



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

August 12, 2019

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report, Left Turn Lane Construction, SR 1650 and SR 1538,
W-5710AC, Stanly County, ER 19-2324

Thank you for your memorandum of July 23, 2019, transmitting the above-referenced report. We have reviewed the report and concur that Moss-Coble Farm (ST0632) is not eligible for the National Register of Historic Places for the reasons cited in the report:

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@ncdcr.gov

Received: 07/25/2019
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 19-2324

July 23, 2019

Due -- 8/16/19

MEMORANDUM

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

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Eplet/ear
7/31/19

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: W-5710AC, Left Turn Lane Construction at SR 1650 (NE Connector) and SR 1538 (Moss Springs Road), PA No. 18-10-0054, Stanly County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments.

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**Historic Structures Survey Report
Left Turn Lane Construction at SR 1650 (NE Connector) and
SR 1538 (Moss Springs Road)
Stanly County, North Carolina**

TIP No. W-5710AC
WBS No. 44856.1.29
PA No. 18-10-0054

Prepared for
North Carolina Department of Transportation
Human Environment Section
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

Prepared by
Cardno, Inc.
104 South White Street, Suite 205
Wake Forest, North Carolina 27587

July 17, 2019– Final Report

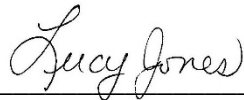
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Mary Pope Furr, NCDOT Historic Architecture Supervisor



Lucy D. Jones, Cardno Principal Investigator

and

Michelle Sadlier, Cardno Architectural Historian

July 17, 2019 – Final Report

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to construct a turning lane at State Route 1650 (Northeast Connector) and State Route 1538 (Moss Springs Road), located within the municipal boundary of Albemarle in Stanly County (TIP No. W-5710AC; WBS No. 44856.1.29; PA No. 18.10-0054). In February 2019, NCDOT requested that Cardno, Inc., complete an assessment of the National Register of Historic Places (NRHP) eligibility of one resource – the Moss-Coble Farm (ST0632) at 1202 Northeast Connector (PIN 655903006886) – within the Area of Potential Effects (APE) and provide this report.

Cardno recommends that the Moss-Coble Farm (ST0632) be considered ineligible for listing in the NRHP due to a loss of integrity. While a majority of the farmstead’s early buildings remain extant and retain their original association, the dwelling’s significant loss of integrity of design, material, workmanship, and immediate setting as a result of extensive alterations and additions has, coupled with the construction of the Northeast Connector and corresponding reroute of access, impacted the integrity of feeling and setting of the farmstead as a whole. There are other farmsteads with bungalow dwellings throughout the region that would be more intact examples worthy of listing in the NRHP.

Property Name	NCHPO Survey Site Number	NRHP Eligibility Recommendation	NRHP Criteria
Moss-Coble Farm	ST0632	Not eligible	Not applicable

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I. PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) proposes to construct a left-hand turning lane at State Route 1650 (Northeast Connector) and State Route 1538 (Moss Springs Road), located within the municipal boundary of Albemarle in Stanly County (TIP No. W-5710AC; WBS No. 44856.1.29; PA No. 18.10-0054). This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA 2015). NCDOT architectural historians established an Area of Potential Effects (APE) for the project and conducted a preliminary investigation, identifying one resource warranting additional study and eligibility evaluation (Figure 1).

In February 2019, NCDOT requested that Cardno, Inc., complete an intensive-level survey and assess the NRHP eligibility of the following resource in the project APE (Figure 2):

- Moss-Coble Farm (ST0632) at 1202 Northeast Connector (PIN 655903006886)

On April 9 and 11, 2019, Cardno architectural historians Lucy Jones and Michelle Sadlier visited the property. The property was visually inspected, and the exterior, interior (when accessible), and setting of its component buildings were documented through written notes and digital photographs.

