic aerial images of the property until 1955, but may date as early as the 1940s. Another outbuilding—perhaps used for storage—is seen in aerials from 1972 and 1975, but may date to the 1960s. The longest outbuilding, situated between the barn and the dwelling, is believed to date from the 1980s.

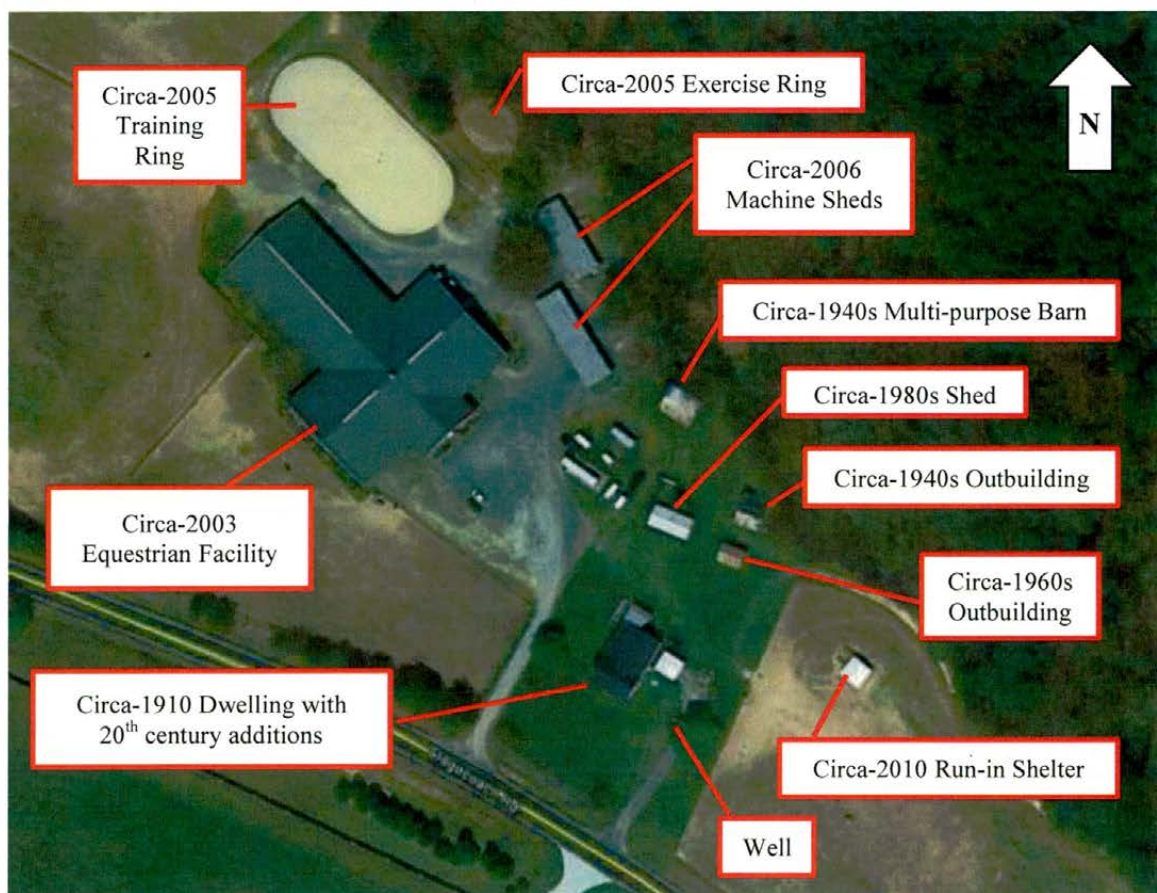


Figure 3: 2010 Satellite Image of Farmstead and Built Features at Booth Farm (GoMaps).

The circa-1940s outbuilding clad in diagonal siding rests on a cinder-block pier foundation and is primarily covered by a front-gabled, asphalt-shingled roof. A post-in-ground, lean-to addition was made to the south side of this building and is topped by a standing-seam metal roof. Located just south of this building is a circa-1960s, frame shed with weatherboard siding. This building rests on a continuous cinder-block foundation and is topped by a front-gabled roof covered with V-crimp metal sheeting. A single-leaf entrance is noted on the west elevation of this building while a smaller window opening is located on the west side of this structure. Just west of these older outbuildings, is a circa-1980s packhouse that is approximately 35 feet in length and 17 feet wide. It is clad in corrugated metal and topped by a low-pitched gabled roof that is also sheathed in v-crimp metal sheeting. This building rests on a concrete slab and has a central, double-leaf entry on the west elevation, and two single-leaf entries flanking a central window or vent on the east elevation (Photo 4 and Photo 5).



Photo 4: View of Outbuildings Associated with Booth Farm Property Looking North.



Photo 5: View of Outbuildings Associated with Booth Farm Property Looking Northeast. At right, behind the horse trailers, is a circa-1940s, multi-purpose barn.

The multi-purpose barn is situated northwest of this cluster of outbuildings and sits furthest from the Booth Farm dwelling. Thought to date around the 1940s, this core of this frame building is approximately 25 by 30 feet in size and rests on a pier foundation of mixed materials. The barn is clad in weatherboard siding and topped by a side-gabled roof sheathed in corrugated metal. Three one-story, post-in-ground, lean-to additions each extend across the north, south, and west elevations. The north and a portion of the west lean-to addition are enclosed at the upper level, creating extra storage space above an open drive below. The south lean-to addition shelters three single-leaf doorways and may have provided access to stalls. On the east elevation, the barn contains a single-leaf door, positioned near the northeast corner of the building, and a small door into what appears to be a hayloft above.

The property has been used as an equine training facility since 2003, after construction of a large metal stable and indoor riding ring (Photo 6). Other features related to the new use of this property include an outdoor riding ring, exercise ring, two machine sheds, two run-in sheds, and several pastures enclosed by fan-belt fencing (Photo 7).



Photo 6: Southeast Oblique of Circa-2003 Equine Facility.



Photo 7: View of Eastern Pasture, Fan-belt Fencing, and Run-in Shed Looking Northeast.

