



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

June 3, 2019

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Replace Bridge 250 on SR 118 over Clear Creek,
PA 18-101-0004, Cabarrus County, ER 19-1577

Thank you for your April 30, 2019, letter transmitting the above-referenced report. We have reviewed the report and concur that the Small-Black House (CA1593) is not eligible for the National Register because of the documented alterations, loss of historic outbuildings, and a lack of historic 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.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov

Received: 05/02/2019

State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

April 30, 2019

ER 19-1577

Ms. Renee Gledhill-Earley
Environmental Review Coordinator, State Historic Preservation Office
North Carolina Department of Natural & Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Due -- 5/23/19

Dear Renee:

RE: Historic Structures Survey Report, Replace Bridge No. 250 on SR 118 (Ben Black Rd) over Clear Creek in Cabarrus County PA# 18-101-0004, WBS# 17BP.10.R.104

H-
ER letters
5/23/19
RSE

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 250 in Cabarrus County. NCDOT contracted S&ME to conduct a National Register evaluation of one property: the Small-Black House (CA1593) and recommends it not eligible for National Register listing.

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

Sincerely,

Shelby Reap

Shelby Reap
Historic Architecture Team

Attachments

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NC DEPARTMENT OF TRANSPORTATION
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Historic Structure Report
Bridge No. 250 Replacement, on SR 1118 (Ben Black Road)
Over Clear Creek, WBS No. 17BP.10.R.104, PA No. 18-10-0004
Cabarrus County, North Carolina
S&ME Project No. 4213-19-049

PREPARED FOR:

**North Carolina Department of Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699-1598**

PREPARED BY:

**S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, SC 29464**

April 2019



**Historic Structure Report
Bridge No. 250 Replacement
SR 1118 (Ben Black Road) over Clear Creek
Cabarrus County, North Carolina**

**FINAL REPORT
WBS No. 17BP.10.R.104, PA No. 18-10-0004**

Prepared for:

North Carolina Department of Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

Prepared by:

S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, South Carolina 29464

S&ME Project No. 4213-19-049

Heather L. Carpini

April 21, 2019

Heather Carpini, M.A.
Principal Investigator, S&ME, Inc.

Date

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

Date

April 2019



Management Summary

On behalf of the North Carolina Department of Transportation (NCDOT), S&ME, Inc. (S&ME) has completed a historic architectural analysis of one resource located within the project area for the replacement of Bridge No. 250, on SR 1118 (Ben Black Road) over Clear Creek, approximately 2.5 miles southwest of the center of the town of Midland, in Cabarrus County (WBS No. 17BP.10.R.104, PA No. 18-10-0004) (Figures 1.1 and 1.2).

This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Historic Preservation Office (NC-HPO)/Federal Highway Administration (FHWA) 2015). An NCDOT architectural historian established an Area of Potential Effects (APE) for the project, which extends approximately 1000 feet from either end of the existing bridge and 100 feet to either side of the current centerline to encompass anticipated construction activities, and conducted a preliminary assessment to identify resources of approximately fifty years of age or more within the APE. No previously recorded structures were listed within the APE and one previously unrecorded structure greater than 50 years of age, recorded during this survey as the Small-Black House (CA1593), warranted an intensive National Register of Historic Places (NRHP) eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined that other properties and districts are not worthy of further study and evaluation, due to lack of historical significance and/or integrity.

In March 2019, S&ME conducted a historic architectural analysis and eligibility evaluation on the Small-Black House (Table 1.1). S&ME recommends the Small-Black House (CA1593) as not eligible for the NRHP.

Table 1.1. Summary of property surveyed in the Bridge No. 250 replacement project area.

Property Name	NC-HPO Survey Site No.	Eligibility Determination	Criteria
Small-Black House	CA1593	Not Eligible	N/A



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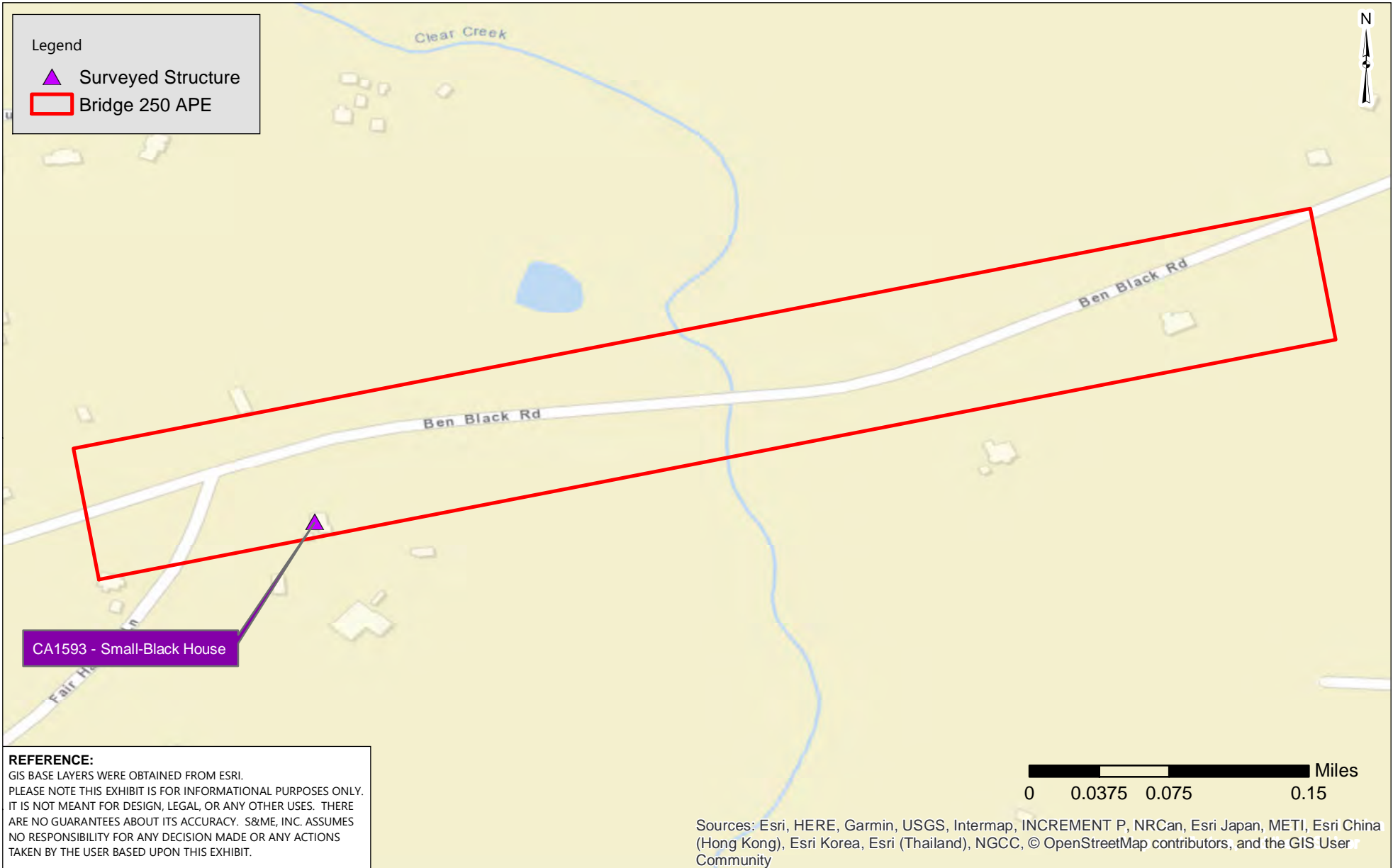
1.0 Introduction (Methodology)