Basic research conducted prior to the site visit included the Stanly County GIS and tax records and a search of the historic structure records. Copies of prior survey reports and forms for the property were obtained from the North Carolina Historic Preservation Office (HPO). Additional information came from the Stanly County History Center in Albemarle and the Stanly County Register of Deeds. While one of the current property owners verbally agreed to allow Cardno architectural historians to survey the grounds, access to the interior of the house was not granted.

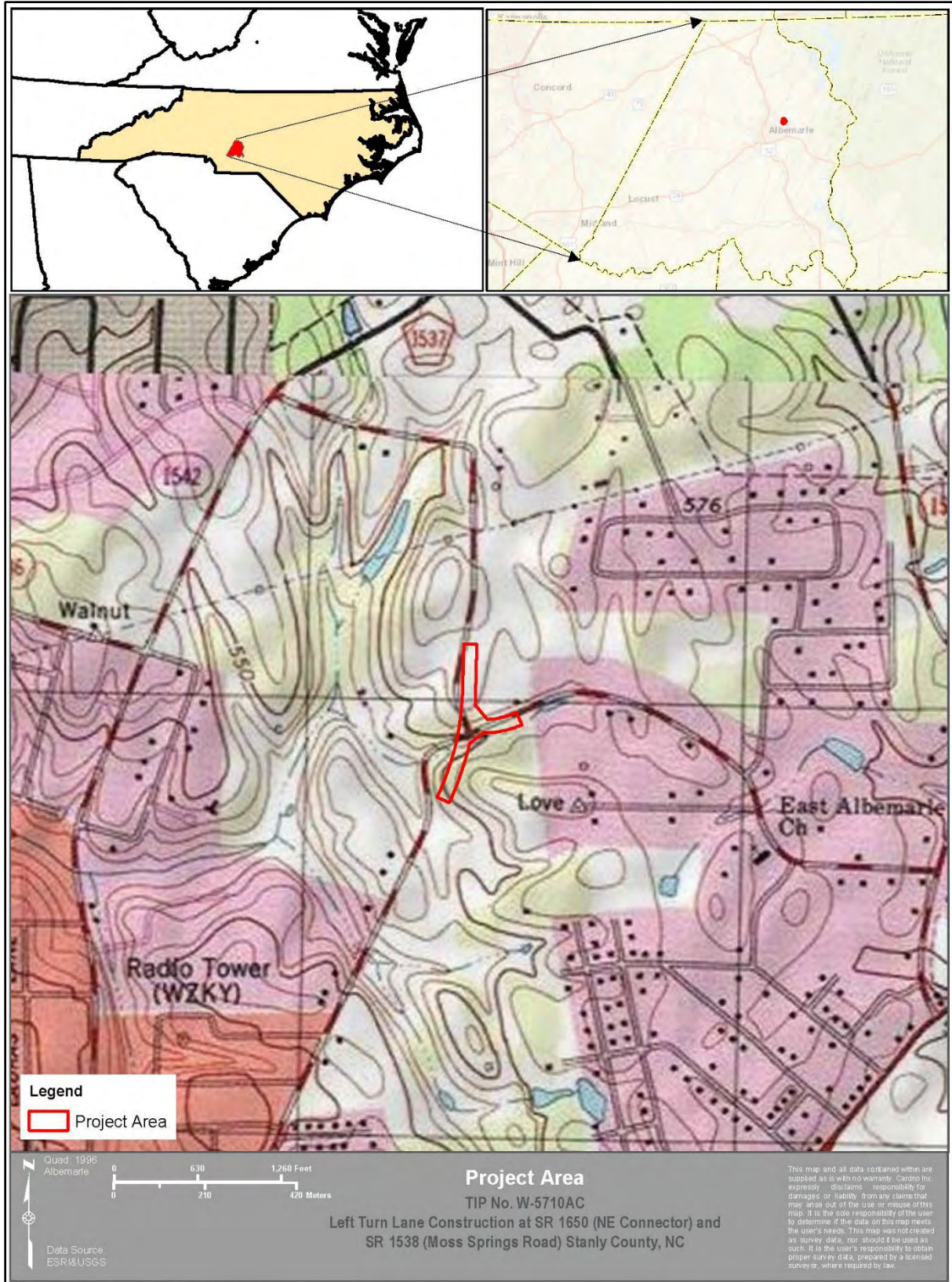


Figure 1. Project location map, Stanly County, North Carolina. This 1996 Quadrangle map shows road alignments prior to the completion of Northeast Connector.