History

Today, local tax records indicate that the Booth Farm parcel currently contains 21.23 acres of land, having been subdivided for the current property owner Beecher Gray in 2003 (Durham County Plat Book [DCPB] 159:297, 299). Prior to the 2003 divisions, this parcel was part of a 97.1-acre tract owned by members of the Rigsbee's family and had been rented to tenants since Rufus L. and Louise F. Rigsbee purchased the farm in 1944 (Durham County Deed Book [DCDB] 156:80). In deeds from this period, the 97.1-acre tract was also described as Lots No. 4 and 5 of the "J.A. Booth Farm" with reference given to a plat of the same name (DCPB 12:1).

The October 1934 plat of J.A. Booth Farm divided more than 375 acres of land between the Little and New Hope creeks into seven lots—two of which were depicted with buildings (Figure 4, p. 9). Lot No. 1 contained a sizable concentration of buildings, including an I-house previously surveyed as the Fogleman House (DH-2302), several smaller buildings just northeast of this house, and what appears to be a large barn or outbuilding in the middle of the 74.2-acre lot, to the rear and east of the I-house. Lot No. 4 contained 37.5 acres and a single building, believed to be the main dwelling surveyed as the Booth Farm and the subject of this investigation.

J.A. (John Alfred) Boothe (primarily spelled Boothe in the archival record) compiled two larger tracts of land to establish the property detailed in the 1934 plat—both of which came from the Durham Lumber Company at the price of about \$10 an acre in the early 1910s. In November 1910 at the age of 31, Boothe purchased his first tract of land, containing 229 acres between Little Creek and New Hope Creek along the Raleigh and Chapel Hill Road (DCDB 40:608). He obtained the second tract, containing 146 acres of land adjoining his previous purchase, in February 1912 (DCDB 44:286).

J.A. Boothe appears to have worked as a farm laborer for some time before owning his own land. He was born in June 1878, the son of Chatham County farmer, F. P. (Franklin Pierce) Boothe and Louvenia Rigsbee (Ancestry.com [Ancestry] 2013). The 1880 Federal Census reported the Boothe family to be living in West Williams Township of Chatham County—an area just south of what became Patterson Township in Durham County in 1881 (Ancestry 2013). The 1900 Federal Census places a 21-year-old John Boothe in Chapel Hill Township in Orange County, within his father's household and working as a farm laborer—perhaps on the farm his father was renting (Ancestry 2013). Tax records from 1902 seem to confirm a lack of land ownership in the family, assessing "John Booth," his father, Franklin, and his brother, Walter, solely on livestock in Patterson Township (Durham County Tax Records).

Though family genealogical records indicate that John Boothe married Mary Elizabeth Elliot in 1895, they do not appear to have lived with one another until after he purchased the first tract of land from the Durham Lumber Company. The Federal Census of 1910 reports John, Mary, and three children residing within a single household in Patterson Township, the name given to the southwestern corner of Durham County (Ancestry 2013). Local tax records from 1910 valued John's 229 acres at \$1,603, less than the \$2,290 he had paid for it, but he was also taxed on three horses, five mules, two cattle, four hogs, and \$30 worth of farming

implements—suggesting that he was earning a living as a farmer at that time. Five years later in 1915, the aggregate value of Boothe’s real estate and personal property was valued at \$4,565 (Durham County Tax Records). This increase in value reflects the additional 146 acres he purchased in 1912, but may also reflect other improvements to the property.

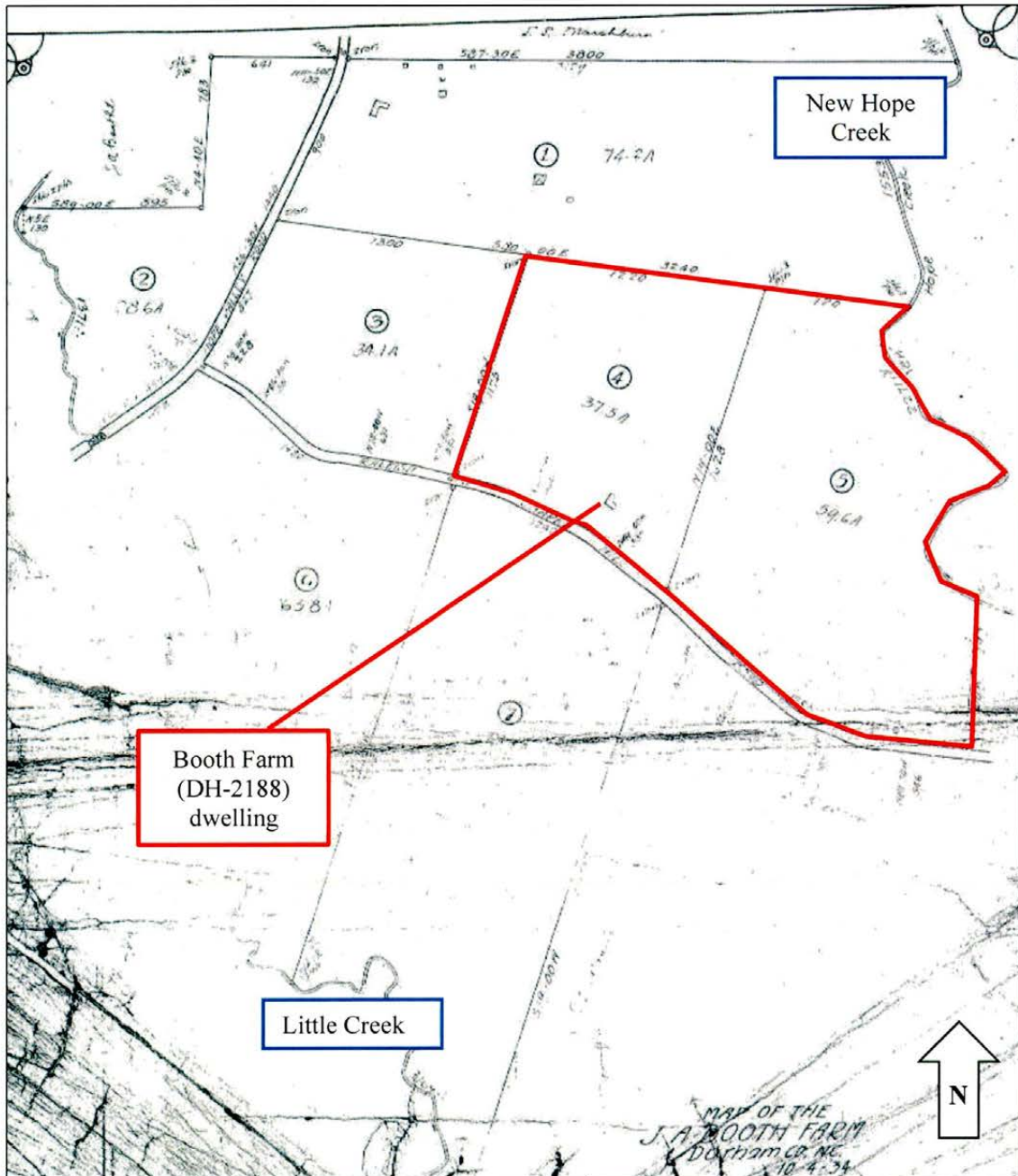


Figure 4: Image of 1934 “J.A. Booth Farm” Plat, 97.1-Acres of Lot 4 and 5 Highlighted in Red (DCPB 12:1). Note that Stagecoach Road is labeled as Raleigh and Chapel Hill Road, while Farrington Road is identified as Hope Valley Road in this survey.