On behalf of the NCDOT, S&ME completed a historic architectural analysis of one resource located within the project area for the replacement of Bridge No. 250 on SR 1118 (Ben Black Road) over Clear Creek, approximately 2.5 miles southwest of the center of the town of Midland, in Cabarrus County (WBS No. 17BP.10.R.104; PA No. 18-10-0004) (Figures 1.1 and 1.2).



NCDOT architectural historians established an APE for the project, approximately 1000 feet from either end of the existing bridge and 100 feet to either side of the current centerline to encompass anticipated construction activities. NCDOT identified one previously unrecorded resource within the APE that warranted further evaluation to determine its NRHP eligibility; this resource was recorded during this survey as the Small-Black House (CA1593).

The historic architectural analysis included surveying, analyzing, and evaluating the historic property according to NRHP criteria. Fieldwork for the project was conducted in March 2019, by Senior Architectural Historian Heather L. Carpini, who completed photography, mapping, research, and authored the report. Research was conducted at the Cabarrus County Register of Deeds and at the Cabarrus County Public Library. Additional information was compiled from survey records of the NC-HPO survey files and additional research was conducted using online federal census data, historic maps, and other county records.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; the Department of Transportation regulations and procedures (23 CRF 771 and Technical Advisory T 6640.8A); procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; NCDOT's current *Historic Architecture Group Procedures and Report Products* (2015); and NC-HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (2015).

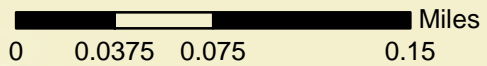


Legend

-  Surveyed Structure
-  Bridge 250 APE

CA1593 - Small-Black House

REFERENCE:
 GIS BASE LAYERS WERE OBTAINED FROM ESRI.
 PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY.
 IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. THERE
 ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES
 NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS
 TAKEN BY THE USER BASED UPON THIS EXHIBIT.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

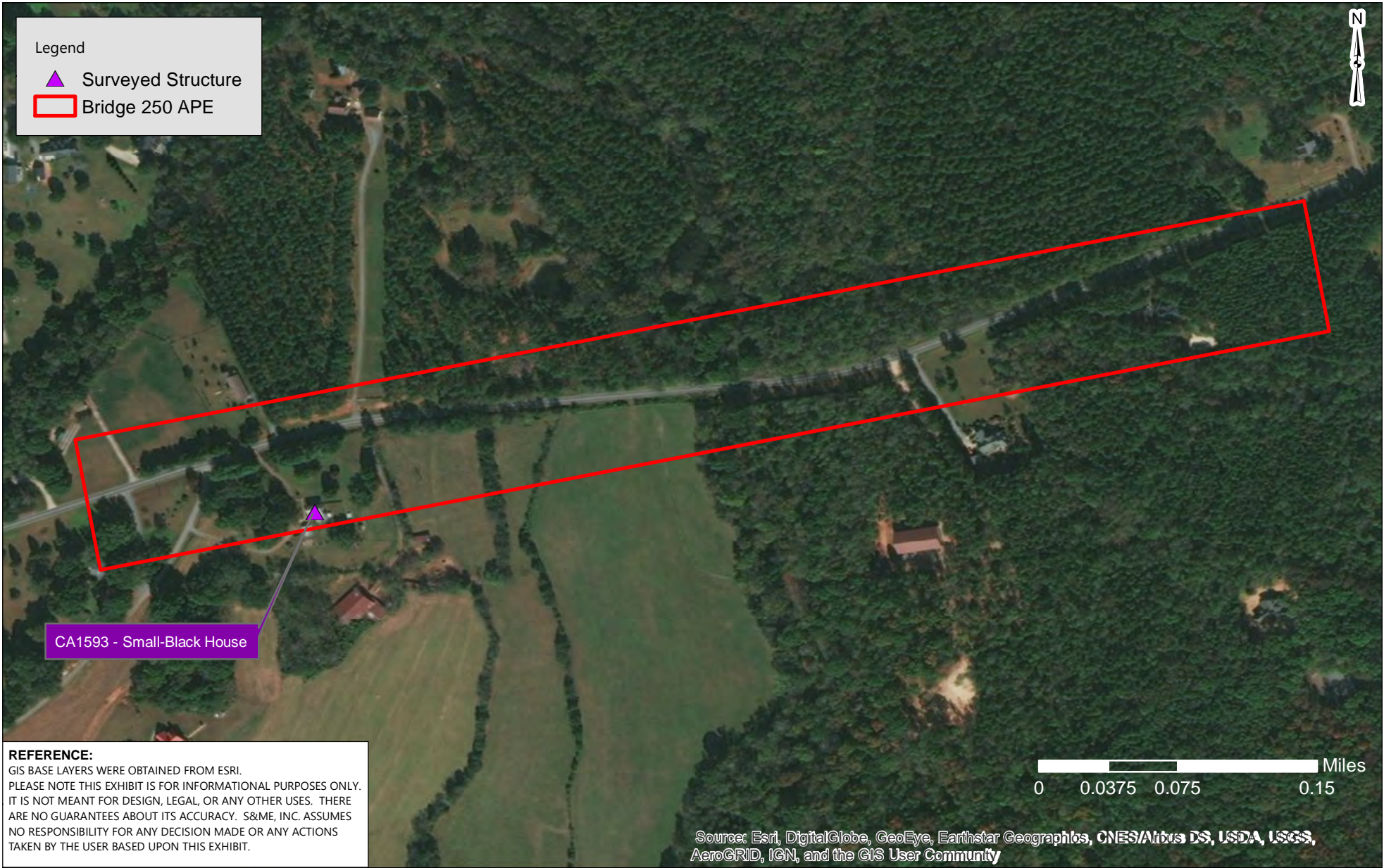


SCALE:	1 inch = 386 feet
DATE:	4/24/2019
DRAWN BY:	HLC
S&ME PROJECT NO.	4213-19-049

Street Map, Bridge No. 250 Replacement

Cabarrus County, North Carolina

EXHIBIT NO.
1.1



Legend

- ▲ Surveyed Structure
- Bridge 250 APE

CA1593 - Small-Black House

REFERENCE:
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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S&ME PROJECT NO.	4213-19-049

Aerial Photo, Bridge No. 250 Replacement

Cabarrus County, North Carolina

EXHIBIT NO.
1.2

2.0 Eligibility Evaluation

2.1 Small-Black House (CA1593)

Resource Name	Small-Black House
HPO Survey Site #	CA1593
Street Address	1480 Ben Black Road
PIN	5533 76 9821 0000
Construction Date(s)	Circa 1889
NRHP Recommendation	Not Eligible; N/A



Figure 2.1. Small-Black House (CA1593), house, facing south.

