



**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

December 16, 2019

Ted Karpynec
TRC Solutions, Inc.
1865 Air Lane Drive, Suite 9
Nashville, TN 37210

tkarpynec@trccompanies.com

RE: Draft NRHP Assessment Report: RK1822 and AM0447, MVP Southgate Project,
Construct Interstate Pipeline, FERC PF18-4, Multi County, ER 18-1041

Dear Mr. Karpynec:

Thank you for your December 4, 2019, transmittal of the above-referenced report. We have reviewed the report and offer the following comments.

We do not concur that AM0447 is eligible for listing in the National Register of Historic Places due to insufficient integrity to its proposed "Period of Significance."

We concur that RK1822 is not eligible for listing in the National Register due to lack of significance.

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 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos
Deputy State Historic Preservation Officer

cc: Paul Webb, TRC Solutions, Inc., pwebb@trccompanies.com



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Received: 12/09/2019
State Historic Preservation Office

December 4, 2019

ER 18-1041

Ms. Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina Historic Preservation Office
Division of Archives and History
North Carolina Department of Natural and Cultural Resources
MSC 4617
Raleigh, NC 27699

Due -- 1/7/20

S- CR letters
12/12/19
PAC

Subject: Draft NRHP Assessment Report: RK1822 and AM0447: Historic Architectural Survey
for the MVP Southgate Pipeline Project, Rockingham, Alamance, Caswell Counties,
North Carolina. NC HPO ER 18-1041

Dear Ms. Gledhill-Earley:

Enclosed for your review please find the enclosed deliverables associated with the above referenced Project. This deliverable package includes the following:

One (1) CD containing a digital copy of the report (in PDF format), updated survey site databases, updated site survey forms, and updated photos. GIS shapefiles and site survey numbers for these two properties (RK1822 and AM0447) have already been submitted to your office.

I have also included two hard copy of the report and Property Summary Reports. Please note that the survey forms have also been provided as an appendix at the request of the FERC. Photo proof sheets for this project have been produced by Chandrea Burch and are currently in her office. In addition, I have provided Andrew Edmonds with updated survey site databases for these two properties.

We appreciate your continued assistance with the Project and thank you for your consideration of this information. Please do not hesitate to contact me at (615) 334-0238 /tkarpy nec@trccompanies.com or Paul Webb at (919) 414-3418/ pwebb@trccompanies.com if you have questions about our submission package.

Sincerely,

Ted Karpy nec

Sr. Architectural Historian

Cc: Tracy Millis, TRC Environmental Corporation
Alex Miller, MVP Southgate, LLC



DRAFT REPORT

**HISTORIC ARCHITECTURAL SURVEY
FOR THE MVP SOUTHGATE PIPELINE PROJECT,
ROCKINGHAM, ALAMANCE, AND CASWELL COUNTIES,
NORTH CAROLINA**

NRHP ASSESSMENT REPORT: RK1822 AND AM0447

CUI//PRIV – DO NOT RELEASE

TRC ENVIRONMENTAL CORPORATION

December 2019

DRAFT REPORT

**HISTORIC ARCHITECTURAL SURVEY
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ROCKINGHAM, ALAMANCE, AND CASWELL COUNTIES,
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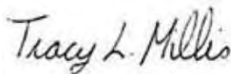
**NC HPO ER 18-1041
FERC CP19-14-000**

Submitted to:

MOUNTAIN VALLEY PIPELINE, LLC
2200 Energy Drive
Canonsburg, Pennsylvania 15317

Submitted by:

TRC ENVIRONMENTAL CORPORATION
50101 Governors Drive, Suite 250
Chapel Hill, North Carolina 27517



Tracy L. Millis
Principal Investigator

Authored by

Ted Karpynec

December 2019

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MANAGEMENT SUMMARY

Mountain Valley Pipeline, LLC (Mountain Valley) is seeking a Certificate of Public Convenience and Necessity (Certificate) from the Federal Energy Regulatory Commission (FERC) pursuant to Section 7(c) of the Natural Gas Act to construct and operate the MVP Southgate Project (Southgate Project or Project). The Project proposes to construct approximately 73 miles of 24- and 16-inch diameter natural gas pipelines (known as the H-605 and H-650 pipelines) to provide timely, cost-effective access to new natural gas supplies to meet the growing needs of natural gas users in the southeastern United States.

The Project begins approximately 3.0 miles east of the Town of Chatham in Pittsylvania County, Virginia and traverses southwest approximately 26.1 miles into Rockingham County, North Carolina; from there it continues approximately 46.9 additional miles to its terminus in Alamance County. The North Carolina portion of the Project includes 47.02 miles of pipeline route, five mainline valve (“MLV”) sites, two cathodic protection sites, three interconnect sites (LN 3600, T-15 Dan River, and T-21 Haw River), contractor yards, and approximately 24.73 miles of permanent and temporary access roads. One contractor yard (CY-25B) is situated in Caswell County.

On behalf of the Project, TRC Environmental Corporation (TRC) is conducting a comprehensive historic structures survey of aboveground resources in North Carolina that appear to be 45 years old or older and have the potential to be directly or indirectly affected by the proposed Project. This survey is being conducted in accordance with relevant federal and state guidelines, including Section 106 of the National Historic Preservation Act of 1966 (as amended); the National Environment Policy Act of 1969; the Advisory Council on Historic Preservation’s Protection of Historic Properties (36 CFR 60, 800 et seq.) (CFR 2019); the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation, released by the National Park Service (NPS) (NPS 1983); the FERC’s Guidelines for Reporting on Cultural Resource Investigations for Natural Gas Projects (FERC 2017); National Register of Historic Places (NRHP) Bulletins 15, How to Apply the National Register Criteria for Evaluation (NRHP 2002), and 24, Guidelines for Local Surveys: A Basis for Preservation Planning (Derry et al. 1977); and the North Carolina Historic Preservation Office’s (NC HPO) Standards for Historic Structure Survey Reports (NC HPO 2019).

The Project Area of Potential Effect (APE) for historic structures and other aboveground resources (the indirect effects APE) is defined as the area within which any resources might be within view of proposed vegetation clearing or aboveground construction, or otherwise potentially affected by proposed Project activities. This APE will minimally consist of a 450-foot wide corridor centered on the proposed pipeline centerline, 250-foot corridors centered on access road centerlines, and an area extending 0.5 mile outside the proposed compressor station site, and will be extended as necessary to encompass longer viewsheds if present. The APE will be terminated at 0.5 mile from the proposed pipeline corridor or appurtenance, or where vegetation and/or topography obstructs lines of sight.

A draft report detailing the initial historic structures survey conducted for the Project in North Carolina through September 20, 2018 was submitted to the NC HPO in November 2018, and a final version of that report was submitted in September 2019. Addendum 1 to that report, covering surveys completed from September 2018 through April 2019, was submitted to the NC HPO in May 2019, and a revised version of that report was submitted in October 2019. Addendum 2, covering surveys completed in August 2019, was submitted to the NC HPO in October 2019.

At the request of the HPO in its June 18 and July 22, 2019 comment letters, this report contains additional supporting documentation for two architectural resources, AM0447 and RK1822, that were identified in the initial historic structures survey and the subsequent Addendum 1 report, respectively (Table i.1). In the initial historic structures survey report, TRC recommended AM0447 potentially eligible for the NRHP under Criterion C for its significance as a local example of Queen Anne architecture. In its Addendum 1 report, TRC did not provide an NRHP recommendation for RK1822 due to the lack of access to the resource. The additional information detailed in this report has been assembled in order that the NC HPO may render its NRHP determination of eligibility concerning these resources. The associated background research and fieldwork was conducted by Ted Karpyneec under the supervision of Principal Investigator Tracy L. Millis.

Following additional research conducted on AM0447, it is the opinion of TRC that AM0447 is eligible for the NRHP under Criteria B and C as a representative example of the work of the late nineteenth-century architectural firm of Pearson & Ashe and as a good local example of Queen Anne architecture. Additionally, TRC recommends RK1822 not eligible for the NRHP due to the poor physical integrity of the building.

Table i.1. Historic Architectural Resources Evaluated in this Report.

Number	Name	Description	Distance from Construction Corridor (ft)*	NRHP Recommendation
RK1822	House, 736 High Rock Road	Early 20 th Century side-gabled house	0	Not Eligible
AM0447	Sam Vest House, 308 East Main Street	Late 19 th Century Queen Anne house	40	Eligible

*Distance is to edge of property.

ACKNOWLEDGMENTS

The author would like to acknowledge the assistance of several individuals. In particular, Ms. Renee Gledhill-Earley and Ms. Katie Harville of the NC HPO are thanked for providing guidance. Mr. Alex Miller and Dr. Rich Estabrook of MVP Southgate and NextEra Energy, Inc., also provided valuable assistance, as did numerous other Project personnel.

The background research was conducted by Ted Karpynec, who also completed the architectural fieldwork and authored the architectural descriptions. The graphics were created by Rebecca Spring, and the report was copyedited by Heather Millis. Paul Webb and Tracy L. Millis provided a technical review of the report.

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CONTENTS

MANAGEMENT SUMMARY	i
ACKNOWLEDGMENTS	iii
FIGURES	vii
TABLES	ix
1. INTRODUCTION	1
2. ARCHITECTURAL ASSESSMENT – ROCKINGHAM COUNTY.....	5
Surveyed Architectural Resource – Access Road.....	5
RK1822.....	5
3. ARCHITECTURAL ASSESSMENT – ALAMANCE COUNTY.....	9
Surveyed Architectural Resource – Pipeline Corridor.....	9
AM0447.....	9
4. SUMMARY AND RECOMMENDATIONS.....	49
REFERENCES CITED.....	51
APPENDIX A.....	55

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FIGURES

1.1a. Southgate Project map showing the location of RK1822.....	2
1.1b. Southgate Project map showing the location of AM0447.....	3
1.1c. Southgate Project detail map showing the location of AM0447.....	4
2.1. Property RK1822; view is southwest.....	6
2.2. Property RK1822; view is northwest and features the south elevation	6
2.3. Property RK1822; view is west and features the main entrance on the façade	7
3.1. Pearson & Ashe advertisement in <i>The Raleigh Morning Post</i>	10
3.2. Pearson & Ashe advertisement in <i>The Raleigh News and Observer</i>	11
3.3. Primrose Hall on the campus of North Carolina State University	12
3.4. First Presbyterian Church in Raleigh, North Carolina	13
3.5. W.T. Jones House in Carthage, North Carolina.....	13
3.6. Drawing of the Carr Building at the University of North Carolina at Chapel Hill	14
3.7. Postcard of the Methodist Orphanage in Raleigh.....	15
3.8. Samuel Alexander Vest Sr. ca. 1900.....	17
3.9. 1893 map of Alamance County illustrating the location of the former Haw River train depot	18
3.10. 1947 plat map of the “Vest Home Lot” depicting the original boundary of the property.....	20
3.11. Architectural resource AM0447; view is northeast featuring the façade and west elevation	24
3.12. 2002 photo of AM0447. Note original sleeper porch balustrade.....	24
3.13. Architectural resource AM0447; view is southwest featuring the east and north (rear) elevations..	25
3.14. Photo of architectural resource AM0447 taken in 1978 depicting the second story porch on the east elevation.....	26
3.15. Architectural resource AM0447; detail view of former location of second story porch on east elevation. Note modern beaded board siding where the door was once located.....	27
3.16. Architectural resource AM0447; featuring the west elevation, view is east.....	27
3.17. Architectural resource AM0447; view is southeast featuring the west and north (rear) elevations..	28
3.18. Photo of architectural resource AM0447 taken in 1978 depicting an original porch bracket and column on the façade porch	29
3.19. Architectural resource AM0447; porch detail showing butt joint connecting the frieze to the replacement column	30
3.20. Architectural resource AM0447; gable field detail along the façade, view is north.....	31
3.21. Architectural resource AM0447; façade door detail, view is southeast.....	32
3.22. Architectural resource AM0447; Interior view of main entrance, view is south.....	33
3.23. Architectural resource AM0447; Interior view of main hallway, view is north	34
3.24. Architectural resource AM0447; staircase newel post.....	35
3.25. Architectural resource AM0447; east parlor, view is east	36
3.26. Architectural resource AM0447; east parlor fireplace mantle, view is northeast	36
3.27. Architectural resource AM0447; east parlor bay window, view is southeast	37
3.28. Architectural resource AM0447; east parlor door detail, view is east	38
3.29. Architectural resource AM0447; dining room, view is northwest.....	39
3.30. Architectural resource AM0447; dining room bay window, view is northwest	39
3.31. Architectural resource AM0447; dining room fireplace, view is northwest.....	40
3.32. Architectural resource AM0447; first floor bathroom, view is north	41
3.33. Architectural resource AM0447; view of clawfoot bathtub.....	42
3.34. Architectural resource AM0447; rear hallway leading to den	43
3.35. Architectural resource AM0447; den (former kitchen), view is southeast	44
3.36. Architectural resource AM0447; view from the den looking into the modern kitchen, view is northwest	44
3.37. Architectural resource AM0447; modern kitchen, view is southwest	45

3.38. Architectural resource AM0447; rear parlor, view is southeast.....	45
3.39. Architectural resource AM0447; pantry and doorway leading to the dining room, view is south ...	46
3.40. Kernodle-Pickett House (AM1123)	47
3.41. Robertson House (AM0350).....	47
3.42. Charles T. Holt House (AM0010).....	48
3.43. Alamance County tax map illustrating the recommended NRHP boundary of AM0447	48

TABLES

i.1. Historic Architectural Resources Evaluated in this Report.....	ii
3.1. Pearson & Ashe Building List.....	14
3.2. AM0447 Chain of Title.....	21
4.1. Historic Architectural Resources Evaluated in this Report.....	50