Boothe identified himself as a farmer and “lumberer” on his 1917 World War I draft card, but worked as a “lumber dealer” after the war, according to Federal Census records (Ancestry 2013). In November 1918, John and Mary Boothe purchased a lot of land in the City of Durham and were soon living there on a permanent basis (DCDB 53:551). City Directories and Census records confirm that the Boothers resided in a single-family dwelling on McMannen Street throughout the 1920s and 30s, with John working as a “lumber dealer” (Ancestry 2013). It is believed that John Boothe used the farm for additional income and rented out the one-story house on Stagecoach Road during this period.

John Boothe’s transition from farmer to landlord and lumber dealer in the years after World War I was not uncommon in Durham County during what has been called the Period of Rural Vitality (1880s–1920s). This era was brought on by high demand for cotton and tobacco, as well as increased transportation access to agricultural markets by rail, and led to substantial commercial and industrial growth in the region’s urban areas from the 1920s into the 1940s (Little 1991:3). John Boothe died on July 9, 1935, not long after the plat of his farm was generated, and his land was sold off in pieces shortly thereafter.

Both the 229- and 146-acre tracts J.A. Boothe purchased from the Durham Lumber Company in the early 1910s were noted as part of “Hogan’s land” based on a 1908 plat of the same. Though no plat of Hogan’s land was located in Durham County map books, deed records indicate that F.S. Hogan owned several hundred acres of land in the vicinity of Booth Farm after the division of his grandfather’s estate in 1885. Fendal S. Hogan inherited this land through his mother, Jane Southerland Hogan, daughter of Fendol Southerland (also spelled Fendal Southerlin and Sutherland) (Booker 1993). Fendol Southerland’s homeplace, also known as Forty Oaks (DH-2305), remains extant and is situated near of the property of study on the west side of Farrington Road.

A hand-drawn map within the HPO property file for Forty Oaks (DH-2305) depicts the vicinity around Booth Farm, noting many buildings and landscape features from the early-twentieth century (Figure 5, p. 11). This map suggests that John Boothe’s brother, Walter, resided in the two-story dwelling illustrated on the 1934 plat within Lot No. 1. This resource has been previously recorded in HPO files as the Fogleman House (DH-2302), but was historically part of Boothe’s farm from the 1910s until the late 1930s or early 1940s. The Forty Oaks sketch map further identifies the resident of Boothe’s one-story house on Stagecoach Road with the surname: Buchannan.

The accuracy or originator of the Forty Oaks sketch map is uncertain; however, other area maps from this period shed more light on the area’s history and reveal repeated changes, particularly in its roadways. An 1887 map of Durham County does not depict the old Farrington Road seen in the Forty Oaks map, but—based on the location of the Booth Farm between the Little Creek and New Hope Creek waterways—suggests that F.S. Hogan may have resided in the Fogleman House while his sister, Mary E. Patterson, and her husband resided at Forty Oaks prior to dividing the Southerland estate (Figure 6, p. 12).