The Small-Black House (CA1593) is located at 1480 Ben Black Road, on a hill above Clear Creek, approximately 0.45-mile southeast of the intersection of Ben Black Road and Bethel Avenue Extension; the house is located in the southwestern portion of Cabarrus County, approximately 0.6-mile east of its boundary with Mecklenburg County (Figures 1.1 and 1.2). The main portion of the house was originally constructed around 1886, but shows evidence later additions, dating from the early-twentieth century. It is located on an 18.36-acre parcel of land, set back from the road and shielded by large trees planted along the right-of-way. The property also includes ten standing outbuildings, the remains of one outbuilding that is no longer extant, and fields that are used for livestock pastures.

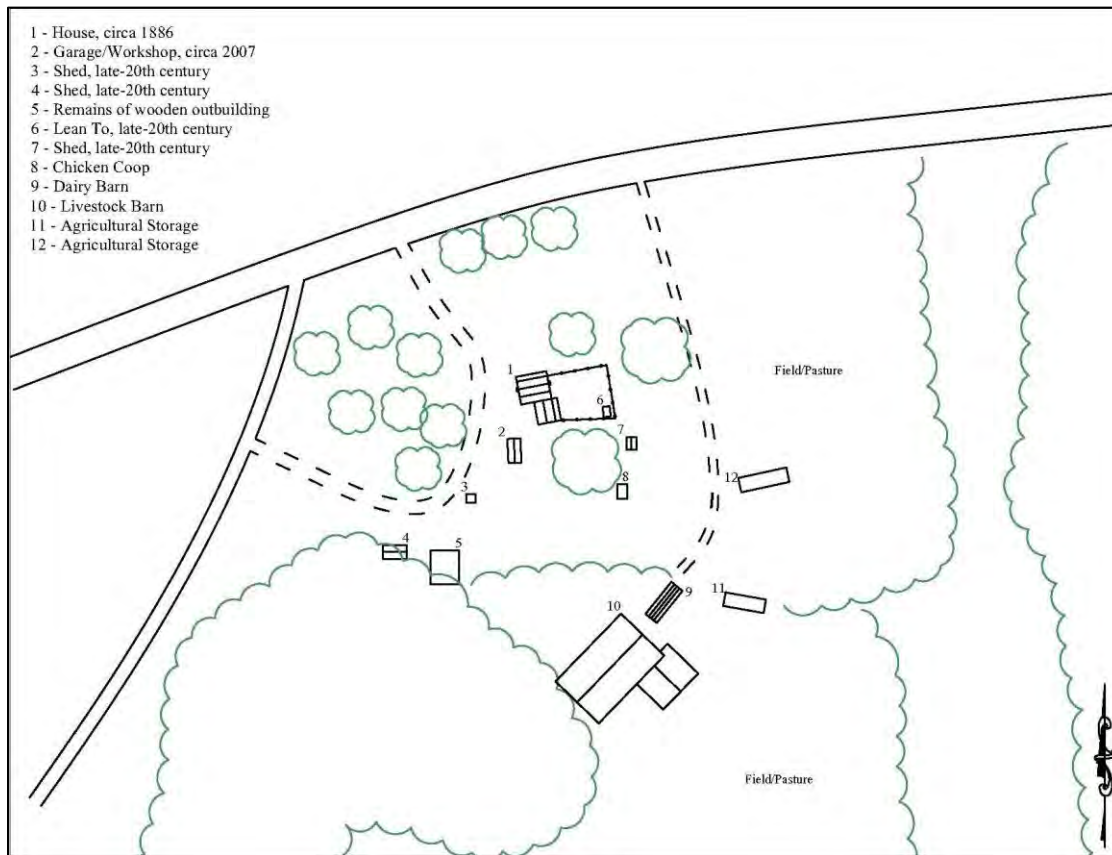


Figure 2.2. Site plan of the Small-Black House property (CA1593).

The house is oriented with its front elevation facing north, toward Ben Black Road. The original section of the structure is an I-house with a three bay façade and side-gabled roofline; the foundation on this portion of the house is hidden under modern siding. The front elevation has an off-center doorway, which consists of a modern fiberglass door with 15-pane glass; it is flanked by paired six-over-six, double-hung, vinyl sash windows (Figures 2.1 and 2.3). The upper story has three evenly spaced six-over-six, double-hung, vinyl sash windows. A one-story, shed-roofed porch spans the front elevation and is supported by metal fluted Doric columns; the porch floor is concrete on top of a modern brick foundation and the access stairs are concrete flanked by a short brick wall. Centered within each gable end is a brick chimney that rests on a stepped stone foundation (Figure 2.3). The original portion of the house is two bays deep, with single six-over-six, double-hung, vinyl sash windows flanking the chimney, on both the first and second story, on each side elevation (Figures 2.4–2.7). The windows in front of the chimney are a shorter, wider window than those behind the chimney, which appear to retain at least some of the original window casing. Along the eave overhang, two triangular brackets are visible on the east elevation.

The north (rear) elevation has a single story, shed-roof addition that has been tied into the main roofline of the house; this addition spans the entire rear elevation of the original portion of the structure (Figures 2.4–2.7). A small, single story, low-pitched hip-roofed addition, resting on a brick foundation, also dates to around the same period of construction as the porch (Figures 2.3 and 2.4). The west elevation of this rear addition has a single, six-over-six, double-hung, vinyl sash window, although it is hidden behind a large shrub. The rear elevation of the shed-roofed addition has a single six-over-six, double-hung, vinyl sash window on the first story; a shed-roofed dormer has been



Figure 2.3. Small-Black House (CA1593), house, facing southeast.



Figure 2.4. Small-Black House (CA1593), house, facing east.

added to the western half of the addition to create a one and one-half-story space and the dormer has a paired six-over-six, double-hung, vinyl sash window (Figure 2.5).