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1. INTRODUCTION

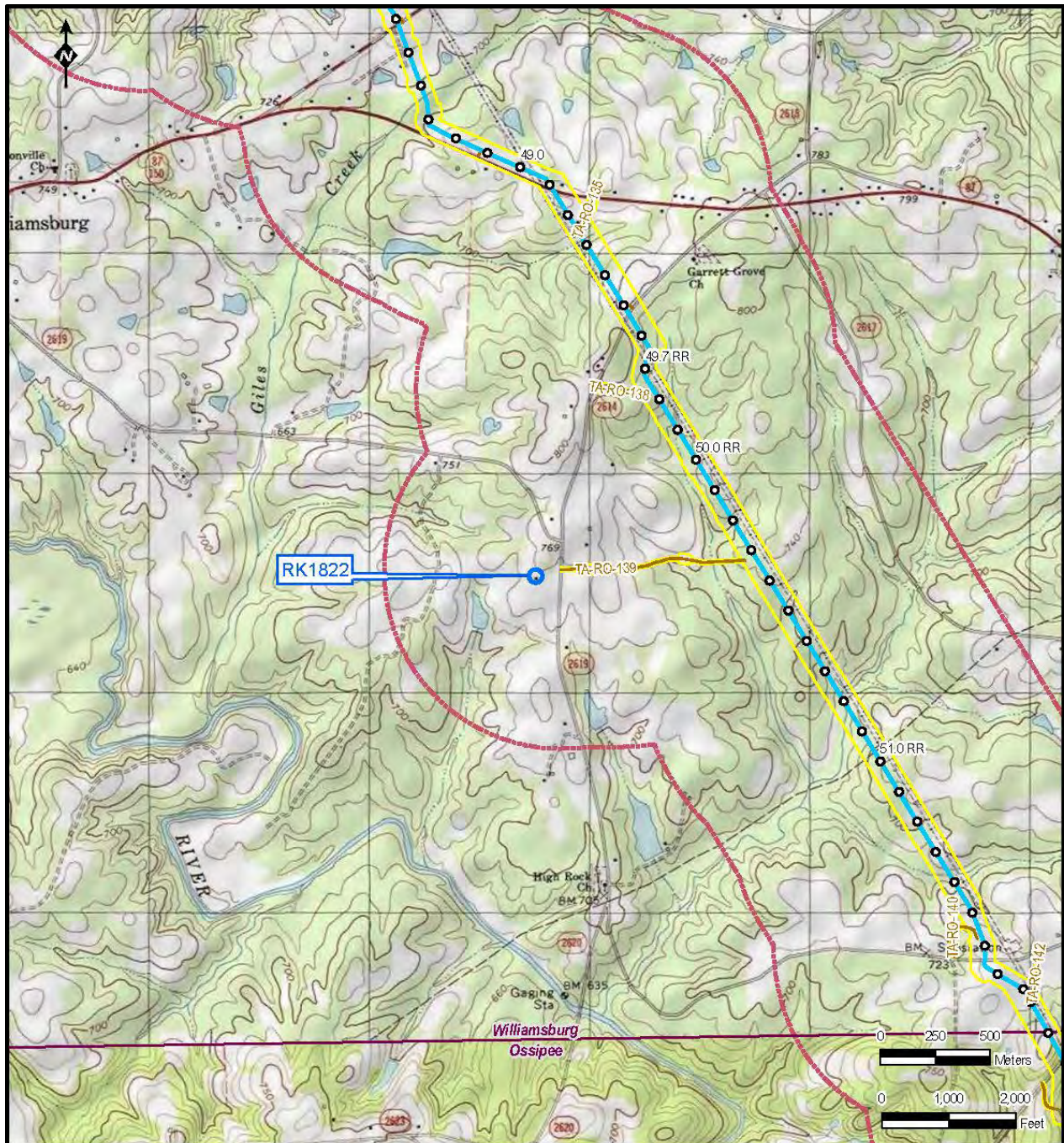
Mountain Valley Pipeline, LLC (Mountain Valley) is seeking a Certificate of Public Convenience and Necessity (Certificate) from the Federal Energy Regulatory Commission (FERC) pursuant to Section 7(c) of the Natural Gas Act to construct and operate the MVP Southgate Project (Southgate Project or Project). The Project proposes to construct approximately 73 miles of 24- and 16-inch diameter natural gas pipelines (known as the H-605 and H-650 pipelines) to provide timely, cost-effective access to new natural gas supplies to meet the growing needs of natural gas users in the southeastern United States.

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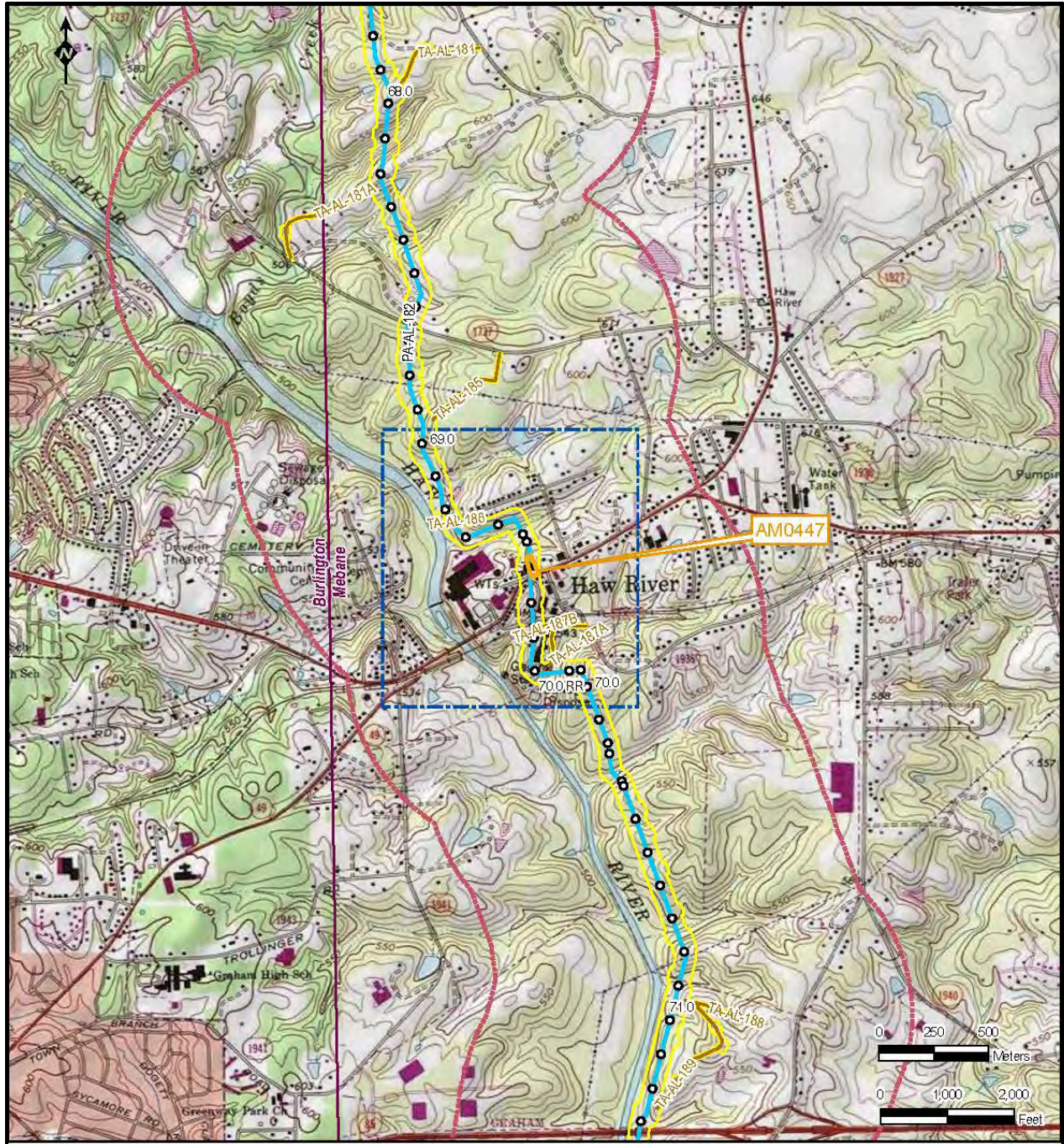
This report contains additional supporting documentation concerning two architectural resources, AM0447 and RK1822, that were identified in the initial historic structures survey and the subsequent Addendum 1 report respectively (Figure 1.1). In the initial historic structures survey report, TRC recommended AM0447 potentially eligible for the NRHP under Criterion C for its significance as a local example of Queen Anne architecture. In its Addendum 1 report, TRC did not provide an NRHP recommendation for RK1822 due to the lack of access to the resource. The purpose of this report is to provide the necessary information for the NC HPO to render an NRHP determination of eligibility to these architectural resources as requested in their June 18 and July 22, 2019 comment letters. The associated background research and the fieldwork was conducted by Ted Karpyniec. All work was performed under the supervision of Principal Investigator Tracy L. Millis.

The results of these intensive surveys are presented in Chapters 2 and 3 of this report. The conclusions and recommendations are provided in Chapter 3, which is followed by a list of references cited. At the request of the FERC, Appendix 1 contains the survey forms for the recorded resources. Background information on the natural environment, a historical context for the Project region, and the Project research goals and methods have been previously provided in Chapters 2, 3, and 4 of the initial survey report and are not repeated here (Karpyniec et al. 2019)



	<p>Legend</p> <ul style="list-style-type: none"> ○ Milepost — Southgate Mainline (H-650 Pipeline) — Temporary Access Road — Survey Corridor with Expanded Workspaces — Architectural Survey Radius — NRHP Not Eligible Architecture Resource <p><small>Data Sources: ESRI, USGS, TRC, EQT, NC SHPO</small></p>	<p>Mountain Valley PIPELINE LLC</p> <p>NORTH CAROLINA ARCHITECTURAL RESOURCES RK1822 USGS 7.5 Quadrangles</p> <p>TRC <small>THINK YOU CAN ONLY DO</small></p> <p>50101 Governors Drive Suite 250 Chapel Hill, NC 27517</p>
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Figure 1.1a. Southgate Project map showing location of RK1822.



Legend

- Milepost
- Southgate Mainline (H-650 Pipeline)
- Permanent Access Road
- Temporary Access Road
- ▭ Survey Corridor with Expanded Workspaces
- ▭ Architectural Survey Radius
- ▭ NRHP Potentially Eligible Architecture Resource

Data Sources: ESRI, USGS, TRC, EQT, NC SHPO

Mountain Valley
PIPELINE LLC

NORTH CAROLINA
ARCHITECTURAL RESOURCES
AM0447
USGS 7.5 Quadrangles

TRC
50101 Governors Drive
Suite 250
Chapel Hill, NC 27517

Figure 1.1b. Southgate Project map showing location of AM0447.

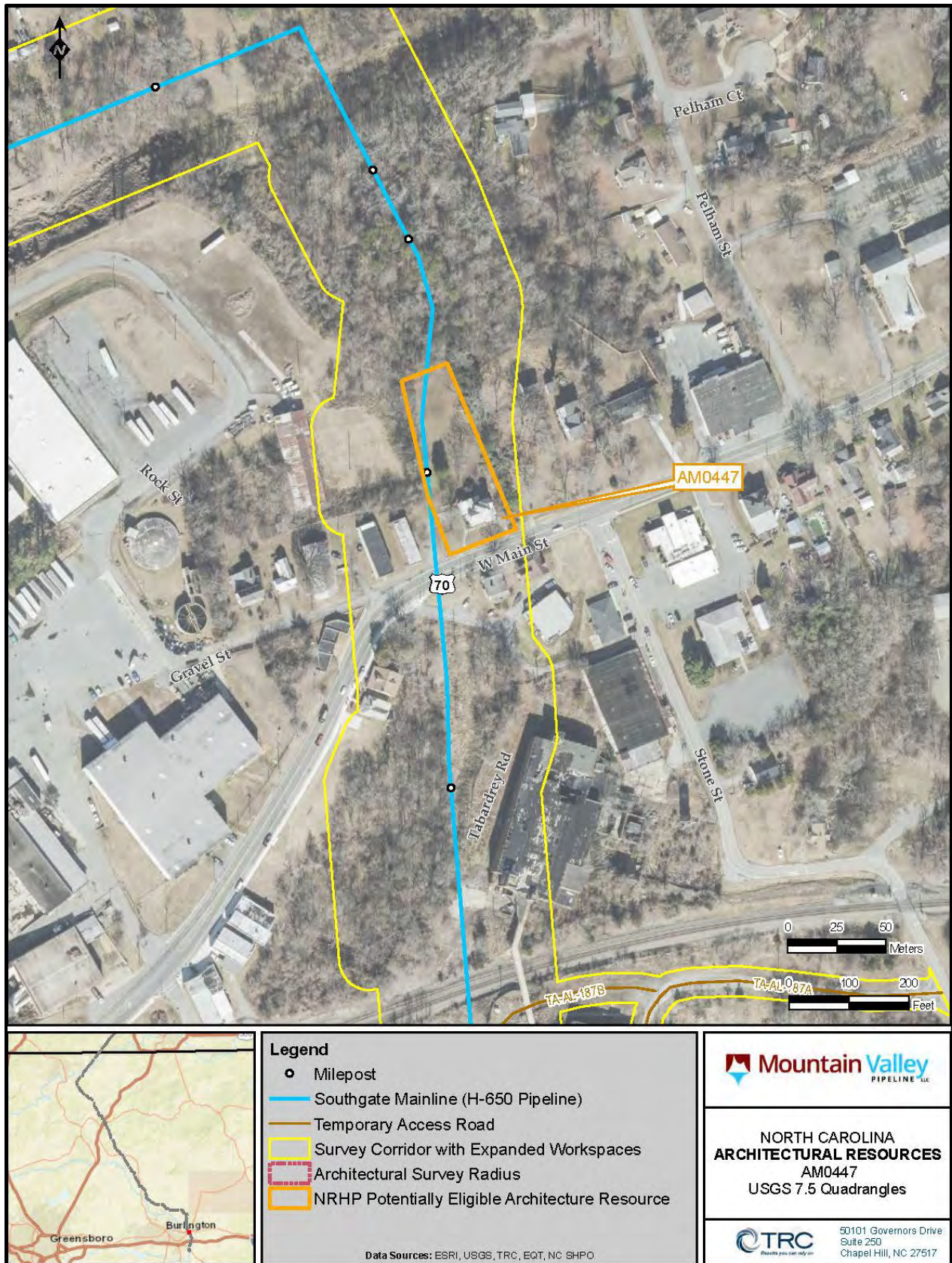


Figure 1.1c. Southgate Project detail map showing location of AM0447.