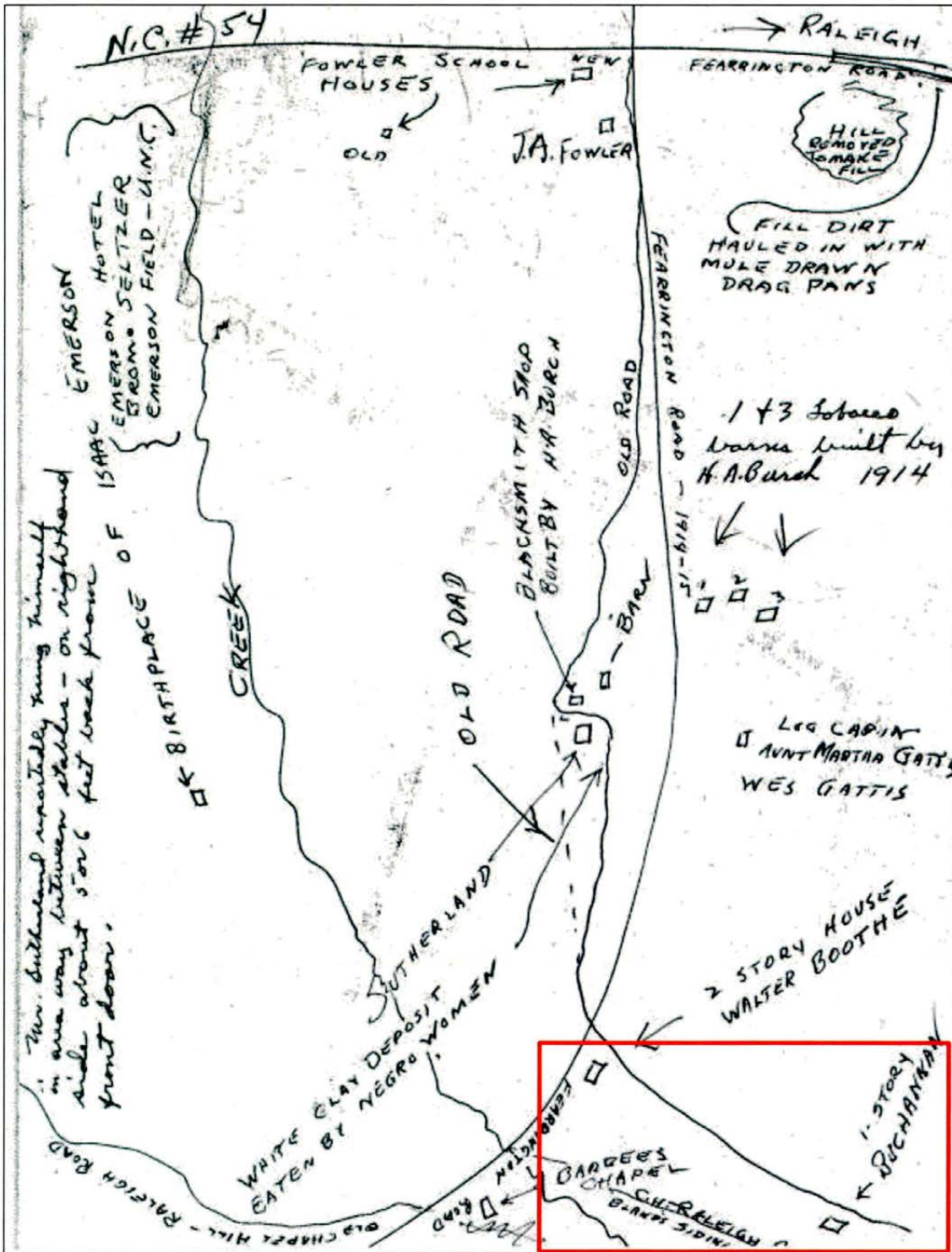


Figure 5: Sketch Map of Area Around Forty Oaks, No Date (HPO Property File, DH-2305). General vicinity of circa-1934 Boothe farm highlighted in red box.

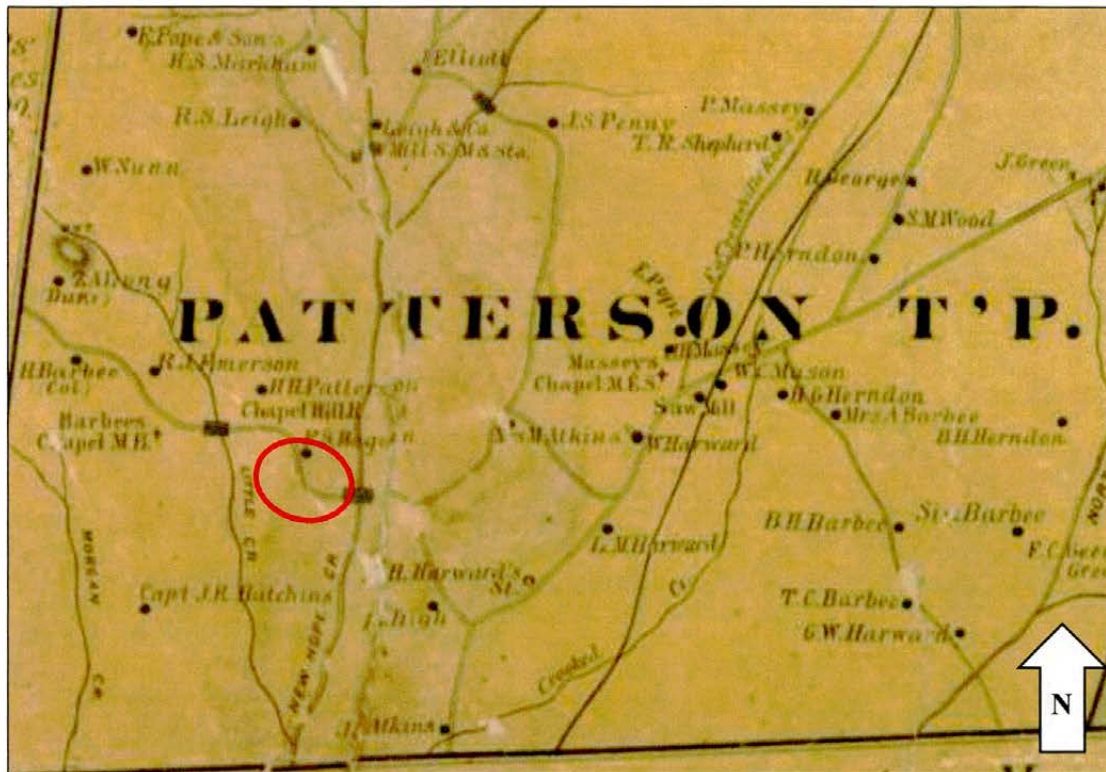


Figure 6: Detail of 1887 “Map of Durham County, N.C.” by George F. Cram Company (North Carolina Maps 2013). Red circle highlights Boothe Farm vicinity.

A circa-1910s map of Durham County by C. M. Miller illustrates what appears to be an older pathway for what is now Farrington Road, one that is similar to that which is depicted in the Forty Oaks sketch map (Figure 7, p. 13). Variations in area roadways make it difficult to discern the exact location of the Boothe Farm, but Miller’s map seems to attribute at least one tenant house, denoted by a cross, and one main residence, marked as black boxes, to “J.A. Bouthe.” When compared to a 1938 State Highway and Public Works Commission map of Durham County, it appears that Miller’s map depicts Boothe’s main dwelling as the one-story, tri-gable house of study (Figure 8, p. 13). Though it is possible that the dwelling at Booth Farm may pre-date John Boothe’s tenure, Miller’s map gives more credence to a circa 1910 construction date, or shortly after his purchase of the property from the Durham Lumber Company.

Historic aerial images indicate that what may have been marked as the old Farrington road on the Forty Oaks map appears to have been an interior farm road for much of the first half of the twentieth century (Figure 9, p. 14). This farm road was used to connect farm machinery and products with the land and buildings of Lot No. 1 of J.A. Boothe’s farm to those surrounding the tenant house and fields of Lots 3, 4, 5, 6, and 7. Closer examination of a 1938 and 1955 aerial photograph illustrate the change in the property of study as it transitioned from a tenant house in a supporting role to the larger Booth farm to an independent farm property in the late 1940s and early 1950s (Figure 10, p. 14)