Attached to the shed-roofed addition is a single story, gabled rear ell. The ell was likely built in the early twentieth century, as it has vestige brackets in its gable end and appears to rest on a brick pier foundation that has been partially covered with modern siding (Figure 2.5). The window configuration suggests that the ell may have originally had an open porch on its western elevation, as it has a central doorway flanked by two small six-over-six, double-hung, vinyl sash windows on either side (Figure 2.4). The south elevation of the ell shows the difference in windows between the western side and the eastern side, with a single small six-over-six, double-hung, vinyl sash window to the west and a taller six-over-six, double-hung, vinyl sash window to the east, cased in a simple surround (Figure 2.5). There is a rectangular attic vent in the gable end of the rear ell and an exterior brick chimney is visible along the south elevation. A small, shed-roofed, single story addition has been appended to the eastern wall of the rear ell (Figures 2.5 and 2.6). This addition sits on a modern brick foundation that matches the current foundation on the front porch; it has single, six-over-six, double-hung, vinyl sash window on its south wall. On the eastern elevation of this section, there is an entry door, leading to a fenced section of the yard, while there is a single six-over-six, double-hung, vinyl sash window on the small northern wall of the addition (Figure 2.7).

The eastern elevation of the original portion of the house is symmetrical to the western elevation, with single windows flanking the chimney, but the shed-roofed rear addition on this side has a small paired, six-over-six, double-hung, vinyl sash window (Figure 2.7). Triangular brackets are also visible along the eaves of the eastern gable. The exterior envelope of the house is covered with vinyl siding and the roof is composition shingle. S&ME attempted to gain interior access to the structure but the request was denied.



Figure 2.5. Small-Black House (CA1593), house, facing north.



Figure 2.6. Small-Black House (CA1593), house, facing northwest.



Figure 2.7. Small-Black House (CA1593), house, facing southwest.

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S&ME Project No. 4213-19-049



Associated with the Small-Black House are ten extant outbuildings, dating from the mid-twentieth century through the twenty-first century, and the visible remnants of another outbuilding, along with surrounding pasture lands (Figure 2.2). Located southwest of the house is a single story, gabled structure that may have originally been used as a garage but is currently used as a workshop (Figures 2.8 and 2.9). The north elevation of the building has a fiberglass French door with multi-pane glass on the upper portion. Each side elevation has three tall six-over-six, double-hung, vinyl sash windows, while the rear of the building has two tall six-over-six, double-hung, vinyl sash windows. The building rests on a concrete block pier foundation and is covered with vinyl siding and asphalt shingles. Two late-twentieth-century sheds are also located to the southwest of the house. The closer of the two sheds is a frame structure with a gabled roofline, double doorway on the front elevation, and single six-over-six, double-hung, vinyl sash window next to it (Figure 2.10). This structure is covered with vertical wooden paneling and the roof is asphalt shingle. Approximately 100 feet to the southwest of the first shed is a second gabled shed (Figure 2.11). This rectangular, frame structure has a side-gabled roof. There are two one-over-one, double-hung, metal frame windows in the north elevation; the east elevation also has a one-over-one, double-hung, metal frame window and the entry door is on the south elevation. The exterior is covered with vertical wooden paneling and the roof is asphalt shingles. Between the two twentieth-century sheds is the remains of a wooden outbuilding that appears to date to the early-to-mid-twentieth century (Figure 2.12)



Figure 2.8. Small-Black House (CA1593), garage/workshop, facing northeast.



Figure 2.9. Small-Black House (CA1593), garage/workshop, facing northwest.



Figure 2.10. Small-Black House (CA1593), late-twentieth-century shed, facing south.



Figure 2.11. Small-Black House (CA1593), late-twentieth century shed, facing west.



Figure 2.12. Small-Black House (CA1593), remains of a wooden outbuilding, facing west.

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Cabarrus County, North Carolina

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Located east and southeast of the house are seven outbuildings, six of which have specific agricultural uses (Figure 2.2). Directly east of the house is a modern, flat-roofed lean to structure, located within a fenced section of the yard, which is used as a shelter for livestock. The structure has plywood walls and the roof is currently covered with a tarp (Figure 2.13). Southeast of the lean to, is a modern frame shed with a gabled roof (Figures 2.14 and 2.15). The rectangular building has a side-gabled roofline, with a double entry door on its eastern elevation and a single, six-over-six, double-hung, vinyl sash window next to the door. The exterior of the structure is covered with vertical wooden paneling and the roof is asphalt shingles. South of the modern shed is a mid-twentieth century chicken coop (Figures 2.16 and 2.17). The coop was constructed in two sections, with the northern section being a shed-roofed, rectangular box with a raised floor, open front covered with chicken wire, visible rafter tails, and a standing-seam metal roof. The southern section is an enclosed box, also with a pent roof and visible rafter tails; this section has a four-pane vinyl casement window and a corrugated metal roof.

A grouping of four agricultural outbuildings is located in the southeastern portion of the property (Figure 2.2). The earliest of these structures is a mid-twentieth century dairy barn (Figures 2.18 and 2.19). It is a two-story, concrete block structure, that is long and narrow, with a steep gambrel roof, peak extension, and flared eaves. The front elevation has a large, off-center door opening that has been partially enclosed; it has a wooden door with three lower panels and four vertical glass panes in the upper section. To the north of the door is an eight-pane casement window with metal framing. Each side elevation has five eight-pane casement windows with metal frames, evenly spaced along the wall surface. The loft story, beneath the gambrel roof, has an unenclosed opening on its front elevation and is sheathed in horizontal wooden siding; the roof is covered with standing-seam metal. Behind the dairy barn is a large, gabled livestock barn that is of frame construction, supported by rough timbers (Figure 2.20). The central section of this three-bay barn is open, although it has swinging metal gates blocking the entrance; the northern portion is covered with corrugated metal. The loft story of the barn is sheathed in standing-seam metal, as is the roof. A single story, side-gabled addition, framed with wooden posts, has been extended from the south elevation of the barn (Figure 2.21). It is also enclosed with standing-seam metal both on the exterior walls and on the roof. East of the two barns is a pent-roofed, open agricultural storage building (Figure 2.22). It is wooden framed and partially supported by rough timbers; the exterior is covered with corrugated metal, as is the roof. In a separate, fenced off field, northeast of the barns is a second agricultural storage building, this one having a gabled roofline that is covered with standing-seam metal and corrugated metal covering its frame construction (Figure 2.23).

Surrounding the house and outbuildings are former agricultural fields, which are primarily used as pasture lands. Livestock are still kept on the land and are pastured on fields to the south and east of the house (Figures 2.24 and 2.25).



Figure 2.13. Small-Black House (CA1593), twenty-first-century livestock lean to, facing west.



Figure 2.14. Small-Black House (CA1593), twenty-first-century shed, facing south.



Figure 2.15. Small-Black House (CA1593), twenty-first-century shed, facing east.