2. ARCHITECTURAL ASSESSMENT – ROCKINGHAM COUNTY

SURVEYED ARCHITECTURAL RESOURCE – ACCESS ROAD

RK1822

<p>Resource Type: House Date Range: Early 20th century Resource Location: Temporary Access Road ROW TA-RO-139 APE; MP 50.3 NRHP Recommendation: Not Eligible</p>

Site Description. Architectural resource RK1822 is a vacant side-gabled house located at 736 High Rock Road, Williamsburg 27320 on parcel number 161448 (Rockingham County, NC WebGIS 2019) (Figure 1.1a; Figures 2.1–2.3). According to Rockingham County tax records, the house was constructed in 1930 (Rockingham County, NC WebGIS 2019). The house is largely obscured by heavy vegetation, which prevented a clear view of the building. The building is in poor condition, and due to safety concerns the interior of the building was not accessed by TRC personnel.

Based on limited views and information provided in the tax record, the two-story, wood-frame building features a roof covered with asphalt shingles, an interior brick chimney, an exterior clad with weatherboard siding, and a concrete block foundation. Facing east, the façade is marked by a central door that is flanked on either side by window openings with an unknown sash type. A partial-width porch containing a shed roof provides access to the main entrance. Two additional windows are symmetrically located along the second story.

NRHP Assessment. Architectural resource RK1822 does not exhibit a distinctive architectural style or workmanship. The house has been altered through the application of aluminum siding along the primary façade and the installation of non-historic porch railings. In addition, the integrity of the house is poor due to neglect, which has resulted in the partial collapse of the interior chimney. Based on TRC’s field assessment, the house has been subjected to vandalism as evidenced through the forced removal of the façade door. Through the door opening, TRC observed interior damage that appeared to be the result of vandalism. Based on the lack of architectural merit, as well as the inability to associate the house and/or its original owner(s) with an important historical event or series of events, it is TRC’s opinion that architectural resource RK1822 is not eligible for the NRHP.



Figure 2.1. Property RK1822; view is southwest.



Figure 2.2. Property RK1822; view is northwest and features the south elevation.



Figure 2.3. Property RK1822; view is west and features the main entrance on the façade.

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3. ARCHITECTURAL ASSESSMENT – ALAMANCE COUNTY

SURVEYED ARCHITECTURAL RESOURCE – PIPELINE CORRIDOR

AM0447

<p>Resource Type: House Date Range: Ca. 1899 Resource Location: H-650 Pipeline Corridor APE; MP 69.6 NRHP Recommendation: Eligible (Criteria B and C)</p>

Introduction and Previous Research. Architectural resource AM0447 is a previously recorded Queen Anne house with a rear ell that is located at 308 E. Main Street, Haw River 27258 on parcel 153243 (Alamance County, NC GIS 2019) (see Figures 1.1b and 1.1c). The house is locally known as the “Captain Sam Vest House” and was designed by the Raleigh-based architecture firm of Pearson & Ashe ca. 1899 (Bushong et al. 2014a; Lounsbury 1978; Newspapers.com 2019a). The property was initially documented in 1978 by architectural historian Carl Lounsbury as part of a county-wide architectural survey of Alamance County (Lounsbury 1980). In 2002, NC HPO staff conducted a follow-up survey of the house, which included a brief assessment of its integrity and photographic documentation (Barkham 2002). The house was subsequently redocumented by TRC during the architectural survey for the proposed MVP Southgate Project (Karpyniec et al. 2019). At the time of this most recent assessment, TRC recommended the house potentially eligible for the NRHP under Criteria C for its local significance as a good example of Queen Anne architecture.

Background Research: Pearson & Ashe. The architecture firm of Pearson & Ashe was led by principals Charles A. Pearson (1875–1966) and Thomas Martin Ashe (1876–1900) who founded the firm in 1898 (Figure 3.1) (Newspapers.com 2019m). Both architects had received degrees in Mechanical Engineering from North Carolina State College of Agriculture and Mechanic Arts and were members of Sigma Nu fraternity (Bushong et al. 2014b; Newspapers.com 2019d). Prior to entering college, Pearson resided in Asheville where he was born to Captain Charles W. and Elizabeth Ellis Pearson. His interest in architecture may have been influenced by his father, a civil engineer who specialized in railroad construction through the mountainous terrain of Western North Carolina (Bushong et al. 2014b). After receiving his degree, Pearson taught briefly at the College of Agriculture and Mechanic Arts prior to setting up his partnership with Ashe (Bushong et al. 2014b).

Born in Raleigh, Thomas Ashe came from a prominent family of the Cape Fear region and was the third son of Samuel A’Court Ashe, a well-known attorney, historian, and journalist of the period (Brown 1979; Bushong et al. 2014b). After receiving his degree in 1895, Ashe enrolled in a two-year, post-graduate program where he interned with leading architects of the South (Newspapers.com 2019a). While the post-graduate work no doubt provided Ashe with valuable professional experience, he may have coordinated with Pearson in anticipation of their plans to form their own architectural firm. The internship would have exposed Ashe to not only the administrative functions of running an architecture firm, but also to future clients and business contacts.

PEARSON & ASHE

ARCHITECTS.

Raleigh, North Carolina.

Offices in the New Tucker Building

Rooms 406, 407, 408, 4th Floor. Elevator Takes You Up

Visit the offices of the Architects, Pearson & Ashe, and Learn Some Solid, Sound Facts on the Subject of House Building and Home Comfort. They can give you numerous Suggestions of Exteriors, Interiors, Nooks, Corners, Mantels, and other Features, Carrying you Through the House from Room to Room, Pointing out the Various uses to Which they are Usually Assigned, and Showing how Order and Comfort Unite to Banish all that Tends to Annoy or Disquiet the Senses that so Naturally Seek Relief and Rest From the Many Discomforting Things We Find in Life's Requirements, and Showing how this Wonderful Provision for our Companionship and Association may be Made to Meet our Highest Aspirations, either Moral, Social or Aesthetic, and Giving you an Excellent and Most Graphic Illustration of the "House Beautiful," and a Complete Analysis of the "House Comfortable."

DO YOU WISH TO BUILD HOUSES for an investment in a way that the surroundings cannot outgrow them and make the taxes exceed their earnings?
 PEARSON & ASHE can show you the way it is done.

DO YOU WISH TO BUILD HOUSES to sell?
 PEARSON & ASHE can design houses that will sell easily and at good prices.

DO YOU WISH TO BUILD HOUSES of low cost?
 PEARSON & ASHE can design such for you in most satisfactory manner.

DO YOU WISH TO BUILD HOUSES of moderate cost?
 PEARSON & ASHE have met with very marked success in this line of work.

DO YOU WISH TO BUILD a fine and elaborate house?
 PEARSON & ASHE have made plans for some of the finest in the State.

DO YOU WISH TO BUILD A HOUSE of any kind, and build it on correct principles?
 PEARSON & ASHE can design it for you.

OUR business is to design houses to suit the owner, and then see that they are built like the plans. When you get ready to build come to see us. If you can't come, write. Very truly yours,

PEARSON & ASHE,

ARCHITECTS,

Raleigh, N. C.

Figure 3.1. Pearson & Ashe advertisement in *The Raleigh Morning Post* (Newspapers.com 2019b).

The establishment of Pearson & Ashe was publicly announced in the *Raleigh News and Observer*, which proclaimed the firm's specialization in "high class residential work" (Newspapers.com 2019m). In addition, the notice indicated that John Kevan Peebles and T. McK. Sharpe of Norfolk, Virginia had been retained as consulting architects (Figure 3.2) (Comstock 1897:228; Newspapers.com 2019m). How Peebles and Sharpe were introduced to Ashe and Pearson and the reasons for including them as part of the firm are unknown. However, it is possible that Ashe may have met Peebles and Sharpe through his internship or that introductions were arranged through Ashe or Pearson family connections. From a business perspective, the inclusion of the experienced architects in the public notice, and in subsequent advertisements, likely added a level of professional gravitas to the new firm for the purpose of attracting potential clients (Newspapers.com 2019c).



Figure 3.2. Pearson & Ashe advertisement in *The Raleigh News and Observer* (Newspapers.com 2019l).

From their offices in the Tucker Building in downtown Raleigh, the firm advertised regularly in local newspapers stating that clients would meet “...our Highest Aspirations, either Moral, Social, or Aesthetic, and Giving you an Excellent and Most Graphic Illustration of the ‘House Beautiful,’ and a Complete Analysis of the ‘House Comfortable’ ” (see Figure 3.1) (Newspapers.com 2019b). The first project awarded to the firm was reportedly Primrose Hall on the campus of North Carolina State University in Raleigh (Figure 3.3). In the following year, the First Presbyterian Church in Raleigh and the W.T. Jones House in Carthage, North Carolina were completed (Figures 3.4 and 3.5). By 1899, Pearson & Ashe grew to include three additional employees with a branch office located in Greensboro (Newspapers.com 2019a; Newspapers.com 2019b).



Figure 3.3. Primrose Hall on the campus of North Carolina State University (Funkhouser 2006).

Although Pearson & Ashe advertised a specialization in residential construction, the firm’s portfolio featured a variety of building types including schools, dormitories such as the Carr Building at the University of North Carolina (UNC) at Chapel Hill (Figure 3.6), a hotel, and even the Zeta Psi fraternity house also at UNC Chapel Hill (The North Carolina State University Library n.d.). The firm worked primarily on projects located in North Carolina, but was soon awarded an out-of-state project in Mobile, Alabama, to design a Jewish social building known as the Fidelity Club Building. That project prompted the firm to open an additional branch office in Mobile to oversee the building’s construction (Newspapers.com 2019e, 2019f). Table 3.1 provides a list of known buildings designed by Pearson & Ashe.



Figure 3.4. First Presbyterian Church in Raleigh, North Carolina (Granger 2018).



Figure 3.5. W.T. Jones House in Carthage, North Carolina (Bowers 2018).

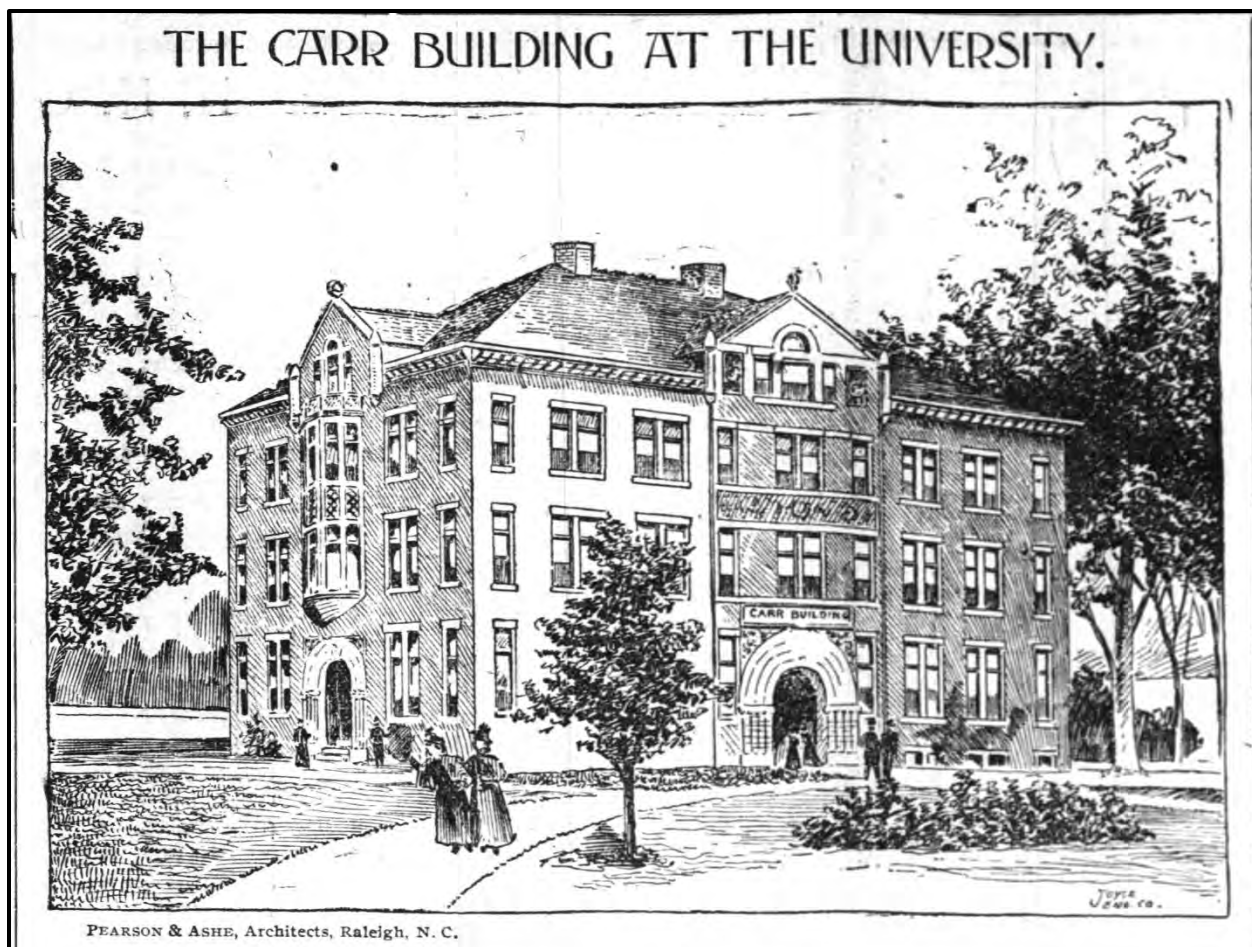


Figure 3.6. Drawing of the Carr Building at the University of North Carolina at Chapel Hill (Image courtesy of Newspapers.com 2019h).