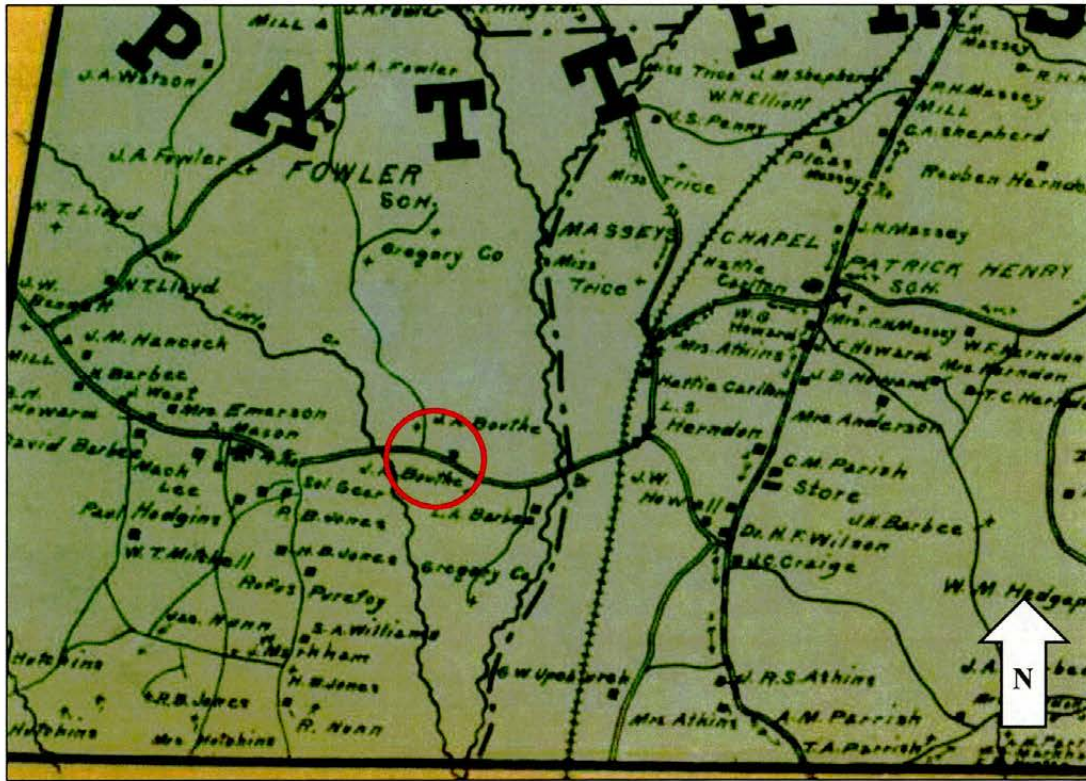


Figure 7: Detail of 1910–1919 “Map of Durham County, N.C.” by Calvin M. Miller (North Carolina Maps 2013).

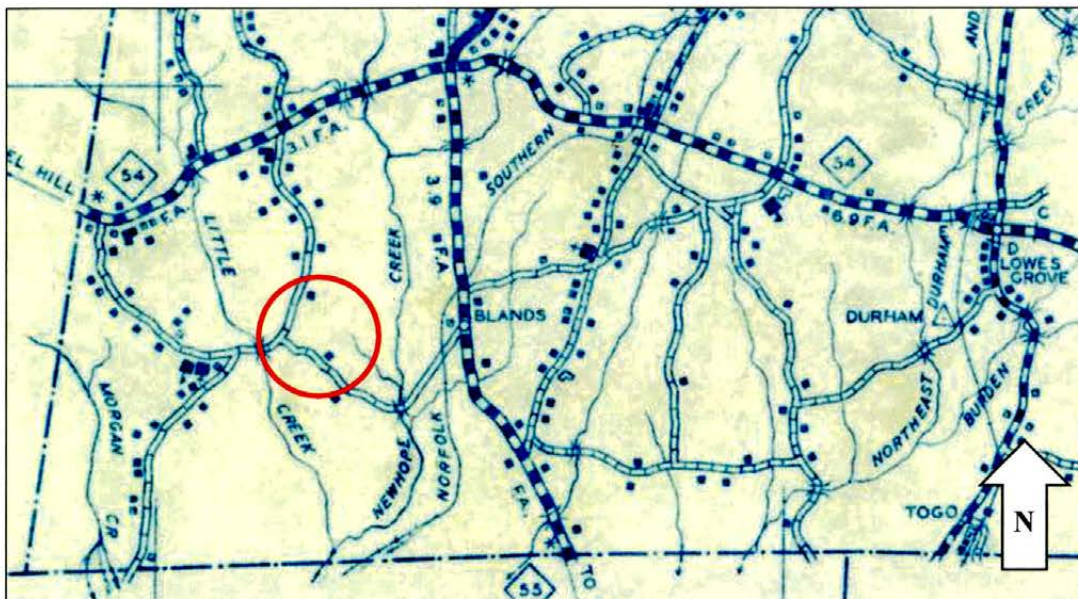


Figure 8: Detail of 1938 “Durham County State Highway and Public Works Commission Map” (North Carolina Maps 2013).

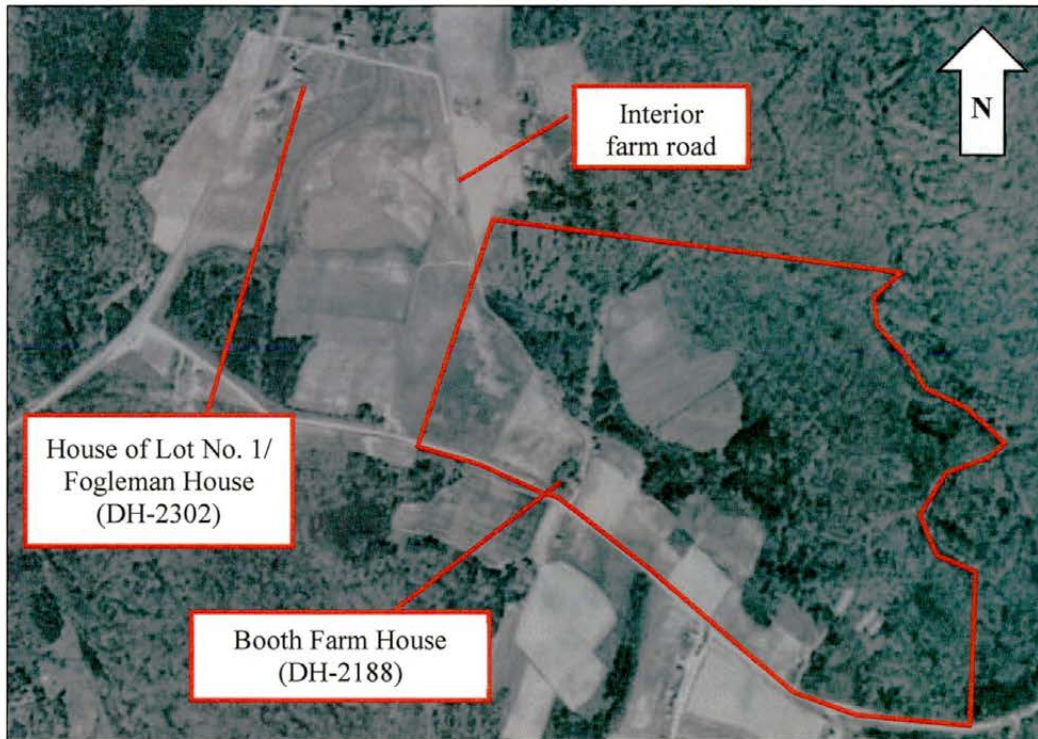


Figure 9: 1955 Aerial Image of Booth Farm Property (Historic Aerial Photos, United States Department of Agriculture [USDA]). Land of J.A. Booth Farm Lots 4 and 5 Highlighted.