Figure 2.16. Small-Black House (CA1593), chicken coop, facing southwest.



Figure 2.17. Small-Black House (CA1593), chicken coop, facing northwest.



Figure 2.18. Small-Black House (CA1593), dairy barn, facing southwest.



Figure 2.19. Small-Black House (CA1593), dairy barn, facing south.



Figure 2.20. Small-Black House (CA1593), livestock barn, facing southwest.



Figure 2.21. Small-Black House (CA1593), livestock barn, facing south.



Figure 2.22. Small-Black House (CA1593), agricultural storage building, facing south.



Figure 2.23. Small-Black House (CA1593), agricultural storage building, facing southeast.



Figure 2.24. Small-Black House (CA1593), livestock pasture, facing east.



Figure 2.25. Small-Black House (CA1593), open land/pasture, facing south.

2.1.1 History

The Small-Black House (CA1593), was not recorded as part of the architectural survey of Cabarrus County in 1979, although a number of other residences and farmsteads from around the same time period and in the general vicinity were. Tax records date the house to approximately 1850, although the vernacular form of the original portion of the house can date to any time between the mid-nineteenth and the early-twentieth century. Based on documentary evidence, the approximate construction date of the house, at its current location, is 1889.

The current 18.36-acre property was part of a 125 acre parcel that has been owned by the Small and Black families since the late 1800s. In 1873, Malissa Small purchased 165 acres of land from Isabella W. Purviance, widow of James McIntyre Purviance, and her four living children, John, Sarah, Isabella, and James; the deed was not recorded with the county until 1897, but the Small's paid \$1,800 for the property and likely took immediate ownership of it (Cabarrus County Register of Deeds 1897 Deed Book 52:394). The deed references improvements on the property, but does not specifically mention a house or indicate that this was the property on which the Purviance family was living at the time. Census records indicate that Isabella Purviance, along with daughters Sarah and Isabella and son James, were living in Township 10 in 1870 and James was working as a farmer; Isabella Purviance's real estate was valued at \$1,000 (United States Census Bureau 1870).

Malissa (Melissa) Funderburk Small was the wife of William Bynum Small, a Civil War veteran who served in the 48th North Carolina Infantry (United States Civil War Records and Profiles). W. B. Small had been born in Lancaster County, South Carolina but had moved to Union County, North Carolina by the 1862, when he enlisted. In 1870, William Bynum and Malissa Small were living in southern Union County, along with three children; William was working as a farmer, with real estate worth \$1,000 and personal property worth \$450 (United States Census

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Bureau 1870). By 1880, the Small family, which consisted of William, Malissa, and two daughters, were living in Bethel Church Township (Township 10) of Cabarrus County; Small listed his occupation as farmer (United States Census Bureau). In 1889, the newspaper reported that W. B. Small had a “house rolling”, which suggests that the house was actually moved; the article indicates that the house “was a frame building, about ‘so big’ and had to be rolled nearly a quarter [mile] up hill all the way” (*The Standard* [Concord] 15 March 1889:3). The location of the current house at the top of a hill makes it likely that it was the house described in the article. Other newspaper items reveal that Small raised hogs on his farm, as he butchered one weighing 362 pounds in 1889 and another weighing 545 pounds in 1891 (*The Standard* [Concord] 13 December 1889:3; 17 December 1891:3).

By 1900, the Small household included not only the elderly William and Malissa Small, but also their daughter Pinina and her husband William Flowe Black, along with their five children; a black farmhand, George Russell, also lived in the household (United States Census Bureau 1900). William Flowe Black was the son of Joseph Sedlee Black, and his second wife, Elizabeth Turner Carriker Black. In 1880, the Black family, which included William F. Black, his widowed mother, a half-brother, a half-sister, and six siblings, were living in Bethel Church Township in Cabarrus County, four pages away from the Small family on the census records (United States Census Bureau 1880). A biography of William Flowe Black, written by a grandson, indicates that he worked on the Small farm for his room and board and eventually married their daughter, Pinina Jane Small, in 1886 (Cabarrus County Heritage Book Committee 1998:84). William Flowe and Pinina Black had six children and continued to live in her parents’ house; as their family grew, it is likely that they needed additional space, which resulted in additions to the house. While his father-in-law was raising livestock, W. F. Black was growing corn on at least a portion of the farm and had stocked a fish pond (*The Standard* [Concord] 23 August 1889:3; 28 April 1892:3). In addition to his farming enterprises, Black also operated a mill (*Concord Times* 24 May 1907:2; 31 October 1910:5; 22 November 1910:2; Cabarrus County Heritage Book Committee 1998:84).

In 1905, two of W. F. and Pinina Black’s children accidentally set fire to a portion of the house, which may have necessitated some renovation work (*Concord Times* 22 September 1905:2); also in 1905, W. F. Black installed a telephone in his house (*Concord Times* 3 February 1905:2). William Small died sometime between 1900 and 1907, when Malissa Small sold 125 acres of property to William Flowe and Nina (Pinina) Black (Cabarrus County Register of Deeds 1907 Deed Book 69:547); the adjacent 44 acres, which comprised the remainder of the tract she had purchased in 1873, she sold to her son Henry Russell Small (Cabarrus County Register of Deeds 1907 Deed Book 11:140).

In 1910, William F. Black, along with Pinina, five of their children, Malissa Small, and Sarah Kerr, one of Pinina’s sisters, were living in the house, along what was referred to as Clear Creek Road. They owned their farm property with a mortgage and William, along with his son Ernest and two daughters, May and Melissa, worked on the farm (United States Census Bureau 1910). The 1910 soil survey map of Cabarrus County shows that the road configuration west of Clear Creek was different than the current road network, with no road corresponding to Ben Black Road; however, two structures are shown in the vicinity of the Small-Black House (Figure 2.26). The 1911 Miller map of Cabarrus County shows the house of W. F. Black to the southwest of Clear Creek, not along an established roadway but roughly in the location where it is currently (Figure 2.27). In 1910, Pinina Black died and the following year William F. Black married Martha Dora Biggers Pigg, widow of Nollie Pigg (Cabarrus County Heritage Book Committee 1998:84). They continued to live on the farm that he purchased from his first wife’s parents; they raised livestock and a number of different food crops, generally remaining self-sufficient (Cabarrus County Heritage Book Committee 1998:84).