Table 3.1. Pearson & Ashe Building List.

Building	Year	Location	Status
Primrose Hall	1896	Raleigh, NC	Standing
First Presbyterian Church	1897	Raleigh, NC	Standing
W.T. Jones House	1897	Carthage, NC	Standing
Sam A. Vest House	Ca. 1899	Haw River, NC	Standing
Wiley Graded School	1899	Raleigh, NC	Destroyed
Carr Building	1899–1900	Chapel Hill, NC	Standing
Eagle Hotel (addition)	1899–1900	Raleigh, NC	Destroyed
North Carolina Home Insurance Building	1899	Raleigh, NC	Unknown
Borden Building	1900	Raleigh, NC	Standing
Block of Residences for J.S. Carr	Ca. 1900	Durham, NC	Destroyed
Carrie C. Strong House	Ca. 1900	Raleigh, NC	Standing
Mrs. B.S. McMillan House	Ca. 1900	Red Springs, NC	Unknown
R.L. Huffines House	Ca. 1900	Rocky Mount, NC	Unknown
Zeta Psi Fraternity House	Ca. 1900	Chapel Hill, NC	Destroyed
North Carolina State Museum Annex	Ca. 1900	Raleigh, NC	Destroyed
Watson School	Ca. 1900	Raleigh, NC	Destroyed
Fidelia Club Building	Ca. 1899	Mobile, AL	Destroyed
Methodist Orphanage	Ca. 1900	Raleigh, NC	Destroyed

At the onset of the twentieth century, Pearson & Ashe had positioned itself as one of North Carolina's leading architectural firms within a few short years of its founding. In 1899, the firm's achievements were featured in a *Raleigh News and Observer* article under the headline "Without Peers in the Architectural World of the Old North State are Messrs Pearson and Ashe, Masters of their Art (Newspapers.com 2019g). Climbing the Ladder of Success" (Newspapers.com 2019a). The article provided a brief biography of the architects along with a list of building commissions awarded to the firm (Newspapers.com 2019a). Among the building commissions listed in the article was the planned design of the "Residence of S.A. Vest, of Haw River" (Newspapers.com 2019a). According to the article, the firm had established a statewide presence within the architectural profession and were regarded as "master artists" for the "... completeness and finish about their work." (Newspapers.com 2019a). The article further described Pearson and Ashe as "...thoroughly wedded in their profession, and their ultimate destiny is assured. It has been said that merit is the high road to success and fortune. Messrs. Pearson & Ashe possess a large degree of the requisite essential, hence their recognition among the leaders of the architectural world of Dixie" (Newspapers.com 2019a).

By this time, the firm's project portfolio had grown beyond the capability of the two founders to handle alone. Accordingly, several staff architects and draftsmen had been hired, which allowed the firm to maintain its growing list of projects (The North Carolina State University Library n.d.). One notable hire was Norma N. Bonniwell who was one of the few women of this period who identified her profession as an architect (Bushong et al. 2014c). Trained as an architect by her father, George C. Bonniwell, Norma was hired by Pearson & Ashe as a draftsman in 1899 (Bushong et al. 2014c). In addition, the firm continued its partnership with Peebles and Sharpe to handle its project workload (Newspapers.com 2019k). As a result, Pearson & Ashe were able to complete such commissions as the North Carolina State Museum Annex, the Methodist Orphanage in Raleigh (Figure 3.7), and several private residences, including the Carrie C. Strong House in Raleigh, the R.L. Huffines House in Rocky Mount, and a block of residences for Julian Carr in Durham.



Figure 3.7. Postcard of the Methodist Orphanage in Raleigh (Larson 2011).

Yet, just as the firm had attained distinction within the architectural community, tragedy struck with the untimely death of Ashe on July 10, 1900 (Findagrave.com 2019a). Based on available accounts, Ashe died from a heart attack as a result of complications associated with typhoid fever; which he apparently endured over a five-week period (Bushong et al. 2014b; Newspapers.com 2019k). Indeed, Ashe appeared to have been regularly hampered by poor health as suggested in the 1899 *Raleigh News and Observer* article, which stated that he "...traveled for his health..." following his internship (Newspapers.com 2019a). Although Ashe's death would eventually lead Pearson to shutter the firm, contractual obligations associated with ongoing projects appeared to have kept Pearson & Ashe in operation for the remainder of the year.

On the heels of Ashe's death, and unable to solicit new commissions, Pearson closed Pearson & Ashe in 1901 and left Raleigh to pursue work as a civil engineer (Bushong et al. 2014a). In his new capacity, Pearson followed his father's career path and worked primarily on the construction of new railroad beds and bridges in states such as Alabama, Florida, Georgia, and North Carolina (Bushong et al. 2014d). In 1925, Pearson returned to Raleigh where he supervised the construction of a new campus at Meredith College. Between 1934 and 1948, he worked with the Raleigh-based engineering firm of William C. Olsen supervising the construction of water and sewage treatment plants across the state. In 1950, Pearson accepted a position with the architectural firm J.N. Pease and Company where he remained until his retirement in 1956 (Bushong et al. 2014d).

Background Research: the S.A. Vest Residence. One of Pearson & Ashe's surviving commissions is a Queen Anne residence on East Main Street in Haw River locally known as the "Captain Sam Vest House." This house was one of several listed in the 1899 *Raleigh News and Observer* feature article as planned for construction (Newspapers.com 2019a). Designed for Samuel Alexander Vest Sr. (1870–1944), the house was built on a 0.9-acre parcel that Vest had acquired from B.S. Robertson and his wife Ida in June 1898 (Figure 3.8) (ACRD 1898; Ancestry.com 2004; Findagrave.com 2019b). The NC HPO survey form (AM0447) for the property indicates that the house was built ca. 1896 (Lounsbury 1978). However, the date of the newspaper article and the year when Vest purchased the parcel strongly indicate that the house was designed and constructed ca. 1899.

Biographical information about Vest and his life in Haw River is limited primarily to available federal, state, and county records. Anecdotal information concerning Vest is drawn largely from a handful of local newspaper articles where he is briefly mentioned. Samuel Alexander Vest Sr. was born on October 6, 1870 in the community of Old Richmond in Forsyth County, North Carolina to John Benjamin and Amanda Matilda Vest (Ancestry.com 2009). Typical of county residents, Vest grew up on a farm along with a sister Matilda and brother John Lewis (Ancestry.com 2019a). Vest's title as "Captain" appears to have been purely honorary as a review of online military pension records and muster rolls do not provide any indication that Vest served in such capacity (Ancestry.com 2019b). Furthermore, Vest replied "No" to the 1930 census taker when asked if he were "a veteran of the United States military or naval force" (Ancestry.com 2002). Consequently, the title of "Captain" may have been bestowed on Vest by a fraternal or state organization; however, this is purely speculative, and further research would be necessary to determine the source of this title.

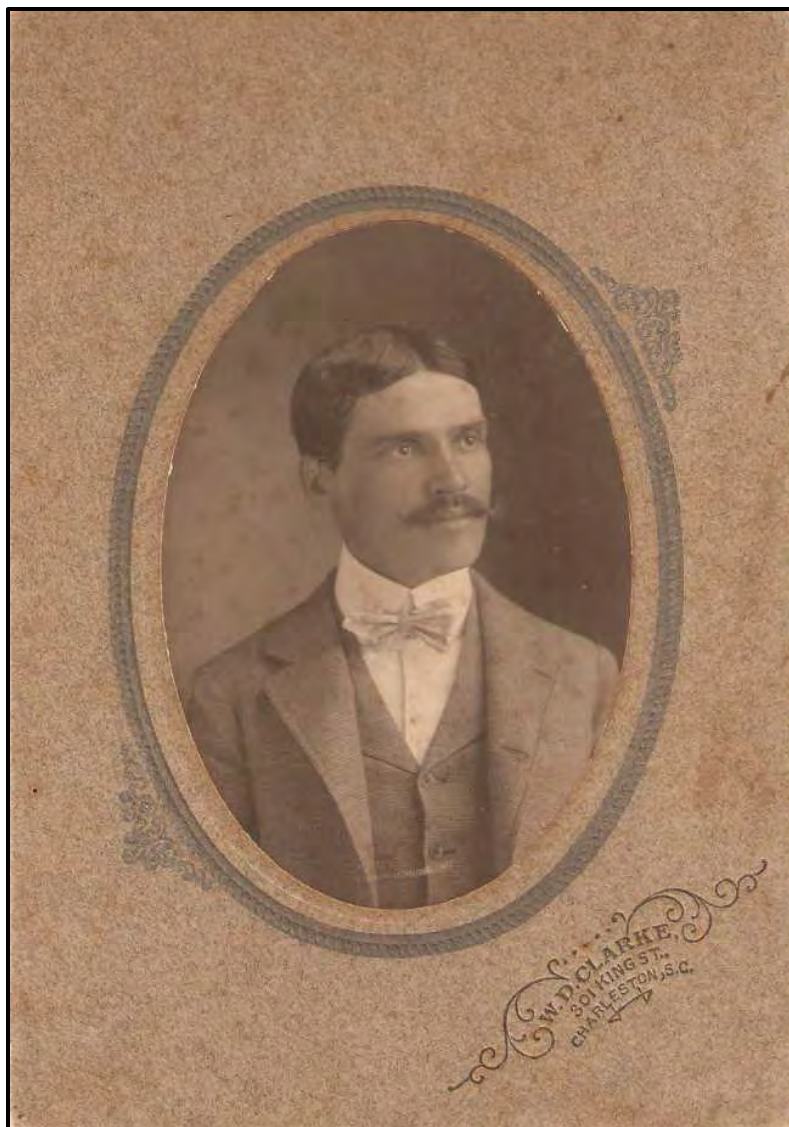


Figure 3.8. Samuel Alexander Vest Sr. ca. 1900 (Ancestry.com 2019a).

At around the age of 20, Vest moved to Wake County where he met and, on July 10, 1894, married Minnie Gertrude Roberts (1873–1939) (Ancestry.com 2015c). By 1900, census records place the couple in Graham Township in Alamance County where they likely moved shortly after their marriage (Ancestry.com 2004). In Graham, Vest began his career with the railroads, probably as a railroad agent at the village train station; a position that ranked low within the organizational hierarchy of early twentieth century railroad companies (Manion 1922:318). Within a few years, Vest advanced to become the station’s freight depot agent. In this capacity, Vest served as the railroad’s public representative authorized to conduct business transactions on behalf of the company involving freight shipments. Other duties associated with the position included supervising the station agent and other clerical staff to ensure that freight deliveries were loaded and/or unloaded on schedule (CSX Corporation 2016; Manion 1922:318).

While in Graham, census records indicate that the Vests rented a house near the center of town, which was likely in close walking distance to the railroad station. Additionally, the enumerations for 1900 revealed that the Vest household included an 11-year-old African-American female servant named Daisy Faust (Ancestry.com 2004). The inclusion of a live-in house servant suggests that Vest’s position with the railroad

was a well-paying one, which provided he and his wife with a comfortable lifestyle and a level of social standing in the community.

Although the Vests resided in Graham in 1900, the couple appeared to have initiated plans to relocate to the town of Haw River two years earlier as evidenced by their purchase of a vacant 1.05-acre parcel near the village center (ACRD 1898; Newspapers.com 2019a). It is unclear what precipitated the interest in relocation, but in view of his continued work with the railroads, the move was likely the result of a promotion or a reassignment. In preparation for their move to Haw River, the Vests retained Pearson & Ashe to design and oversee the construction of a new two-and-one-half-story residence on the parcel. No correspondence between Vest and the architectural firm were discovered during TRC's research; consequently, the events leading up to Vest's decision to select Pearson & Ashe are unknown. Regardless, census and deed records suggest that the Vests remained in Graham until the completion of their Haw River residence.

Following the completion of the house, the Vests moved to Haw River where Vest assumed the position of station manager for the Southern Railway depot (Lounsbury 1978; Newspapers.com 2019j). The train station (no longer extant) was positioned south of Granite Mill(s) in between present-day Main Street and the Norfolk Southern Railroad tracks (Figure 3.9). In addition to his work with the railroad, Vest would later be appointed as an agent for the Southern Express Company and as U.S. Postmaster of Haw River in 1904 (Ancestry.com 2010a; Miller 1909:186). Between 1900 and 1913, Vest acquired several adjoining parcels that eventually came to form the Vest "home tract" (ACRD 1900, 1913, 1945).



Figure 3.9. 1893 map of Alamance County illustrating the location of the former Haw River train depot (Spoon 1893).

By 1910, the Vest household included the couple's first and only child, five-year-old Samuel Alexander Jr. (Ancestry.com 2006). Despite the size of the Haw River house, neither the 1910 nor subsequent enumerations reveal that the Vests continued with the services of a live-in house servant as they did when residing in Graham (Ancestry.com 2006, 2010b, 2002, and 2012). Census data for 1920 and 1930 continue to include only Vest, his wife, and their son (Ancestry.com 2006, 2010b, 2002, and 2012). During this period, Vest acquired several tracts in both the village of Haw River and throughout Alamance County. Of particular interest is Vest's ownership of a tract of land in Haw River that contained five commercial buildings (ACRD 1945). Vest's landholdings suggest that he may have supplemented his income by investing in real estate.