Figure 10: At Left, Detail of Circa-1938 Aerial of Booth Farm Property, and at Right, Circa-1955 Detail of the Same (USDA). Note increase in farm buildings at right, and what appear to be tobacco barns northwest of the house along the interior farm roadway.

Contrasting an aerial photograph from the mid-1970s with a recent image, it is clear that the number of buildings on the Booth Farm property has continued to grow while its boundaries have shrunk (Figure 11). In 1974, the Army Corps of Engineers purchased a large portion of what was then R.L. and Louise Rigsbee's 97.1-acre farm for the New Hope Reservoir Project. Since 1975, the house has been expanded by a sizable addition to the northwest corner, while several farm buildings and domestic outbuildings have disappeared.



Figure 11: At Left, Detail of Circa-1975 Aerial of Booth Farm Property (USDA), and at Right, Circa-2010 Image of the Same Showing Current Parcel Boundary in Red (GoMaps).

NRHP Evaluation

Much of the historic fabric that remains at Booth Farm (DH-2188) stems from the period of Rural Vitality in Durham County (1880–1920s)—when the growth of Durham as an urban industrial center spawned the creation of Durham County and new railroad lines increased farmers' access to regional markets (Little 1991:16). Land in Patterson Township was not particularly well suited for agriculture as the soils were poorly drained. Timber became a viable alternative to labor-intensive crops, increasing dramatically after construction of the

Durham and South Carolina railroad in 1905—a small line connecting the area’s lumber industry with the main Seaboard Air Line (Little 1991:16). John Boothe’s career change from farmer to lumber dealer and landlord was also something of a common trend as more than half of the farm properties in Durham County were occupied by tenants from the 1920s and into the 1940s.

Continued use of the Booth Farm to present day as a rental property has necessitated changes in its architecture and landscape to accommodate economic shifts in the region. The house and the open fields at the southeast end of the parcel, now enclosed as pastures, appear to be the only features dating to J.A. Boothe’s ownership. The one-story, side-gabled, frame dwelling was a very popular style for houses during the Rural Vitality Period (1880–1920s) in Durham County. In 1991, 146 houses of this type and style were identified throughout the county (Little 1991:3).

During the current survey, it was found that the Booth Farm at 3405 Stagecoach Road has lost a substantial amount of historic integrity since it was last surveyed in 1999. At that time, the house had an “unusual stepped design of its central brick chimney...corbelling at the top of the stack, unlike the smaller interior chimney which is part of the ell” (HPO property file, DH-2188). At present, neither chimney remains extant. Furthermore, since 1999, the roof of the house has also changed from standing seam metal to asphalt singles and original six-over-six, wooden-sash windows have been replaced with one-over-one vinyl units (Figure 12).

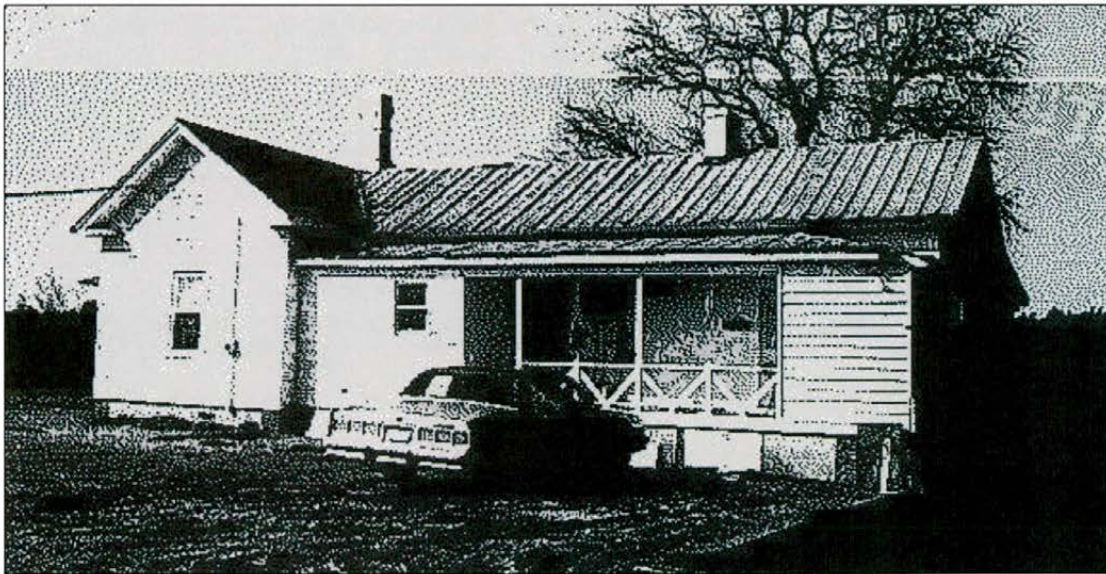


Figure 12: Circa-1988 Photograph on File at HPO of House at Booth Farm (DH-2188).

The multi-purpose barn and two of the three outbuildings situated behind the house date from the mid-twentieth century, during Rufus and Louise Rigsbee’s ownership of the property. Although these buildings were not detailed in previous surveys, these resources have also changed over time. During the survey, these buildings were observed in use as semi-permanent storage areas for various goods, and appear to be in fair to poor condition.