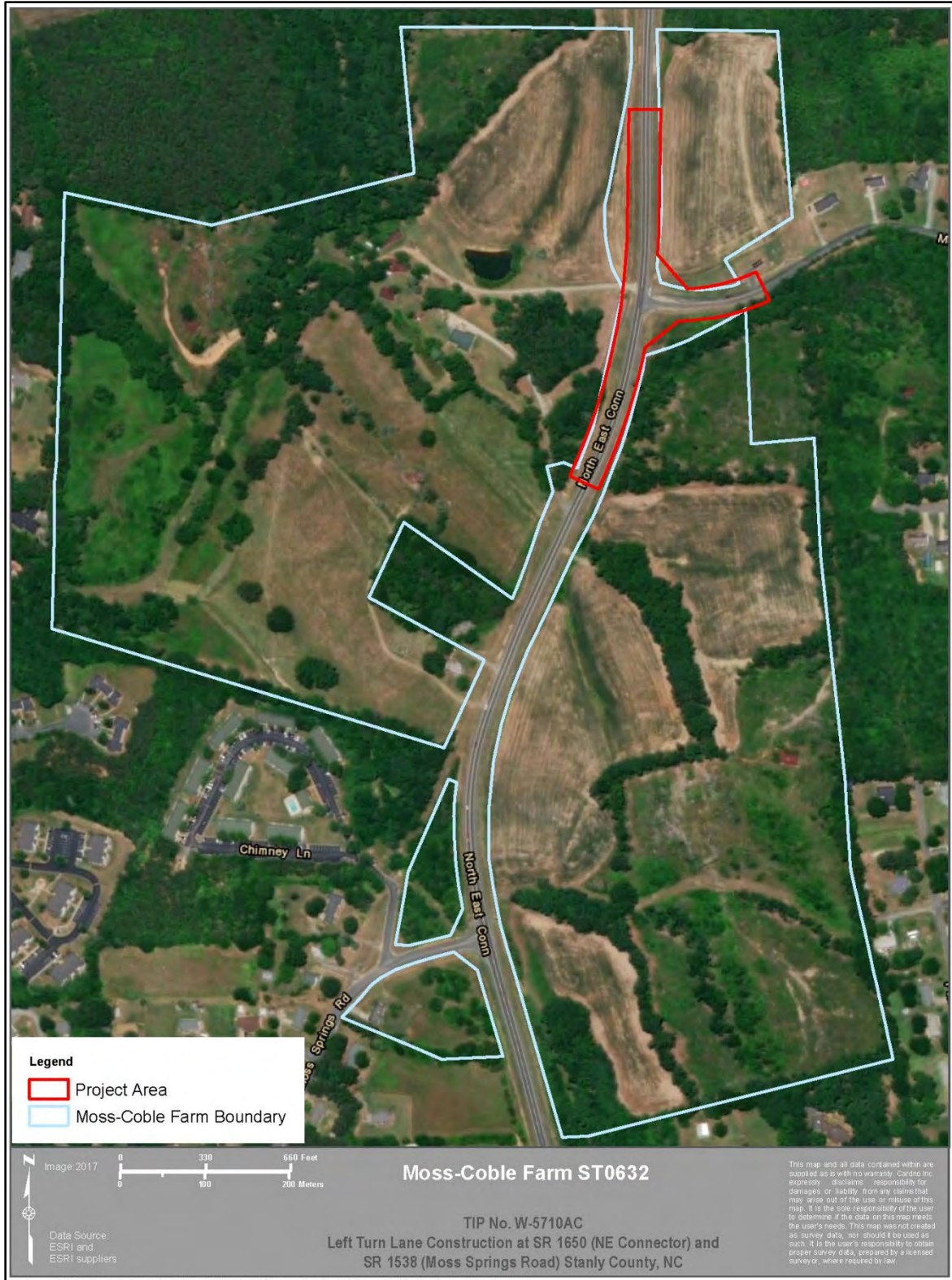


Figure 2. Aerial photograph showing APE and boundary of historic resources. This boundary corresponds to land currently owned by the Coble family.