By 1920, Vest had paid off his house mortgage and his employment status changed to telegraph operator (Ancestry.com 2010b). In 1930, the value of Vest's house is listed at \$5,000 (approximately \$76,900.00 in 2019 dollars) and his occupation is again identified as "agent" for the "railway station" (Ancestry.com 2002; Coin News 2018). With the death of Minnie Vest in 1939 and the departure of son Alexander to college in Virginia, Vest lived alone for a brief time following his retirement from the railroad (Ancestry.com 2010b). Samuel Vest Jr. eventually moved to Virginia where he received his medical degree at the University of Virginia and later became a staff surgeon at Johns Hopkins University Hospital in Baltimore (Ancestry.com 2012; Newspapers.com 2019i).

In the early 1940s, Vest Sr. developed hemiplegia, likely resulting from a stroke (Ancestry.com 2015a). Evidence of his poor health is suggested in the 1940 census, which identifies Vest as "unable" to work (Ancestry.com 2012). Additionally, the household included a 44-year old widow named Allie C. Cox who is listed as "housekeeper" under "private employment" (Ancestry.com 2012). The inclusion of a housekeeper was likely arranged by Vest's son in order to ensure that his father was looked after. Eventually, Vest Jr. had his father brought to Charlottesville to convalesce at the Monticello Nursing Home (Ancestry.com 2015a; Newspapers.com 2019j). By October of 1944, Vest Sr. had contracted pneumonia, which rapidly deteriorated his health and led to his death within four days (Ancestry.com 2015a; Newspapers.com 2019j). According to his death certificate, Vest Sr. had also been suffering from hypertension for 10 years (Ancestry.com 2015a). It would also be discovered that Vest Sr. died intestate (Ancestry.com 2015b). Both Samuel Vest Sr. and Minnie Vest are buried at Linwood Cemetery in Graham (Findagrave.com 2019b).

Following his father's death, Samuel Vest Jr. successfully applied to the Superior Court of Alamance County to claim title to his father's properties (Ancestry.com 2015b). In November 1944, Vest Jr. was appointed as administrator of his father's estate and soon initiated plans to sell all the family's Haw River properties. In February 1945, Vest Jr. sold a series of six tracts, including the three lots that made up the "Vest Home Lot" to W.H. and D.H. Moser (ACRD 1945) (Figure 3.10). Table 3.2 provides a chain of title for the property following the sale of the house out of Vest family ownership. A review of Alamance County deed indexes indicates that Moser owned several properties throughout the county and likely purchased the former Vest House as an income-producing property (ACRD n.d.). In 1947, Moser sold the house to Amos Hayes Jr. who later sold the property to his parents in 1953 (ACRD 1947, 1953).

The house remained under the Hayes' ownership until it was sold to Winfred and Sarah Jones in 1969 (ACRD 1969). Finally, in 1978, the house was sold to its current owner, Lelia Tranbarger, who continues to reside at the residence (ACRD 1978).

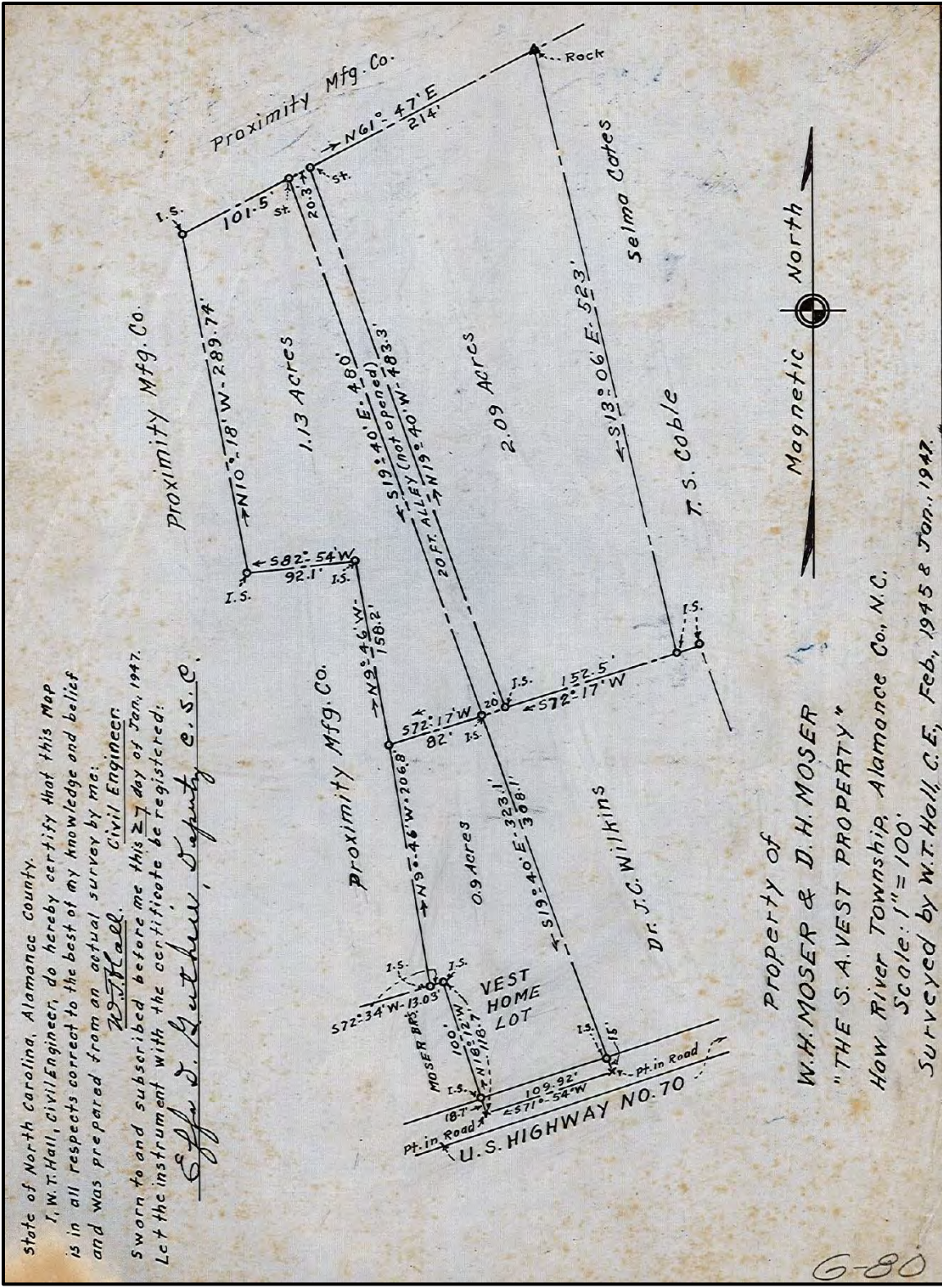


Figure 3.10. 1947 plat map of the "Vest Home Lot" depicting the original boundary of the property (Image courtesy of the Alameda County Tax Office).

Table 3.2. AM0447 Chain of Title.

Grantee	Year Acquired	Grantor	Instrument	Book/Page
Roy and Lelia Tranbarger	1978	Winfred and Sarah Jones, Sr.	Deed	438/611
Winfred and Sarah Jones, Sr.	1969	Amos S. Hayes Sr.	Deed	365/169
Amos and Alma Hayes, Sr.	1953	Amos S. Hayes Jr.	Deed	219/236
Amos S. Hayes, Jr.	1947	W.H. Moser et al.	Deed	166/72
W.H. Moser and D. H. Moser	1945	Samuel and Elise Vest Jr.	Deed	150/78
Samuel Alexander Vest Jr.	1945	Alamance County Superior Court	Inheritance	
Samuel Alexander Vest Sr.	1898	B.S. and Ida Robertson	Deed	26/235

Architectural Description. The two-and-one-half-story, wood-frame building features a steeply pitched hip-and-gable roof covered with asphalt shingles, two interior brick chimneys, an exterior clad with weatherboard siding, and a continuous brick foundation (Figures 3.11–3.17). Unless otherwise noted, window fenestration throughout the house consists of one-over-one, double-hung wood sashes. Facing south, the façade is marked with a central door opening that contains a pair of wood-paneled leaves with a single light set above the lock rail (Figure 3.21). Positioned west of the door is a window opening with vinyl shutters. Access to the primary entrance is through a partial-width porch that contains a wood deck atop a brick foundation. The porch is capped by a hipped roof that is supported by turned posts and pilasters composed of wood. An examination of the upper portion of these supporting members reveals butt joints just below the paneled frieze, which indicate the location of where the original porch columns were cut, removed, and subsequently replaced by the current posts and pilasters (Figures 3.18 and 3.19). This alteration was confirmed by the property owner who indicated that all the original porch columns, pilasters, and balustrades were replaced as part of exterior renovations made to the house in the early 1990s (Figures 3.11–3.14) (Lelia Tranbarger personal communication, August 20, 2019). Based on a photo of the house taken in 1978, the original porch balustrades may have exhibited a Chippendale design (Figure 3.12). As with the porch posts and pilasters, the original sleeping porch balustrades were removed in the early 1990s and replaced with a spindle balustrade composed of wood.

Other modifications made to the exterior of the house during this period included the enclosure of the second story sleeping porch, the attachment of a deck to the rear elevation, the construction of a handicap access ramp, and the replacement of the original wood balustrades on both the façade and east elevation porches (Lelia Tranbarger, personal communication, August 20, 2019). Photographs filed with the original survey form indicate that decorative brackets were once attached to the porch posts, but these have also been removed (Figures 3.18 and 3.19).

Situated above the entry porch is a shed-roof sleeping porch that is accessible from the second story. Although the sleeping porch was enclosed with glass during the early 1990s renovation, it retains a turned spindle and two pilasters adorned with decorative brackets that appear to be original to the house (Figure 3.11). As mentioned above, the sleeping porch is enclosed with a series of glass panes set within a wood frame. Positioned outside the enclosure is a non-original spindle balustrade composed of wood.

Located east of the façade porch is a projecting gable bay that is accented with a canted bay on the first story. The canted bay is capped with a hipped roof covered with asphalt shingles, above which is a single window on the second story. Situated within the gable field of the half story is a band of three, square-shaped windows that contain single-pane wood sash. Clad with fish scale wood shingles, the gable field is pierced by a circular bull’s eye window (Figure 3.20).

The east elevation is marked by a side porch that shields two door entrances, one of which is located on an adjoining projecting gable wing. The porch contains a concrete slab deck that rests on a brick foundation. Capping the porch is a hipped roof that is supported by modern, turned spindle posts composed of wood. Original survey photographs reveal that the east elevation porch once featured an upper porch that was accessible via a second story door (Lounsbury 1978) (Figures 3.13 and 2.14). This porch was likely

removed during the early 1990s renovation to the house, which resulted in the removal of the porch roof and supporting columns. It is unknown if the original door to the upper porch, which was topped with a multi-light wood transom, was removed or is concealed behind the beaded wood siding that marks the former doorway (Figures 3.14 and 3.15). Connected to the side porch is a modern wooden handicap access ramp.

Highlighting the west elevation is a projecting hipped-roof bay window that contains a two-over-two, double-hung wood sash window. Additional fenestration on the projecting bay consist of two narrow window openings on the north and south elevations that contain one-over-one, double-hung wood sashes. Located above the bay window in the second story is a three-part window featuring a central one-over-one, double-hung wood sash that is flanked by quarter-round windows with a single light. Accenting the gable field are fish scale wood shingles (Figure 3.15).

Attached to the west elevation of the rear ell is a former porch that was enclosed ca. 1960 and converted into the kitchen (Figure 3.16). According to the property owner, a fire to the original kitchen, which now functions as a den, prompted the enclosure of the porch and its subsequent renovation (Lelia Tranbarger personal communication, August 20, 2019). The kitchen rests on a raised concrete block foundation and features an exterior clad with beaded aluminum siding along with a series of windows containing four-over-four, double-hung wood sashes. A door located on the kitchen's north elevation provides access to the rear deck (Figure 3.16).

The north (rear) elevation of the house is marked with the rear ell that is punctuated by two interior brick chimneys (Figure 3.17). A diagonally placed band mold on the ell's north elevation suggests that it was originally one-and-one-half stories in height and covered by a steeply pitched gabled roof, but later altered through the construction of a bathroom addition sometime between ca. 1920 and ca. 1940. The band mold, coupled with the presence of an exterior vent pipe and a vertical three-over-one, double-hung wood sash window, indicates that the west slope of the roof had been raised to accommodate the bathroom (Figure 3.13).

The original portion of the ell's north elevation is fenestrated with a one-over-one, double-hung wood sash window on the first story that is flanked by narrow window openings containing four-over-four, double-hung wood sashes. Situated east of this arrangement is a one-over-one, double-hung wood sash window. This sash type is repeated in a single window located in the former half-story. Located on the ell's west elevation is an oval-shaped opening that marked the location of an exterior stove pipe that once connected to the original kitchen (Figure 3.13). The north (rear) elevation of the main block is pierced by a single window on the first and second stories.

In August 2019, Mrs. Lelia Tranbarger, the owner of AM0447, granted TRC limited interior access to the house in order to supplement its NRHP recommendation of AM0447, which was provided in its initial survey report (Karpynec et al. 2019). Unfortunately, however, access and photographic documentation was limited to the first floor of the house.

TRC's assessment of the house interior revealed that much of the original floor plan and interior architectural elements are intact, even though the house was utilized as apartments prior to being acquired by Mrs. Tranbarger and her husband Roy in 1990 (Lelia Tranbarger personal communication, August 20, 2019). Overall, the interior retains key architectural elements. such as original baseboards, floors, fireplace mantles, and door and window casings (Figures 3.21–3.39). Highlighting the central hallway is an open newel staircase that retains its original banister, ornamental newel post, and ceiling pendants (Figures 3.23 and 3.24). Furthermore, original wood paneled doors are present throughout the first floor, and a clawfoot bathtub was observed in the first-floor bathroom (Figures 3.28, 3.29, and 3.32).