Aerial images suggest that the property was used for crops after World War II; however, little evidence of intensive agriculture remains extant at the Booth Farm. Since the Army Corps of Engineers purchased much of the farm's land in 1974, subsequent divisions have resulted in a parcel that contains roughly 21 acres of land. Construction of a sizable equine facility in 2003 and the introduction of two machine sheds, two run-in sheds, an outdoor riding area, and an exercise ring, have further diminished the property's integrity and ability to reflect the agricultural patterns of an early- to mid-twentieth century tenant farm in Durham County.

Previously surveyed in 1988, and again in 1999 as part of a comprehensive county-wide survey of historic resources, Booth Farm (DH-2188) was not recommended eligible for the NRHP or state Study List at that time (Little 1991:36). As one of 188 side-gable houses identified in Durham County constructed between the 1890s and 1920s, this type was observed to be "ubiquitous" with the middle class farmer during this period (Little 1991:36). The popularity of the side-gable house in the county's rural environs necessitates that any resource of this type "...possess either a high degree of integrity, or must belong to a well-preserved farm complex, or must have some significance under either Criterion A or B relating to events or people important in Durham County history" (Little 1991:39).

Since 1991, Durham County has seen a substantial increase in suburban and scattered commercial development. Many NRHP-listed and Study List properties in the area have lost surrounding farmland, particularly in the southwestern portion of the county between the cities of Durham and Chapel Hill. However, better examples of agricultural properties from the periods of rural vitality (1880–1920s) and suburbanization of the county (1920s–1940) in the northern half of the county continue to better illustrate this property type and significant patterns in area farming, particularly around the communities of Bahama and Rougemont. One such property is the Hampton-Ellis Farm (DH-3310). Recently nominated to the NRHP in 2011, the Hampton-Ellis Farm contains a circa 1900, one-story, triple-A, frame house and 14 secondary buildings related to domestic and agricultural activities in the early-twentieth century. This complex contains a feed barn, tenant house, smoke house, wood shed, and a collection of tobacco-related outbuildings of varied construction methods—all of which are estimated to date between 1900 and 1922 (Wagner 2011).

Another significant agricultural resource that is located closer to the property of study is the Leigh Farm (DH-0006). Listed on the NRHP in 1975, this resource is "a typical, unpretentious nineteenth century farm complex" situated on an 82.8-acre parcel that is currently owned by the City of Durham and operated as one of its Heritage Parks (City of Durham 2013; Flowers and Cockshutt 1975).

The [7-acre] historic area includes the Leigh House (circa 1835), an early 19th century dairy, a mid-19th century slave cabin with notable stick-built chimney, smokehouse, corn crib and a late 19th century well house and carriage house. The property also features a second mid-19th century slave cabin with a 1930 Rustic Revival log addition, an early 20th century tobacco barn and pack house, several mid-20th century residences, and wooded acreage that was historically open agricultural land (City of Durham 2013).

According to the National Register Bulletin, "Evaluating and Documenting Rural Historic Landscapes":

Many rural properties contain landscape characteristics related to agricultural land uses and practices. Eligibility for significance in agriculture on a local level depends on several factors. First, the characteristics must have served or resulted from an important event, activity, or theme in agricultural development as recognized by the historic contexts for the area. Second, the property must have had a direct involvement in the significant events or activities by contributing to the area's economy, productivity, or identity as an agricultural community. Third, through historic landscape characteristics, the property must cogently reflect the period of time in which the important events took place (McClelland et al. 1989).

The extant landscape surrounding the Booth Farm dwelling reflects continuing agricultural use over time, but does not retain a concentration of historically significant agricultural patterns or farm buildings to merit eligibility for the NRHP under Criterion A. Furthermore, it not known to be associated with any important individuals which have significantly shaped history at the local, state, or national level. Also, a relatively low level of historic integrity in design, materials, workmanship, setting, feeling, and association precludes this resource from having historic significance as an outstanding example of any particular style of architecture. Therefore, the Booth Farm is recommended not eligible for the NRHP under Criteria B or C.

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 significant. The Booth Farm property is not likely to yield any new information pertaining to the history of building design or technology, or significant patterns of historic agriculture in the area. Therefore, this resource is recommended not eligible under Criterion D.

In sum, the Booth Farm (DH-2188) is **recommended not eligible for the NRHP under Criteria A–D as an individual resource.**

REFERENCES

Ancestry.com (Ancestry)

- 2013 Online collection of historic public documents, city directories, and genealogical profiles. Provo, UT, USA: Ancestry.com Operations. Electronic database, <http://www.ancestry.com>, accessed November 2013.

Booker, Curtis

- 1993 Forty Oaks on New Hope Creek. *Historic Preservation Society of Durham*. Vol. 18:2, Spring 1993. Article on file, Forty Oaks (DH-2305), North Carolina Historic Preservation Office, Raleigh.

City of Durham

- 2013 Heritage Parks: Leigh Farm Park. Electronic document, <http://durhamnc.gov/ich/op/prd/Pages/Heritage-Parks.aspx>, accessed November 2013.

Durham County Deed Book (DCDB)

- n.d. Deed Books. Misc. years. Manuscript on file at Durham County Circuit Court, Durham, North Carolina.

Durham County Plat Book (DCPB)

- n.d. Plat Books. Misc. years. Documents on file at Durham County Circuit Court, Durham, North Carolina.

Durham County GoMaps (GoMaps)

- 2013 *Durham County GIS/Information Technology*, County Tax Database. Electronic database, <http://gisweb.durhamnc.gov/gomaps/map/index.cfm>, accessed November 2013.

Durham County Tax Records

- n.d. Tax Records. Misc. years. Durham County Microfilm Records on file at North Carolina State Archives, Raleigh.

Flowers, John Baxton, III, and Catherine W. Cockshutt

- 1975 Leigh Farm. National Register Nomination. Copy on file at North Carolina Historic Preservation Office, Raleigh.

Little, Ruth

- 1991 Historic Resources of Durham County. Durham County Multiple Property Documentation Form. Longleaf Historic Resources. Copy on file at North Carolina Historic Preservation Office, Raleigh.

McClelland, Linda, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick

- 1989 "Guidelines for Evaluating and Documenting Rural Landscapes." Revised 1999. U. S. Department of the Interior, National Park Service, Washington, D.C. Electronic document, <http://www.nps.gov/nr/publications/bulletins/nrb30/INDEX.htm>, accessed November 2013.

North Carolina Maps

- 2013 Online collection of historic maps. Misc. years. Documents on file at State Library of North Carolina. Electronic database, <http://www2.lib.unc.edu/dc/nmaps/>, accessed November 2013.