II. PROPERTY EVALUATION

MOSS-COBLE FARM

Resource Name	Moss-Coble Farm (Figure 3)
HPO Survey Site Number	ST0632
Location	1202 Northeast Connector, Albemarle
PIN	655903006886
Date of Construction	Various
Recommendation	Not Eligible



Figure 3. Moss-Coble Farm, showing the newly paved driveway from Northeast Connector to the dwelling with outbuildings in the background; taken facing west.

SETTING

Located within the municipal boundary of Albemarle in Stanly County, the Moss-Coble Farm is rural in setting. The farm is split by the Northeast Connector (Figure 4 and Figure 5; site plan numbers refer to the maps in Figure 6 and Figure 7), which was constructed to partially replace and regularize Moss Springs Road. The farm's arable fields and deciduous woods provide buffers between the home site and Albemarle's suburban development to the west, southwest, and east of the property. One such stand of trees provides privacy for the home site from the main road. There is also a pond north of the cluster of buildings at the farmstead, adjacent to an arable field (Figure 8).

The construction of Northeast Connector in the early 1990s has altered the setting of the farm. The home site was once located on the west side of Moss Spring Road (Figure 9 and Figure 10) but the Northeast Connector straightened a bend in the road at the former entrance. While the parcel boundaries may have changed, the general outline of the land owned by the Coble family appears to have remained the same despite the newer road configuration.

PHYSICAL DESCRIPTION

The Moss-Coble Farm is composed of a dwelling with 23 outbuildings and other features, most of which are located in the vicinity of the farmhouse on the west side of the Northeast Connector (see Figure 6 and Figure 7). The dwelling is the first building encountered when following the recently paved main driveway into the farmstead. Twenty of the outbuildings and structures fan out west of the dwelling. Some are found in a field with no vehicular access just west of the house, but most are located alongside an unimproved gravel road. This back road is actually a continuation of a road originating at the intersection of Moss Springs Road and Northeast Connector.

The three structures lying on the east side of Northeast Connector are isolated from one another as well as from the core grouping: a shed within the trees just east of Northeast Connector, a granary on the edge of an arable field within a shelter belt some ways from the roadway, and a livestock shelter within a young tree stand east of the granary. Below is a description of the extant buildings at Moss-Coble Farm. A summary table is provided in Appendix B.



Figure 4. View of the Northeast Connector looking north from the end of the main driveway. Shed (Site Plan #22) just visible on the far right.



Figure 5. View of the Northeast Connector looking south from the back or secondary access road to the Moss-Coble farmstead. Shed (Site Plan #22) is hidden in the trees on the lefthand side of the photograph.