Significant alterations to the interior of the house are limited to the former kitchen and west elevation porch, which were renovated following the fire. Today, the former kitchen functions as a den and the side-porch serves as a kitchen and a laundry room (Figures 3.17, 3.34–3.37). Alterations include the widening of the interior south and west walls to create an open floor plan between the den and kitchen areas (Figures 3.36 and 3.37). Additionally, both rooms have been treated with modern floor-to-ceiling wood paneling on the walls and ceiling tiles (Figures 3.35 and 3.36). Ceiling tiles also been applied to the dining room and rear hallway (Figure 3.34).

NRHP Assessment. Architectural resource AM0447 is an example of a late nineteenth century Queen Anne style house designed by the Raleigh-based architecture firm of Pearson & Ashe. Since its date of construction, the exterior of the house has received some alterations over the course of its 120-year history. The most significant of these alterations include the removal of the second story porch on the east elevation, the enclosure of the façade sleeping porch, and the loss of the original balustrades. Although the current porch columns are not original, they have been replaced by in-kind material that closely mirrors the design of the original turned spindles. The exterior retains original character-defining details of the Queen Anne style, including the retention of the fish scale shingles within the gable ends and decorative cornice trim woodwork. Additional exterior elements include original weatherboard siding and window sashes. Overall, the house retains its original scale and massing and has not been compromised through the construction of modern additions.

Recent architectural survey conducted by TRC indicates that the Project area features only a handful of intact examples of Queen Anne style homes that have survived into the 21st century. In Alamance County, notable representations of the style are exhibited in the ca. 1896 Kernodle-Pickett House (AM1123) in Alamance, which is located within the North Main Street Historic District (Figure 3.40); the ca. 1890 Robertson House in Haw River (AM0350) (Figure 3.41); the ca. 1890 J.A. Boswell House (AM0050) in Faucette; and the ca. 1905 J. Clarence Walker House (AM1311) in Graham, which was placed on the HPO Study List in 1990. These houses are comparable to the Vest House in that they are all three stories in height and are wood-frame buildings topped with complex roof systems. In addition, the buildings are comparable to the level of ornamentation exhibited, which generally consists of spindle work detailing and turned porch columns. Serving perhaps as the most extraordinary representation of Queen Anne architecture in the county is the NRHP-listed, Charles T. Holt House (AM0010) (Figure 3.42). The three-and-one-half-story house is highlighted by a bell-roofed turret and intricate spindle work detailing. Although the Vest House has received some minor alterations, it still conveys much of its original Queen Anne appearance and stands out as the only known residence in Alamance County to be designed by Pearson & Ashe.

TRC's evaluation of the interior of the house revealed that despite the conversion of the former kitchen into a den, it has not otherwise been significantly altered. The interior retains key architectural elements that are original to the house, such as baseboards, floors, fireplace mantles, and door and window casing. Highlighting the central hallway is an open newel staircase that features its original banister, ornamental newel post, and ceiling pendants. Furthermore, original wood paneled doors are present throughout the first floor and a clawfoot bathtub was observed in the first-floor bathroom. Despite the enclosure of the west elevation porch to accommodate the current kitchen, the house retains a high degree of integrity.

Although TRC's research did not yield significant information that associates the house and/or its original owner(s) with an important historical event or series of events that would qualify it for listing on the NRHP under Criterion A; it is TRC's opinion that architectural resource AM0447 is eligible for the NRHP under Criteria B and C as a representative example of the work of the late nineteenth century architectural firm of Pearson & Ashe and as a good local example of Queen Anne architecture. The proposed NRHP boundary includes the associated parcel as detailed in the accompanying tax map (Figure 3.43).



Figure 3.11. Architectural resource AM0447; view is northeast featuring the façade and west elevation.



Figure 3.12. 2002 photo of AM0447. Note original sleeper porch balustrade (Image courtesy of Barkham 2002).



Figure 3.13. Architectural resource AM0447; view is southwest featuring the east and north (rear) elevations.



Figure 3.14. Photo of architectural resource AM0447 taken in 1978 depicting the second story porch on the east elevation (Image courtesy of Lounsbury 1978).



Figure 3.15. Architectural resource AM0447; detail view of former location of second story porch on east elevation. Note modern beaded board siding where the door was once located.



Figure 3.16. Architectural resource AM0447; featuring the west elevation, view is east.



Figure 3.17. Architectural resource AM0447; view is southeast featuring the west and north (rear) elevations.



Figure 3.18. Photo of architectural resource AM0447 taken in 1978 depicting an original porch bracket and column on the façade porch (Image courtesy of Lounsbury 1978).



Figure 3.19. Architectural resource AM0447; porch detail showing butt joint connecting the frieze to the replacement column.



Figure 3.20. Architectural resource AM0447; gable field detail along the façade, view is north.



Figure 3.21. Architectural resource AM0447; façade door detail, view is southeast.



Figure 3.22. Architectural resource AM0447; Interior view of main entrance, view is south.



Figure 3.23. Architectural resource AM0447; Interior view of main hallway, view is north.



Figure 3.24. Architectural resource AM0447; staircase newel post.



Figure 3.25. Architectural resource AM0447; east parlor, view is east.



Figure 3.26. Architectural resource AM0447; east parlor fireplace mantle, view is northeast.



Figure 3.27. Architectural resource AM0447; east parlor bay window, view is southeast.



Figure 3.28. Architectural resource AM0447; east parlor door detail, view is east.



Figure 3.29. Architectural resource AM0447; dining room, view is northwest.



Figure 3.30. Architectural resource AM0447; dining room bay window, view is northwest.



Figure 3.31. Architectural resource AM0447; dining room fireplace, view is northwest.



Figure 3.32. Architectural resource AM0447; first floor bathroom, view is north.



Figure 3.33. Architectural resource AM0447; view of clawfoot bathtub.



Figure 3.34. Architectural resource AM0447; rear hallway leading to den.



Figure 3.35. Architectural resource AM0447; den (former kitchen), view is southeast.



Figure 3.36. Architectural resource AM0447; view from the den looking into the modern kitchen, view is northwest.



Figure 3.37. Architectural resource AM0447; modern kitchen, view is southwest.



Figure 3.38. Architectural resource AM0447; rear parlor, view is southeast.



Figure 3.39. Architectural resource AM0447; pantry and doorway leading to the dining room, view is south.



Figure 3.40. Kernodle-Pickett House (AM1123) (Johnson 2016).



Figure 3.41. Robertson House (AM0350).



Figure 3.42. Charles T. Holt House (AM0010) (North Carolina Division of Archives and History 1982).



Figure 3.43. Alamance County tax map illustrating the recommended NRHP boundary of AM0447.

4. SUMMARY AND RECOMMENDATIONS

Mountain Valley is seeking a Certificate of Public Convenience and Necessity (Certificate) from the FERC pursuant to Section 7(c) of the Natural Gas Act to construct and operate the MVP Southgate Project (Southgate Project or Project). The Project proposes to construct approximately 73 miles of 24- and 16-inch diameter natural gas pipelines (known as the H-605 and H-650 pipelines) to provide timely, cost-effective access to new natural gas supplies to meet the growing needs of natural gas users in the southeastern United States.

The Project begins approximately 3.0 miles east of the Town of Chatham in Pittsylvania County, Virginia and traverses southwest approximately 26.1 miles into Rockingham County, North Carolina; from there it continues approximately 46.9 additional miles to its terminus in Alamance County. The North Carolina portion of the Project includes 47.02 miles of pipeline route, five mainline valve (“MLV”) sites, two cathodic protection sites, three interconnect sites (LN 3600, T-15 Dan River, and T-21 Haw River), contractor yards, and approximately 24.73 miles of permanent and temporary access roads. One contractor yard (CY-25B) is situated in Caswell County.

On behalf of the Project, TRC Environmental Corporation (TRC) is conducting a comprehensive historic structures survey of aboveground resources in North Carolina that appear to be 45 years old or older and have the potential to be directly or indirectly affected by the proposed Project. This survey is being conducted in accordance with relevant federal and state guidelines, including Section 106 of the National Historic Preservation Act of 1966 (as amended); the National Environment Policy Act of 1969; the Advisory Council on Historic Preservation’s *Protection of Historic Properties* (36 CFR 60, 800 et seq.) (CFR 2019); the Secretary of the Interior’s *Standards and Guidelines for Archaeology and Historic Preservation*, released by the National Park Service (NPS) (NPS 1983); the FERC’s *Guidelines for Reporting on Cultural Resource Investigations for Natural Gas Projects* (FERC 2017); National Register of Historic Places (NRHP) Bulletins 15, *How to Apply the National Register Criteria for Evaluation* (NRHP 2002), and 24, *Guidelines for Local Surveys: A Basis for Preservation Planning* (Derry et al. 1977); and the North Carolina Historic Preservation Office’s (NC HPO) *Standards for Historic Structure Survey Reports* (NC HPO 2019).

The Project APE for historic structures and other aboveground resources (the indirect effects APE) is defined as the area within which any resources might be within view of proposed vegetation clearing or aboveground construction, or otherwise potentially affected by proposed Project activities. This APE will minimally consist of a 450-foot wide corridor centered on the proposed pipeline centerline, 250-foot corridors centered on access road centerlines, and an area extending 0.5 mile outside the proposed compressor station site, and will be extended as necessary to encompass longer viewsheds if present. The APE will be terminated at 0.5 mile from the proposed pipeline corridor or appurtenance, or where vegetation and/or topography obstructs lines of sight.

A draft report detailing the initial historic structures survey conducted for the Project in North Carolina through September 20, 2018 was submitted to the NC HPO in November 2018, and a final version of that report was submitted in September 2019. Addendum 1 to that report, covering surveys completed from September 2018 through April 2019, was submitted to the NC HPO in May 2019, and a revised version of that report was submitted in October 2019. Addendum 2, covering surveys completed in August 2019, was submitted to the NC HPO in October 2019.

At the request of the HPO in its June 18 and July 22, 2019 comment letters, this report contains additional supporting documentation for two architectural resources, AM0447 and RK1822, that were identified in the initial historic structures survey and the subsequent Addendum 1 report, respectively (Table 4.1). In the initial historic structures survey report, TRC recommended AM0447 potentially eligible for the NRHP under Criterion C for its significance as a local example of Queen Anne architecture. In its Addendum 1 report, TRC did not provide an NRHP recommendation for RK1822 due to the lack of access to the resource. The additional information detailed in this report has been assembled in order that the NC HPO may render its NRHP determination of eligibility concerning these resources. The associated background research and fieldwork was conducted by Ted Karpyneec under the supervision of Principal Investigator Tracy L. Millis.

Following additional research conducted on AM0447, it is the opinion of TRC that AM0447 is potentially eligible for the NRHP under Criteria B and C as a representative example of the work of the late nineteenth century architectural firm of Pearson & Ashe and as a good local example of Queen Anne architecture. Additionally, TRC recommends RK1822 not eligible for the NRHP due to the poor physical integrity of the building.

Table 4.1. Historic Architectural Resources Evaluated in This Report.

Number	Name	Description	Distance from Construction Corridor (ft)*	NRHP Recommendation
RK1822	House, 736 High Rock Road	Early 20 th Century side-gabled house	0	Not Eligible
AM0447	Sam Vest House, 308 East Main Street	Late 19 th Century Queen Anne house	40	Eligible

*Distance is to property edge.

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APPENDIX 1:

REVISED NORTH CAROLINA HISTORIC PROPERTY SURVEY SUMMARY FORMS

CUI/PRIV - DO NOT RELEASE

Historic Property Survey Summary

County: Rockingham

SSN: RK1822 Blockface#:

Quad: Williamsburg PIN: 89310027436300 X: Y: DOT Project #: OSA#:

Update Mo: **08** Yr: **2019**

No Alt Alt Det Rehab
 Removed Outbldg Loss
 No Acc. Not Fnd FileMsg
 Newly ID'd Needs Resch.

Property Name: House Street or 911 Address: 736 High Rock Road Location Description: The property consists of a vacant home on a 26-acre parcel. Town/vicinity: Williamsburg District: None () District Dates: NRdate: SLdate: DOEdate: Local District:
--

<input type="checkbox"/> Recommended for SL <input type="checkbox"/> StudyList SLDate: <input type="checkbox"/> NR NRDate: NR # None <input type="checkbox"/> DOE DOEDate: DOE Type: Local Status: None Ownership: Private

Principal Resource Material Integrity: **Low** Condition: **Deteriorated** Location Integrity: **Original**

Architectural Data: Date: ca. 1930 Major Style Group: Vernacular Construction: Light Frame Ext. Material: Weatherboard plain Later Covering: Height: 2 story Roof: Side gable Plan: Rectangular Core Form (Domestic): 1st Design Source and attribution: Not specified

Major Theme 2nd Theme: Group Association: Religious Affiliation Historic Function: Domestic - single dwelling
--

Written Summary:

Site Description: Architectural resource RK1822 is a vacant side-gabled house located at 736 High Rock Road, Williamsburg 27320 on parcel number 161448. According to Rockingham County tax records, the house was constructed in 1930 (Rockingham County, NC WebGIS 2019). Due to lack of landowner permission to access properties that are not directly affected by the Project, photographic coverage of architectural resource RK1822 was limited to the public right-of-way along High Rock Road. In addition, the house is largely obscured by heavy vegetation, which prevented a clear view of the building. Due to safety concerns, the interior of the building was not accessed by TRC personnel.

Based on limited views and information provided in the tax record, the two-story, wood-frame building features a roof covered with asphalt shingles, an interior brick chimney, an exterior clad with weatherboard siding, and a concrete block foundation. Facing east, the façade is marked by a central door that is flanked on either side by window openings with an unknown sash type. A partial-width porch containing a shed roof provides access to the main entrance. Two additional windows are symmetrically located along the second story.