United States Department of Agriculture (USDA)

- 2012 *USDA Historic Aerial Photos: North Carolina: 1930s through 1970s*. Geographic Information System (GIS) Services, UNC Library, Chapel Hill, North Carolina. Electronic document, <http://www.lib.unc.edu/reference/gis/USDA/index.html>, accessed November 2013.

United States Geological Survey (USGS)

- 1987 *Southwest Durham, N.C 7.5-Minute Topographic Quadrangle Map*. United States Geological Survey, Reston, Virginia.

Wagner, Heather M.

- 2011 Hampton-Ellis Farm. National Register Nomination. Copy on file at North Carolina Historic Preservation Office, Raleigh.

WBS # 36333.1.1
Durham County
November 2013

APPENDIX A: BOOTH FARM (DH-2188) CHAIN OF TITLE

This page intentionally left blank

Table 1: Booth Farm Chain of Title.

Instrument Type	Date	Book	Page	Grantor	Grantee	Notes
Deed	09/15/2003	4105	798	Gary L. Rigsbee and wife, Carol P. Rigsbee	Grayland Farms, LLC	Two tracts: 1) 21.229 acres, more or less shown as Tract A by Plat of survey entitled "Exempt Subdivision for Beecher Gray" dated July 14, 2003 in PB 159:297. Tract 2) Being all of that parcel shown as lots 1, 2, 3, 4, 5, 6, 7, 8,9, 10 by the plat of survey entitled property for Beecher Gray dated May 29, 2003 in PB 159:299
Deed	01/20/1988	1427	595	Louise F. Rigsbee	Gary Lee Rigsbee and wife, Carol P. Rigsbee (3132 Dixon Road, Durham, NC)	Six Tracts: 1) Containing 97.1 acres, being Lots 4 and 5 as show on the plat of J.A. Booth Farm prepared October 4, 1934 (PB 12:1). Tract 2) Containing 78.1 acres, Lot 7 as shown on the map of J.A. booth Farm prepared October 4, 1934. Tract 3) Lots 1 (a&b), 2 (a&b), 3 (a&b), 4(a&b), 5 (a&b), 6(a&b), 7 (a&b), 8 (a&b), in block E as shown on the plat of the property of Oak Hill Development, PB 43:20. Tract 4) Beings lots Nos. 13 (A&B) and 14 (A&B) in block C as shown on the plat of the property of Oak Hill Development, PB 43:20. (Saving and excepting from Tracts I through IV that portion of the overall real estate taken by the Corps of Engineers for the New Hope Reservoir Project in 1974). Tract 5) Beings lots Nos. 9 *A&B) and 10 (A&B) in block E as shown on the plat of the property of Oak Hill Development, PB 43:20. Conveyance is subject to restrictive covenants, see DB 277:143. Tract 6) Being Tract 6 as shown on the map of the JH.A. Booth Farm, prepared October 4, 1934 recorded in PB 12:1
Deed	12/1/1944	156	80	A.E. & Myrtle Mae Barefoot	Rufus L. & Louise Rigsbee	For \$100... a tract of land in Patterson Township... containing 97.1 acres and being lots No. 4 and 5 of J. A. Booth Farm (see PB 12:1).
Deed	11/7/1940	139	60	The Fidelity Bank	A.E. & Myrtle Mae Barefoot	From \$10 and other considerations... two tracts in Patterson Township. The first being 97.1 acres known as lots No. 4 and 5 of J.A Booth Farm, and the second, Lot No. 6, containing 63.8 acres, of the same.
Will/ Probate	1935			J.A. Booth	Mary E. Booth & children	
Plat	10/04/1934	12	1	J.A. Booth		7 tracts on both sides of present-day Stagecoach and Farrington Roads
Deed	2/20/1912	44	286	Durham Lumber Company	J. A. Boothe	For \$1,050... a certain tract in Patterson Township... containing 146 Acres (see Hogan land survey of Oct 1908).

Instrument Type	Date	Book	Page	Grantor	Grantee	Notes
Deed	11/3/1910	40	608	Durham Lumber Company	J. A. Boothe	For \$2,290, a certain tract in Patterson Township... containing approximately 229 Acres (see plat of Hogan land by Belvin, Oct 1908). Durham Lumber Company became the successor of the W.T. Carrington Lumber Company (WTCLC) on May 13, 1909. WTCLC appears to have purchased Hogan land in a single transaction affecting a large parcel (675 A).
Deed	9/21/1908	40	11	W.T. & Nannie Carrington	W.T. Carrington Lumber Company	For \$1,000... Tract of land in Patterson Township containing 685 A, more or less, adjoining H.H. and Mary Patterson and others
Deed	4/25/1905	33	243	Ella M. Bradley	W.T. Carrington	Tract of land in Patterson Township containing 685 A, excepting 32 A more or less, adjoining H.H. and Mary Patterson and others
Deed	11/20/1899	20	584	Cora Hogan (widow), of Atlanta	William B. & Ella M. Bradley	In consideration of \$2,164.48 and a lot of land in Chicago... Tract of land in Patterson Township containing 685 A, excepting 2 A sold by F.S. Hogan to School Committee No. 10 and 30 A conveyed to H.H. and Mary Patterson by F. S. Hogan. Same land conveyed to Cora Hogan by C.H. Belvin and R. T. Gray (Trustees of Edwin Harris) on 18 Nov 1899.
Mortgage	6/30/1886	6	434	Fendol & Cora Hogan	C. H. Belvin et al.	The Hogans owed \$1,000 to John M. Sherwood and mortgaged the tract of land in Patterson Township containing 685 A, adjoining Josiah Atkins, Booth, Barbee and others... Release dated 1892, but appears to have ben re-mortgaged to same parties.
Deed	12/11/1885	5	532	H. H. & Mary Patterson	Fendol & Cora Hogan	Tract of land in Patterson Township containing 685 A, excepting 2 A sold by F.S. Hogan to School Committee No. 10 and 30 A conveyed to H.H. and Mary Patterson by F. S. Hogan
Will/ Probate	1878			Jane Hogan, heir of Fendol Southerland Estate	Mary E Patterson & Fendol S. Hogan, heirs of Jane Hogan	Jane Southerland Hogan died three months after her father, Fendol Southerland (also spellld Sutherlin and Sutherland). The family's estate "Forty Oaks" was divided between her two children, Mary E. Patterson and Fendol Hogan.