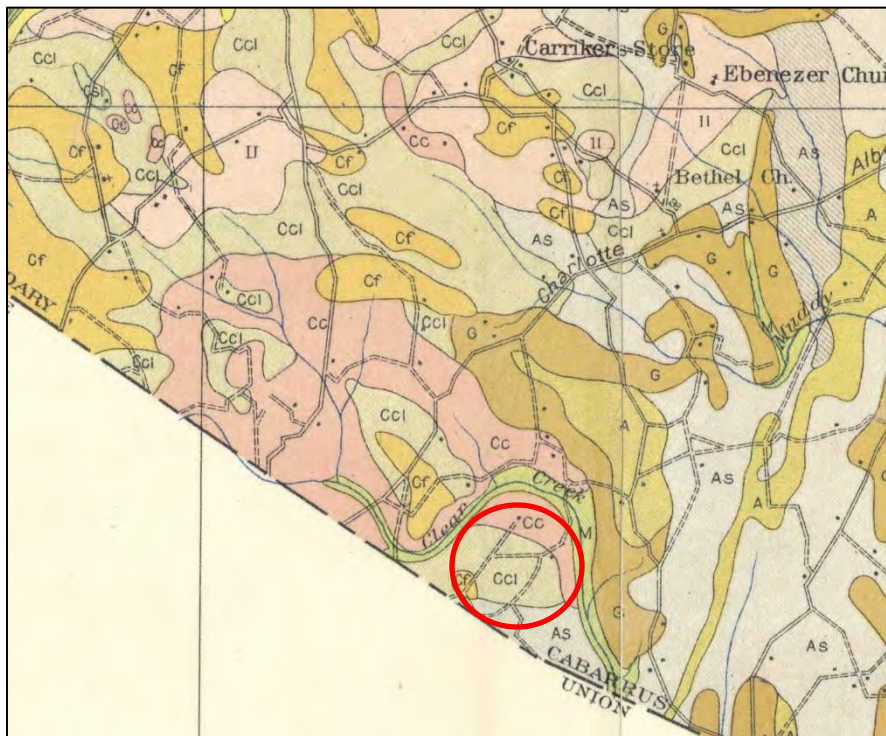


Figure 2.26. United States Department of Agriculture soil survey map (1910).

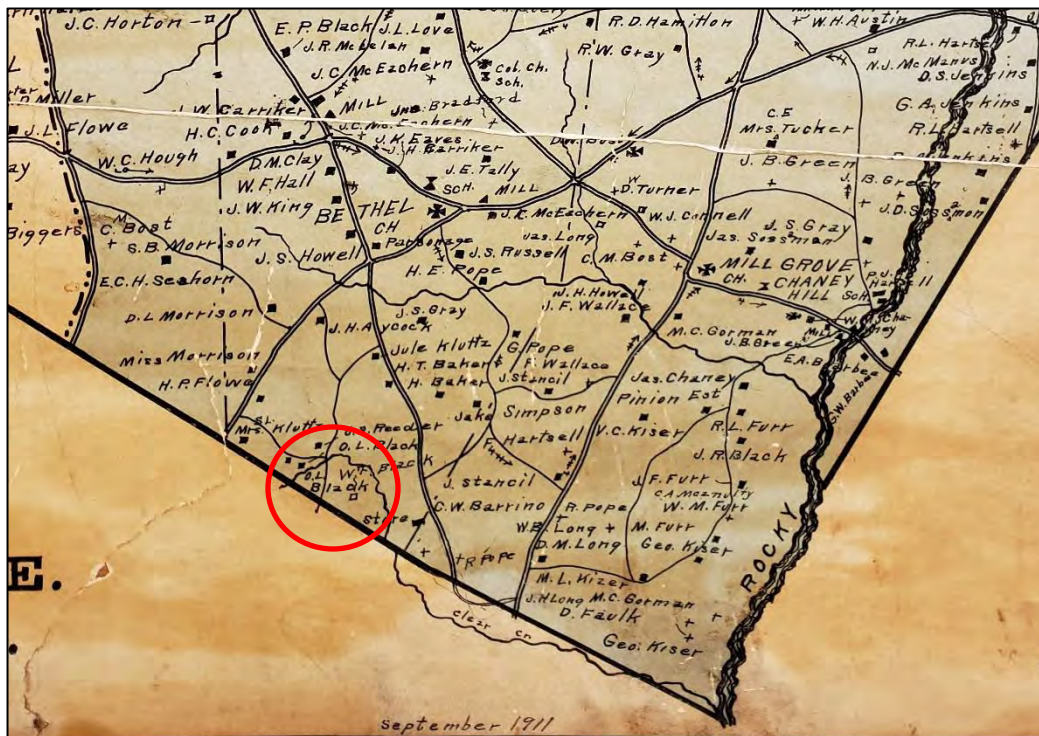


Figure 2.27. Miller map of Cabarrus County (1911).

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In 1920, William F. and Martha D. Black were living in the house, along with two daughters from William Black's first marriage, a daughter and a son from Martha Black's first marriage, and the couple's four children; W. F. Black listed his occupation as farmer (United States Census Bureau 1920). The change in family situation, including a new wife and more children added to the family, may have necessitated additional room in the house, which could correspond to the early twentieth century renovation and expansion. By 1930, the family remaining in the house consisted of William and Martha Black, along with their six children (United States Census Bureau 1930). In 1940, William F. Black, age 74, still identified himself as a farmer in the census records. His household included his wife, Martha; sons (Martin) Brady, William F. Junior, and Ben; Martin Brady Black's wife, Sadie; and their three-year-old son, Keith (United States Census Bureau 1940). William Flowe Black, Junior, was working as a farmer alongside his father, while his brother, Martin Brady, served as the postmaster.

In 1934, William F. Black had transferred the 125 acre property that he had purchased with his first wife to Martha Dora Black, his second wife (Cabarrus County Register of Deeds 1934 Deed Book 131:9). W. F. Black would continue to live in the house with his family until his death in 1944. In 1950, Martha Dora Black transferred 108.7 acres of the property, including the house, to her son Martin Brady Black and his wife Sadie (Cabarrus County Register of Deeds 1950 Deed Book 227:64). In this deed, she reserved her place in the house for the remainder of her life, including language that stated: "Excepting however from the above described premises the Northwest corner room of the house located upon said premises to which the grantor herein named remains control and possession during the term of her natural life only and at her death this exception becomes null and void and the grantees take a fee simple deed for the said room" (Cabarrus County Register of Deeds 1950 Deed Book 227:64). As such, the Small-Black House continued as a multi-generational home to a family with an often shifting dynamic, a role that it had served for nearly 70 years. Under the ownership of Martin Brady and Sadie Black, the farm added a dairy operation and became part of the truck-farming economy that emerged during the mid-twentieth century (Cabarrus County Heritage Book Committee 1998:85). Martha D. Black died in 1952; Martin Brady Black died in 2003 and his widow, Sadie, inherited the property. In 2005, Sadie D. Black sold the 18-acre property, including the house, to their daughter, Linda Elizabeth Black, reserving a life estate for herself (Cabarrus County Register of Deeds 2005 Deed Book 6047:124).