NRHP Assessment: Architectural resource RK1822 does not exhibit a distinctive architectural style or workmanship. The house has been altered through the application of aluminum siding along the primary façade and the installation of non-historic porch railings. In addition, the integrity of the house is poor due to neglect, which has resulted in the partial collapse of the interior chimney. Based on TRC’s field assessment, the house has been subjected to vandalism as evidenced through the forced removal of the façade door. Through the door opening, TRC observed interior damage that appeared to be the result of vandalism. Based

Historic Property Survey Summary

County: **Rockingham**

SSN: **AM0447** Blockface#:

Quad: Mebane
PIN: 153243
X: 36.09181 **Y:** -79.3645
DOT Project #:
OSA#:

Update Mo: **08** Yr: **2019**

- No Alt Alt Det Rehab
- Removed** Outbldg Loss
- No Acc. Not Fnd FileMsg
- Newly ID'd Needs Resch.

Property Name: **Captain Samuel Alexander Vest House**
 Street or 911 Address: **308 E. Main Street**
 Location Description: **N side E. Main Street**
 Town/vicinity: **Haw River**
 District: **None ()**
 District Dates: NRdate: SLdate: DOEdat:

Recommended for SL StudyList SLDate: NR NRDate: NR # **None**
 DOE DOEDate:
 DOE Type: Local Status: **None** Ownership: **Private**

Principal Resource Material Integrity: **Medium** Condition: **Good** Location Integrity: **Original**

Architectural Data: Date: **ca. 1899** Major Style Group: **Queen Anne**
 Construction: **Timber Frame**
 Ext. Material: **Weatherboard:Plain** Later Covering:
 Height: **2 1/2 story** Roof: **Other** Plan: **Center passage** Core Form (Domestic): **N/A -Unspecified**
 1st Design Source and attribution: **Pearson & Ashe**

Major Theme **Architecture** 2nd Theme:
 Group Association: Religious Affiliation
 Historic Function: **Domestic - single dwelling**

Written Summary:

Architectural resource AM0447 is a previously recorded Queen Anne house with a rear ell that is located at 308 E. Main Street, Haw River 27258 on parcel 153243 (Alamance County, NC GIS 2018). The house is locally known as the “Captain Sam Vest House” and was designed by the Raleigh-based architecture firm of Pearson & Ashe ca. 1899 (Bushong, et al., 2014a; Lounsbury 1978; Newspaper.com 2019a). The property was initially documented in 1978 by architectural historian Carl Lounsbury as part of a county-wide architectural survey of Alamance County (Lounsbury 1980). In 2002, HPO staff conducted a follow-up survey of the house, which included a brief assessment of its integrity and photographic documentation (Barkham 2002). The house was subsequently redocumented by TRC during its architectural survey for the proposed MVP Southgate Project (Karpyniec et al. 2019).

Background History

The architecture firm of Pearson & Ashe were led by principals Charles A. Pearson (1875–1966) and Thomas Martin Ashe (1876–1900) who founded the firm in 1898 (Newspaper.com 2019n). Both architects received degrees in Mechanical Engineering from North Carolina State College of Agriculture and Mechanic Arts and were members of Sigma Nu fraternity (Newspapers.com 2019d; Bushong, et al., 2014b). Prior to entering college, Pearson resided in Asheville where he was born to Captain Charles W. and Elizabeth Ellis Pearson. His interest in architecture may have been influenced by his father who as a civil engineer, specialized in railroad construction through the mountainous terrain of Western North Carolina (Bushong, et al., 2014b). After receiving his degree, Pearson taught briefly at the College of Agriculture and Mechanic Arts prior to setting up his partnership with Ashe (Bushong, et al., 2014b).

Monday, December 2, 2019

Born in Raleigh, Thomas Ashe came from a prominent family of the Cape Fear region that traces its roots to the Colonial Period and was the third son of Samuel A'Court Ashe, a well-known attorney, historian, and journalist of the period (Bushong, et al., 2014b; Brown 1979). After receiving his degree in 1895, Ashe enrolled in a two-year, post-graduate program where he interned with leading architects of the South (Newspaper.com 2019a). While the post-graduate work no doubt provided Ashe with valuable professional experience, he may have coordinated with Pearson in anticipation of their plans to form their own architectural firm. The internship would have exposed Ashe to not only the administrative functions of running an architecture firm, but also to future clients and business contacts.

The establishment of Pearson & Ashe was publicly announced in the Raleigh News and Observer, which proclaimed the firm's specialization in "high class residential work." (Newspaper.com 2019n). In addition, the notice indicated that John Kevan Peebles and T. McK. Sharpe of Norfolk, Virginia had been retained as consulting architects (Newspaper.com 2019n; Comstock 1897:228). How Peebles and Sharpe were introduced to Ashe and Pearson, and the reasoning for including them as part of the firm, are unknown. However, it is possible that Ashe may have met Peebles and Sharpe through his internship, or that introductions were arranged through Ashe or Pearson family connections. From a business perspective, the inclusion of the experienced architects in the public notice, and in subsequent advertisements, likely added a level of professional gravitas to the new firm for the purpose of attracting potential clients.

From their offices in the Tucker Building in downtown Raleigh, the firm advertised regularly in local newspapers and advertised that clients would meet "...our Highest Aspirations, either Moral, Social, or Aesthetic, and Giving you an Excellent and Most Graphic Illustration of the 'House Beautiful,' and a Complete Analysis of the 'House Comfortable' " (Newspaper.com 2019b). The first project awarded to the firm is reported to have been Primrose Hall on the campus of North Carolina State University in Raleigh. In the following year, the First Presbyterian Church in Raleigh and the W.T. Jones House in Carthage, North Carolina were completed. By 1899, Pearson & Ashe grew to include three additional employees with a branch office located in Greensboro (Newspaper.com 2019a; Newspaper.com 2019b; Newspaper.com 2019c).

Although Pearson & Ashe advertised a specialization in residential construction, the firm's portfolio featured a variety of building types including schools, dormitories such as the Carr Building at the University of North Carolina (UNC) at Chapel Hill, a hotel, and even the Zeta Psi fraternity house also at UNC Chapel Hill (The North Carolina State University Library n.d.). The firm worked primary on projects located in North Carolina, but was soon awarded an out-of-state project in Mobile, Alabama, to design a Jewish social building known as the Fidelia Club Building. That project prompted the firm to open an additional branch office in Mobile to oversee the building's construction (Newspapers.com 2019e; Newspapers.com 2019f).

At the onset of the twentieth century, Pearson & Ashe had positioned itself as one of North Carolina's leading architectural firms within a few short years of its founding. In 1899, the firm's achievements were featured in a Raleigh News and Observer article under the headline "Without Peers in the Architectural World of the Old North State are Messrs Pearson and Ashe, Masters of their Art. Climbing the Ladder of Success" (Newspaper.com 2019a). The article provided a brief biography of the architects along with a list of building commissions awarded to the firm (Newspaper.com 2019a). Among the building commissions listed in the article was the planned design of the "Residence of S. A. Vest, of Haw River" (Newspaper.com 2019a). According to the article, the firm had established a statewide presence within the architectural profession and were regarded as "master artists" for the "... completeness and finish about their work." (Newspaper.com 2019a). The article further described Pearson and Ashe as "...thoroughly wedded in their profession, and their ultimate destiny is assured. It has been said that merit is the high road to success and fortune. Messrs. Pearson & Ashe possess a large degree of the requisite essential, hence their recognition among the leaders of the architectural world of Dixie." (Newspaper.com 2019a).

Monday, December 2, 2019

CUI/PRIV - DO NOT RELEASE

By this time, the firm's project portfolio had grown beyond the capability of the two founders to handle alone. Accordingly, several staff architects and draftsmen had been hired, which allowed the firm to maintain its growing list of projects (The North Carolina State University Library n.d.). One notable hire was Norma N. Bonniwell who was one of the few women of this period who identified her profession as an architect (Bushong, et al., 2014c). Trained as an architect by her father, George C. Bonniwell, Norma was hired by Pearson & Ashe as a draftsman in 1899 (Bushong, et al., 2014c). In addition, the firm continued its partnership with Peebles and Sharpe to handle its project workload (Newspaper.com 2019l). As a result, Pearson & Ashe were able to complete such commissions as the North Carolina State Museum Annex, the Methodist Orphanage in Raleigh, and several private residences including the Carrie C. Strong House in Raleigh, the R.L. Huffines House in Rocky Mount, and a block of residences for Julian Carr in Durham.

Yet, just as the firm had attained distinction within the architectural community, tragedy struck with the untimely death of Ashe on July 10, 1900 (Findagrave.com 2019a). Based on available accounts, Ashe died from a heart attack as a result of complications associated with typhoid fever; which he evidently endured over a five-week period (Bushong, et al., 2014b; Newspaper.com 2019l; Newspaper.com 2019g). Indeed, Ashe appeared to have been regularly hampered by poor health as suggested in the 1899 Raleigh News and Observer article, which stated that he "...traveled for his health..." following his internship (Newspaper.com 2019a). Though Ashe's death would eventually lead Pearson to shutter the firm, contractual obligations associated with ongoing projects appeared to have kept Pearson & Ashe in operation for the remainder of the year.

On the heels of Ashe's death, and unable to solicit new commissions, Pearson closed Pearson & Ashe in 1901 and left Raleigh to pursue work as a civil engineer (Bushong, et al., 2014a). In his new capacity, Pearson followed his father's career path and worked primarily on the construction of new railroad beds and bridges in states such as Alabama, Florida, Georgia, and North Carolina (Bushong, et al., 2014d). In 1925, Pearson returned to Raleigh where he supervised the construction of a new campus at Meredith College. Between 1934 and 1948, he worked with the Raleigh-based engineering firm of William C. Olsen supervising the construction of water and sewage treatment plants throughout North Carolina. In 1950, Pearson accepted a position with the architectural firm J. N. Pease and Company where he remained until his retirement in 1956 (Bushong, et al., 2014d).

Residence of S.A. Vest of Haw River

One of Pearson & Ashe's surviving commissions is a Queen Anne residence on East Main Street in Haw River locally known as the "Captain Sam Vest House." This house was one of several listed in the 1899 Raleigh News and Observer feature article as planned for construction (Newspaper.com 2019a). Designed for Samuel Alexander Vest, Sr. (1870–1944), the house was built on a 0.9-acre parcel that Vest had acquired from B.S. Robertson and his wife Ida in June 1898 (Ancestry.com 2004; Findagrave.com 2019b; Alamance County Register of Deeds 1898). The NC HPO survey form (AM0447) for the property indicates that the house was built ca. 1896 (Lounsbury 1978). However, the date of the newspaper article and the year when Vest purchased the parcel strongly indicates that the house was designed and constructed ca. 1899.

Biographical information about Vest and his life in Haw River is limited primarily to available federal, state, and county records. Anecdotal information concerning Vest is drawn largely from a handful of local newspaper articles where he is briefly mentioned. Samuel Alexander Vest, Sr. was born on October 6, 1870 in the community of Old Richmond in Forsyth County, North Carolina to John Benjamin and Amanda Matilda Vest (Ancestry.com 2009). Typical of county residents, Vest grew up on a farm along with a sister Matilda and brother John Lewis (Ancestry.com 2019a). Vest's title as "Captain," appears to have been purely honorary as a review of online military pension records and muster rolls do not provide any indication that Vest served in such capacity (Ancestry.com 2019b). Furthermore, Vest replied "No" to the 1930 census taker when asked if he were "a veteran of the United States military or naval force" (Ancestry.com 2002). Consequently, the title of "Captain" may have been bestowed on Vest by a fraternal or state organization. However, this is purely speculative as further research is required to determine the source of this title.

Monday, December 2, 2019

At around the age of 20, Vest moved to Wake County where he met and later married Minnie Gertrude Roberts (1873-1939) on July 10, 1894 (Ancestry.com 2015c). By 1900, census records place the couple in Graham Township in Alamance County where they likely moved shortly after their marriage (Ancestry.com 2004). In Graham, Vest began his career with the railroads, probably as a railroad agent at the village train station; a position that ranked low within the organizational hierarchy of early twentieth century railroad companies (Manion 1922:318). Within a few years, Vest advanced to become the station's freight depot agent. In this capacity, Vest served as the railroad's public representative authorized to conduct business transactions on behalf of the company involving freight shipments. Other duties associated with the position including supervising the station agent and other clerical staff to ensure that freight deliveries were loaded and/or unloaded on schedule (CSX Corporation 2016; Manion 1922:318).

While in Graham, census records indicate that the Vests rented a house near the center of town, which was likely in close walking distance to the railroad station. Additionally, the enumerations for 1900 revealed that the Vest household included an 11-year-old black female servant named Daisy Faust (Ancestry.com 2004). The inclusion of a live-in house servant suggests that Vest's position with the railroad was a well-paying one, which provided he and his wife with a comfortable lifestyle and a level of social standing in the community.

Though the Vests resided in Graham in 1900, the couple appeared to have initiated plans to relocate to the town of Haw River two years earlier as evidenced by their purchase of a vacant 1.05-acre parcel near the village center (Newspaper.com 2019a; Alamance County Register of Deeds 1898). It is unknown what precipitated Vest to relocate, but in view of his continued work with the railroads, the move was likely the result of a promotion or a reassignment. In preparation for their move to Haw River, the Vests retained Pearson & Ashe to design and oversee the construction of a new two-and-one-half-story residence on the parcel. Documentation between Vest and the architectural firm were not discovered during TRC's research. Consequently, the events leading up to Vest's decision to select Pearson & Ashe are unknown. Regardless, census and deed records suggest that the Vests remained in Graham until the completion of their Haw River residence.

Following the completion of the house, the Vests moved to Haw River where Vest assumed the position of station manager for the Southern Railway depot (Newspaper.com 2019k; Lounsbury 1978). The train station (no longer extant) was positioned south of Granite Mills in between present-day Main Street and the Norfolk Southern Railroad tracks. In addition to his work with the railroad, Vest would later be appointed as U.S. Postmaster of Haw River in 1904, and as an agent for the Southern Express Company (Ancestry.com 2010a; Miller 1909:186). Between 1900 and 1913, Vest acquired several adjoining parcels that eventually came to form the Vest "home tract" (Alamance County Register of Deeds 1900, 1913, 1945).

By 1910, the Vest household included the couple's first and only child, five-year-old Samuel Alexander Jr. (Ancestry.com 2006). Despite the size of the Haw River house, neither the 1910 nor subsequent enumerations reveal that the Vests continued with the services of a live-in house servant as they did when residing in Graham (Ancestry.com 2006, 2010b, 2002, and 2012). Census data for 1920 and 1930 continue to include only Vest, his wife, and their son (Ancestry.com 2006, 2010b, 2002, and 2012). During this period, Vest acquired several tracts, in both the village of Haw River and throughout Alamance County. Of particular interest is Vest's ownership of a tract of land in Haw River that contained five commercial buildings (Alamance County Register of Deeds 1945). Vest's landholdings suggest that he may have supplemented his income by investing in real estate.

By 1920, Vest had paid off his house mortgage and his employment status changed to telegraph operator (Ancestry.com 2010b). In 1930, the value of Vest's house is listed at \$5,000 (approximately \$76,900.00 in 2018 dollars) and his occupation is again identified as "agent" for the "railway station" (Ancestry.com 2002; Coin News 2018). With the death of Minnie Vest in 1939, and the departure of son Alexander to college in Virginia, Vest lived alone for a brief time following his retirement from the railroad (Ancestry.com 2010b).

Monday, December 2, 2019

Samuel Vest Jr. eventually moved to Virginia where he received his medical degree at the University of Virginia and later became a staff surgeon at Johns Hopkins University Hospital in Baltimore (Ancestry.com 2012; Newspapers.com 2019j).

In the early 1940s, Vest Sr. developed hemiplegia, likely resulting from a stroke (Ancestry.com 2015a). Evidence of his poor health is suggested in the 1940 census, which identifies Vest as “unable” to work (Ancestry.com 2012). Additionally, the household includes a 44-year old widow named Allie C. Cox who is listed as “housekeeper” under “private employment” (Ancestry.com 2012). The inclusion of a housekeeper was likely arranged by Vest’s son in order to see to it that his father was looked after. Eventually, Vest Jr. had his father brought to Charlottesville to convalesce at the Monticello Nursing Home (Ancestry.com 2015a; Newspapers.com 2019k). By October of 1944, Vest Sr.’s had contracted pneumonia, which rapidly deteriorated his health and ultimately led to his death within four days (Ancestry.com 2015a; Newspapers.com 2019k). According to his death certificate, Vest Sr. had also been suffering from hypertension for ten years (Ancestry.com 2015a). It would also be discovered that Vest Sr. died intestate (Ancestry.com 2015b). Both Samuel Vest Sr. and Minnie Vest are buried at Linwood Cemetery in the nearby town of Graham (Findagrave.com 2019).

Following his father’s death, Samuel Vest Jr. successfully applied to the Superior Court of Alamance County to claim title to his father’s properties (Ancestry.com 2015b). In November 1944, Vest Jr. was appointed as administrator of his father’s estate and soon initiated plans to sell all the family’s Haw River properties. In February 1945, Vest Jr. sold a series of six tracts, including the three lots that made up the “Vest Home Lot” to W. H. and D. H. Moser (Alamance County Register of Deeds 1945). A review of Alamance County deed indexes indicate that Moser owned several properties throughout the county and likely purchased the former Vest House as an income-producing property (Alamance County Register of Deeds n.d.). In 1947, Moser sold the house to Amos Hayes, Jr. who later sold the property to his parents in 1953 (Alamance County Register of Deeds 1947 and Alamance County Register of Deeds 1953).

The house remained under the Hayes’ ownership until it was sold to Winfred and Sarah Jones in 1969 (Alamance County Register of Deeds 1969). Finally, in 1978, the house was sold to its current owner, Lelia Tranbarger, who continues to reside at the residence (Alamance County Register of Deeds 1978).

Architectural Description

The two-and-one-half-story, wood-frame building features a steeply pitched hip-and-gable roof covered with asphalt shingles, two interior brick chimneys, an exterior clad with weatherboard siding, and a continuous brick foundation. Unless otherwise noted, window fenestration throughout the house consists of one-over-one, double-hung wood sashes. Facing south, the façade is marked with a central door opening that contains a pair of wood-paneled leaves with a single light set above the lock rail. Positioned west of the door is a window opening with vinyl shutters. Access to the primary entrance is through a partial-width porch that contains a wood deck atop a brick foundation. The porch is capped by a hipped roof that is supported by turned posts and pilasters composed of wood. An examination of the upper portion of these supporting members reveal butt joints just below the paneled frieze, which indicate the location of where the original porch columns were cut, removed, and subsequently replaced by the current posts and pilasters. This alteration was confirmed by the property owner who indicated that all the original porch columns, pilasters, and balustrades were replaced as part of exterior renovations made to the house in the early 1990s (Lelia Tranbarger, personal communication, August 20, 2019). Based on a photo of the house taken in 1978, the original porch balustrades may have exhibited a Chippendale design. As with the porch posts and pilasters, the original sleeping porch balustrades were removed in the early 1990s and replaced with a spindle balustrade composed of wood.

Other modifications made to the exterior of the house during this period included the enclosure of the second story sleeping porch, the attachment of a deck to the rear elevation, the construction of a handicap access ramp, and the replacement of the original wood balustrades on both the façade and east elevation porches

Monday, December 2, 2019

(Lelia Tranbarger, personal communication, August 20, 2019). Photographs filed with the original survey form indicate that decorative brackets were once attached to the porch posts, but these have also been removed.

Situated above the entry porch is a shed-roof sleeping porch that is accessible from the second story. Though the sleeping porch was enclosed with glass during the early 1990s renovation, it retains a turned spindle and two pilasters adorned with decorative brackets that appear to be original to the house. As mentioned above, the sleeping porch is enclosed with a series of glass panes set within a wood frame. Positioned outside the enclosure is a non-original spindle balustrade composed of wood.

Located east of the façade porch is a projecting gable bay that is accented with a canted bay on the first story. The canted bay is capped with a hipped roof covered with asphalt shingles, above which is a single window on the second story. Situated within the gable field of the half story is a band of three, square-shaped windows that contain single-pane wood sash. Clad with fish scale wood shingles, the gable field is pierced by a circular bull's eye window.

The east elevation is marked by a side porch that shields two door entrances, one of which is located on an adjoining projecting gable wing. The porch contains a concrete slab deck that rests on a brick foundation. Capping the porch is a hipped roof that is supported by modern, turned spindle posts composed of wood. Original survey photographs reveal that the east elevation porch once featured an upper porch that was accessible via a second story door (Lounsbury 1978). This porch was likely removed during the early 1990s renovation to the house, which resulted in the removal of the porch roof and supporting columns. It is unknown if the original door to the upper porch, which was topped with a multi-light wood transom, was removed or is concealed behind the beaded wood siding that marks the former doorway. Connected to the side porch is a modern wooden handicap access ramp. As previously mentioned, the east elevation includes a projecting gable bay that contains a window opening on the second story. Situated within the gable field of the half story is a band of three, square-shaped windows that contain single-pane wood sash. Clad with fish scale wood shingles, the gable field is pierced by a circular bull's eye window.

Highlighting the west elevation is a projecting hipped-roof bay window that contains a two-over-two, double-hung wood sash window. Additional fenestration on the projecting bay consist of two narrow window openings on the north and south elevations that contain one-over-one, double-hung wood sashes. Located above the bay window, in the second story, is a three-part window featuring a central one-over-one, double-hung wood sash that is flanked by quarter-round windows with a single light. Accenting the gable field are fish scale wood shingles.

Attached to the west elevation of the rear ell is a former porch that was enclosed ca. 1960 and converted into the kitchen. According to the property owner, a fire to the original kitchen, which now functions as a den, prompted the enclosure of the porch and its subsequent renovation (Lelia Tranbarger, personal communication, August 20, 2019). The kitchen rests on a raised concrete block foundation and features an exterior clad with beaded aluminum siding along with a series of windows containing four-over-four, double-hung wood sashes. A door located on the kitchen's north elevation provides access to the rear deck.

The north (rear) elevation of the house is marked with the rear ell that is punctuated by two interior brick chimneys. A diagonally placed band mold on the ell's north elevation suggests that it was originally one-and-one-half stories in height and covered by a steeply pitched gabled roof, but later altered through the construction of a bathroom addition sometime between ca. 1920 and ca. 1940. The band mold, coupled with the presence of an exterior vent pipe and a vertical three-over-one, double-hung wood sash window, indicates that the west slope of the roof had been raised to accommodate the bathroom.

The original portion of the ell's north elevation is fenestrated with a one-over-one, double-hung wood sash window on the first story that is flanked by narrow window openings containing four-over-four, double-hung wood sashes. Situated east of this arrangement is a one-over-one, double-hung wood sash window. This sash

Monday, December 2, 2019

type is repeated in a single window located in the former half-story. Located on the ell's west elevation is an oval-shaped opening that marked the location of an exterior stove pipe that once connected to the original kitchen. The north (rear) elevation of the main block is pierced by a single window on the first and second stories.

In August 2019, Mrs. Lelia Tranbarger, the owner of AM0447, granted TRC limited interior access to the house in order to supplement its NRHP recommendation of AM0447, which was provided in its initial survey report (Karpynec et al. 2019). Unfortunately, however, access and photographic documentation was limited to the first floor of the house.

TRC's assessment of the house interior revealed that much of the original floor plan and interior architectural elements are intact, despite the house having been utilized as apartments prior to being acquired by Mrs. Tranbarger and her husband, Roy in 1990 (Lelia Tranbarger, personal communication, August 20, 2019). Overall, the interior retains key architectural elements such as original baseboards, floors, fireplace mantles, and door and window casing. Highlighting the central hallway is an open newel staircase that retains its original banister, ornamental newel post, and ceiling pendants. Furthermore, original wood paneled doors are present throughout the first floor and a clawfoot bathtub was observed in the first-floor bathroom.

Significant alterations to the interior of the house are limited to the former kitchen and west elevation porch, which were renovated following the fire. Today, the former kitchen functions as a den and the side-porch serves as a kitchen and a laundry room. Alterations include the widening of the interior south and west walls to create an open floor plan between the den and kitchen areas. Additionally, both rooms have been treated with modern floor-to-ceiling wood paneling on the walls and ceiling tiles. Ceiling tiles also been applied to the dining room and rear hallway.

NRHP Assessment. Architectural resource AM0447 is an example of a late-nineteenth century Queen Anne style house designed by the Raleigh-based architecture firm of Pearson & Ashe. Since its date of construction, the exterior of the house has received some alterations over the course of its 120-year history. The most significant of these alterations include the removal of the second story porch on the east elevation, the enclosure of the façade sleeping porch, and the loss of the original balustrades. Although the current porch columns are not original, they have been replaced by in-kind material that closely mirrors the design of the original turned spindles. The exterior retains original character-defining details of the Queen Anne style, including through the retention of the fish scale shingles within the gable ends and decorative cornice trim woodwork. Additional exterior elements include original weatherboard siding and window sashes. Overall, the house retains its original scale and massing and has not been compromised through the construction of modern additions.

Recent architectural survey conducted by TRC indicates that the Project area features only a handful of intact examples of Queen Anne style homes that have survived into the twenty-first century. In Alamance County, notable representations of the style are exhibited in the ca. 1896 Kernodle-Pickett House (AM1123) in Alamance, which is located within the North Main Street Historic District; the ca. 1890 Robertson House in Haw River; the ca. 1890 J. A. Boswell House (AM0050) in Faucette; and the ca. 1905 J. Clarence Walker House (AM1311) in Graham, which was placed on the HPO Study List in 1990. These houses are comparable to the Vest House in that they are all three stories in height and are wood-frame buildings topped with complex roof systems. In addition, the buildings are comparable to the level of ornamentation exhibited, which generally consists of spindle work detailing and turned porch columns. Serving perhaps as the most extraordinary representation of Queen Anne architecture in the county is the NRHP-listed, Charles T. Holt House (AM0010). The three-and-one-half-story house is highlighted by a bell-roofed turret and intricate spindle work detailing. Though the Vest House has received some minor alterations, it still conveys much of its original Queen Anne appearance and stands out as the only known residence in Alamance County to be designed by Pearson & Ashe.

Monday, December 2, 2019

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TRC's evaluation of the interior of the house revealed that despite the conversion of the former kitchen into a den, it has not otherwise been significantly altered. The interior retains key architectural elements that are original to the house, such as baseboards, floors, fireplace mantles, and door and window casing. Highlighting the central hallway is an open newel staircase that features its original banister, ornamental newel post, and ceiling pendants. Furthermore, original wood paneled doors are present throughout the first floor and a clawfoot bathtub was observed in the first-floor bathroom. Despite the enclosure of the west elevation porch to accommodate the current kitchen, the house retains a high degree of integrity.

Outbuildings/Features

Actions

Monday, December 2, 2019

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on the lack of architectural merit, as well as the inability to associate the house and/or its original owner(s) with an important historical event or series of events, it is TRC's opinion that architectural resource RK1822 is not eligible for the NRHP.

Rockingham County, NC GIS
2019 Real Estate/GIS Data (database online). Electronic document,
<https://www.webgis.net/nc/rockingham/>, accessed August 2019.

Outbuildings/Features

Actions

Tuesday, December 3, 2019

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