A series of aerial photographs from 1948 thorough 2018 show the changes to the buildings and land associated with the Small-Black house during the second half of the twentieth century and the early part of the twenty-first century. The earliest aerial photograph is from 1948 (Figure 2.28). It shows the Small-Black House and a number of outbuildings located close to it; near the location of the dairy barn and livestock barn, there is a small open space, but those agricultural structures had not yet been built. By 1950, some additional small outbuildings had been constructed to the south and southwest of the house (Figure 2.29). In 1960, the dairy barn and livestock barn had been built, as had one of the two agricultural storage buildings and a portion of the chicken coop; additional land had been cleared since 1950, likely for pasture for the dairy cows (Figure 2.30). By 1964, the second agricultural storage building had been constructed and there is evidence of a large livestock trough behind the livestock barn (Figure 2.31). Five years later, the one-story addition had been built onto the livestock barn and the trough had been expanded; outside of the five agricultural outbuildings, only two other small structures are visible near the house (Figure 2.32). In 1993, some of the boundaries between fields had a new tree line and there was an outbuilding near the location of the present day collapsed structure; the house, dairy barn, livestock barn, two agricultural storage buildings, and chicken coop also were visible (Figure 2.33). By 1998, a garage with a side-gabled roof had been added near the house (Figure 2.34) and by 2005, one of the modern sheds had been built (Figure 2.35). Sometime between 2005 and 2009, the side-gabled garage was demolished and the current front-gabled structure had been built (Figure 2.36). By 2013, the lean to and two additional sheds had been added and between 2013 and 2018, the wooden outbuilding to the southwest of the house had collapsed (Figure 2.37).

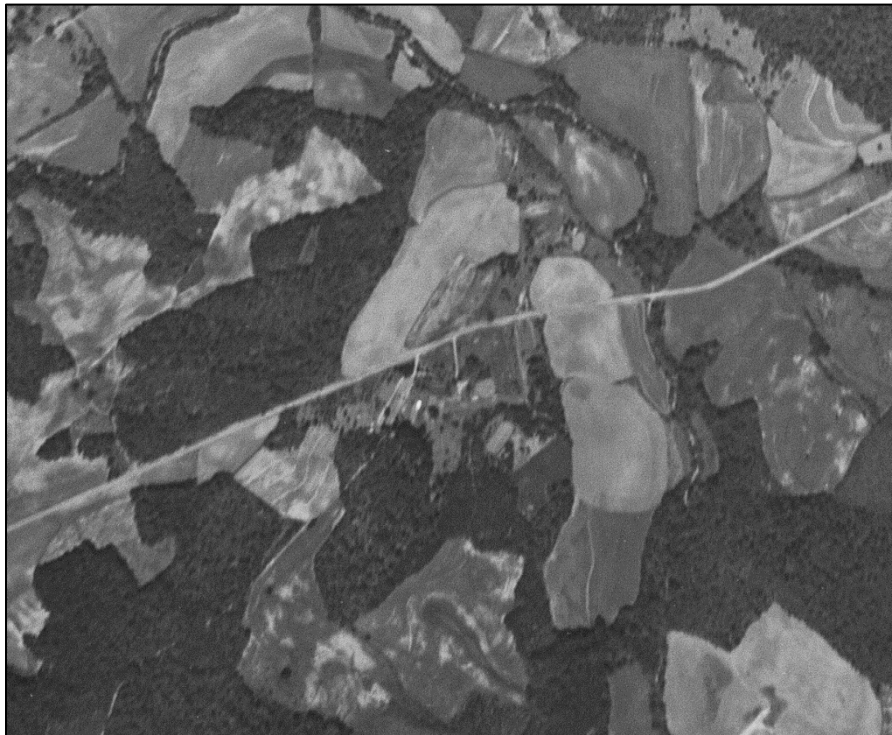


Figure 2.28. USGS aerial photograph (1948) showing the Small-Black House and property.



Figure 2.29. United States Army Map Service aerial photograph (1950) showing the Small-Black House and property.



Figure 2.30. USDA aerial photograph (1960) showing Small-Black House and property.



Figure 2.31. United States Air Force aerial photograph (1964) showing the Small-Black House and property.



Figure 2.32. USGS aerial photograph (1969) showing the Small-Black House and property.



Figure 2.33. USGS aerial photograph (1993) showing the Small-Black House and property.



Figure 2.34. USGS aerial photograph (1998) showing the Small-Black House and property.



Figure 2.35. USGS aerial photograph (2005) showing the Small-Black House and property.



Figure 2.36. USGS aerial photograph (2009) showing the Small-Black House and property.



Figure 2.37. USGS aerial photograph (2013) showing the Small-Black House and property.



Figure 2.38. USGS aerial photograph (2018) showing the Small-Black House and property.

2.1.2 *Architectural Context*

The area of southern Cabarrus County, south of Cabarrus Station Road (roughly the former Charlotte and Albemarle Road) has historically been made up of primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are generally retained by the Small-Black House. Although tax assessor information indicates that the Small-Black House was built in the mid-1800s, the current form of the house more closely identifies with the vernacular farmhouse style that was relatively common in rural Cabarrus County from the late-1800s through the early-1900s; the form was often used as a base for construction, with contemporary architectural and stylistic details added (Kaplan 2004).

An assessment of the historic architectural inventory conducted in 1980 indicates that “the traditional two-story, single-pile house with end chimneys and the entrance on the long side was consistently chosen for dwellings of the wealthiest farmers, as well as their substantial, but less prosperous counterparts” (Kaplan 2004). Although more contemporary forms, specifically L-shaped homes with Victorian detailing, became popular among the wealthier residents of Cabarrus County, traditional-style homes continued to be constructed and “remained quite popular among substantial but less affluent landowners until 1910”; the 1980 survey did not inventory all of the houses fitting into this category because they were numerous and many lacked significant architectural details (Kaplan 2004). The Small-Black House, which dates to the heyday of this type of rural construction, has symmetrical exterior end chimneys and retains the openings that originally would have had six-over-six, double-hung, wooden sash windows. Its full-width front porch and fluted Doric column supports fit within the Colonial Revival style that was popular during the early 1900s, which likely corresponded to an expansion and renovation

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of the house; the brackets still visible along the eaves of the gable ends were also popular architectural details during the early twentieth century.

Cabarrus County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; the rural portion of southern Cabarrus County, near the project area, however, has largely escaped the substantial residential and commercial growth that has expanded out from Charlotte, through Mecklenburg County to the west, and into the northern portions of Cabarrus County. Although some late-twentieth and early-twenty-first century residential infill has occurred in this area, larger tracts of farmland are still common in the southern portion of the county and the landscape has not been as significantly altered as in other portions of the county.

The structure of the Small-Black House may date to the mid-nineteenth century, but the original portion of the structure was placed at its current location and orientation around 1889. Early-twentieth-century alteration and enlargement of the Small-Black House, have somewhat altered its original form, but its architecture still aligns with the popular rural vernacular construction of the late 1800s and early 1900s. Examples of architecture from this time period remain visible throughout the county, despite increased residential building in recent years. One of the most similar examples is the George E. Ritchie House (CA0539), which is listed on the North Carolina Study List (Figure 2.39). This house is identified as a circa 1850 Greek Revival residence, but it shares a similar form, chimney and window arrangement, and additions as the Small-Black House; although the hipped-roof porch has been enclosed, this structure retains original exterior siding and windows. Also built along similar lines, with a construction date around 1870 and with similar style and additions is the Henry Walker House (CA0592), which is unevaluated for NRHP eligibility (Figure 2.40). Other previously surveyed examples of this form of architecture, which are in various states of repair and range along the spectrum of integrity, include: the Dr. Burleyson House (CA0336), the Cannon House (CA0341), an unnamed house on Mt. Pleasant Road South (CA0433), the Louis Linkler House (CA0464), the J. Lawson Peck House (CA0514), the William Probst House (CA0532), and the Sehorn Small Farm (CA0547); none of these structures has been evaluated for NRHP eligibility (Figures 2.41–2.47).

An unsurveyed house, located at 4500 Hamby Branch Road, which is dated to around 1900 in tax assessor records, has a similar porch configuration and additions, although it only has two windows on the upper story; the parcel on which it stands also has a number of extant agricultural outbuildings (Figure 2.48). Additional unsurveyed structures also exhibiting similar architectural form, many of them having extant agricultural outbuildings, include a house at 11475 Hickory Ridge Road that is dated to around 1920 in tax records and a house at 7051 Bost Cutoff Road, dated to 1917 in tax records (Figures 2.49–2.51).



Figure 2.39. George E. Ritchie House (CA0539), facing northeast.



Figure 2.40. Henry Walker House (CA0592), facing north.



Figure 2.41. Dr. Burleyson House (CA0336), facing east.



Figure 2.42. Cannon House (CA0341), facing north.



Figure 2.43. Unnamed House (CA0433), facing northwest.



Figure 2.44. Louis Linkler House (CA0464), facing southeast.



Figure 2.45. J. Lawson Peck House (CA0514), facing north.



Figure 2.46. William Propst House (CA0532), facing west.



Figure 2.47. Sehorn Small Farm (CA0547), facing southeast.



Figure 2.48. Unsurveyed House and outbuildings, 4500 Hamby Branch Road, facing west.



Figure 2.49. Unsurveyed House, 11475 Hickory Ridge Road, facing east.



Figure 2.50. Unsurveyed House, 7051 Bost Cutoff Road, facing north.



Figure 2.51. Outbuildings located at 7051 Bost Cutoff Road, facing northwest.

2.1.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Small-Black House (CA1593) are as follows:

- **Location:** High
The Small-Black House remains in its original location; historic outbuildings also remain in their original locations on the property.
- **Design:** Medium
The Small-Black House has been enlarged since its original construction, likely to accommodate a growing family. The front portion of the house retains its basic late-nineteenth-century form, however it has undergone alterations, including multiple additions to the rear of the structure. It is likely that the front porch is an alteration from an original porch structure. A dormer has been added to the shed-roofed rear addition to create a second story in a section that was originally one story. A side porch on the rear ell appears to have been enclosed. The historic outbuildings generally retain their original designs, although the large livestock barn has a later side addition. Since interior access was not granted, the interior design integrity was not assessed.
- **Setting:** Medium to High
When the Small-Black House was constructed, in the late-nineteenth century, this portion of Cabarrus County was a rural farm community with a number of extended families living nearby; this condition



remained into the early twentieth century. Since the house was built, the road configuration has changed and Ben Black Road has been constructed, although this occurred in the early-twentieth-century. Although some modern residential development has occurred along portions of Ben Black Road, the majority of it is not visible from the Small-Black House. Large tracts of open, former farmland remain in this southern portion of the county, however other farm tracts have been allowed to re-timber and become forested areas.

- Materials: Low

The Small-Black House and its associated structures retain some of their original material. The Small-Black House retains its original framing and foundation materials, although the foundation is hidden beneath modern siding, as well as original chimneys. The house has lost its original windows to modern replacements and its original siding has either been removed or covered by vinyl siding. The outbuildings have undergone some changes since their original construction, including covering of exterior walls with modern building materials, such as sheet metal. Since interior access was not granted, the material integrity of the interior of the structure was not assessed.

- Workmanship: Low

The original workmanship on the Small-Black House exterior has been altered by installation of modern windows and siding, which has compromised architectural detailing that may have been original on the house. The triangular brackets in the gable ends and the rear window surrounds are the only remaining hint of such elements. The workmanship on the outbuildings remains mostly unchanged. Since interior access was not granted, the workmanship on the interior of the building was not assessed.

- Feeling: Medium

The Small-Black House is a late-nineteenth-century to late-twentieth-century family farmstead, which represents the growth and development of small farms in southern Cabarrus County during this period. The house continues to convey its late-nineteenth century construction date, despite the application of modern exterior materials, and reads as a late-nineteenth to early-twentieth century vernacular farm residence. The presence of the outbuildings and open pastures contributes to the feeling of the property as a farm, although the loss of other early to mid-twentieth century outbuildings and the large number of late-twentieth and twenty-first century structures detracts some from context.

- Association: Medium

The Small-Black House retains its association with the Black family, who took ownership of the property in the early-twentieth century. The main portion of the house obtained its current form during the Black family ownership and descendants of the Black family continue to own the property. The house and farm have undergone significant changes since the Small family ownership of the property, including an enlargement of the residence. Although there is a marital connection between William Flowe Black and the Small family, the current Black family owners are not part of this genealogy line; therefore, it does not retain its association with the Small family.



2.1.4 *Eligibility*

The Small-Black House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents a turn of the twentieth-century rural residence and farm, there have been alterations to the property that have undermined its integrity in this respect. Additions and loss of historic material on the house that have compromised its feeling of a late-nineteenth to early-twentieth-century residence, demolition of agricultural and support outbuildings on the property, and the construction of modern outbuildings on the property, have affected the significance of the Small-Black House as a farmstead, despite its continued use for raising livestock. Additionally, there are other, better preserved examples of this property type in the surrounding area, including the Study List George E. Ritchie House (CA0539) and the Henry Walker House (CA0592), as well as a number of previously unsurveyed resources. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. The house was owned by members of the Small and Black families, who were well known in the local community; however, they did not achieve a level of prominence to elevate them above the other nearby residents. While the Small-Black House is an example of a rural farmhouse residence, it has undergone alterations that have compromised its original architectural form and detail, as well as losing materials and workmanship, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.



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