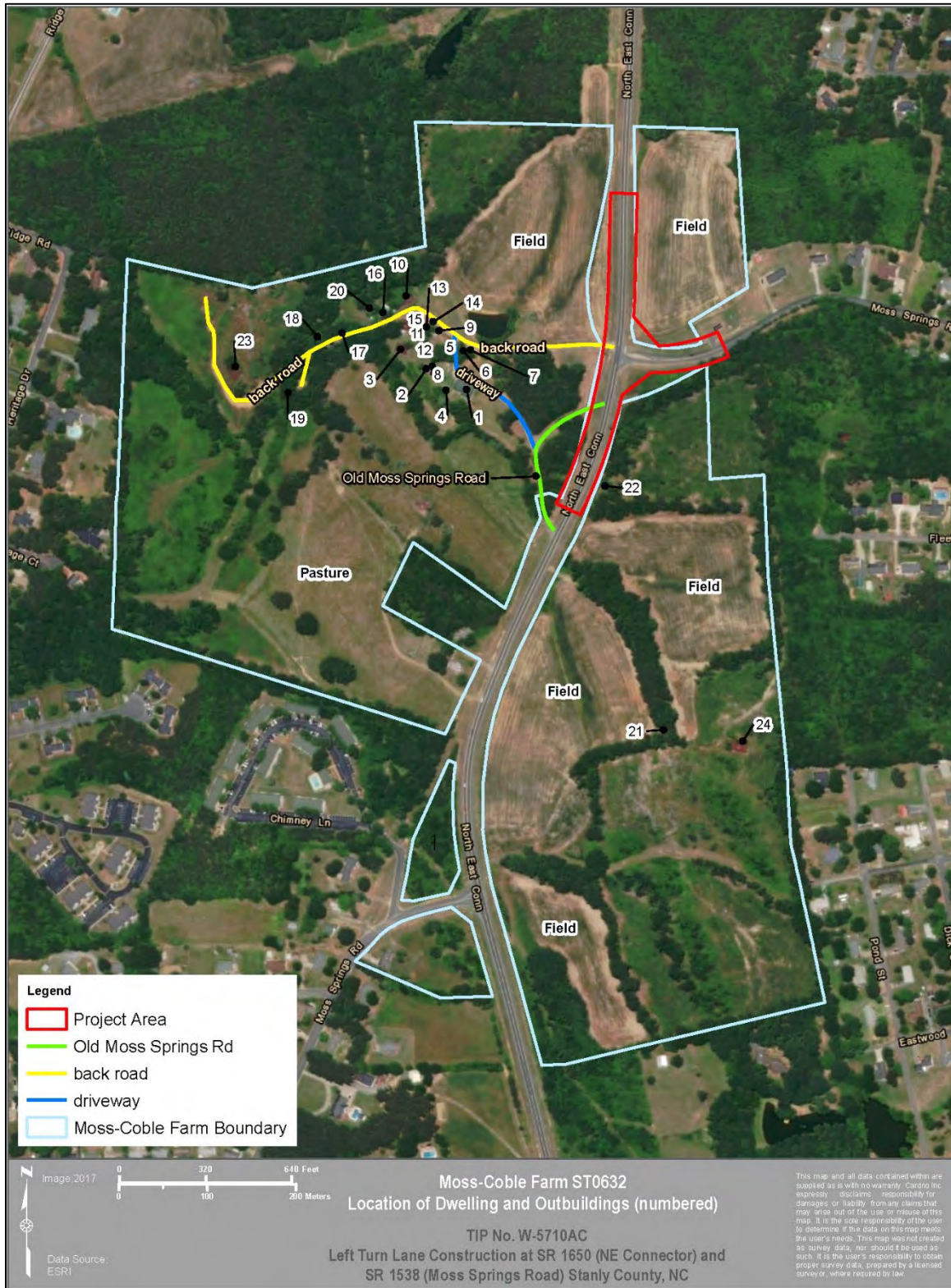


Figure 6. Site plan of Moss-Coble Farm, showing location of historic buildings and structures surveyed.



Figure 7. Detail of site plan of Moss-Coble Farm, showing the core area of the farmstead for ease of reference.



Figure 8. View into the Moss-Coble farm from the intersection of Northeast Connector and Moss Springs Road, taken facing west. This photograph shows the house as viewed through the tree buffer on the left, the back road at center, and the pond and an arable field on the right.



Figure 9. Intersection of Northeast Connector viewed from Moss Springs Road, taken facing west to Moss-Coble Farm.



Figure 10. Former route of Moss Spring Road, taken facing northeast toward Northeast Connector from the paved driveway.

At the heart of Moss-Coble Farm is a one-and-one-half story Bungalow, built ca. 1912, characterized by a shallow-pitch, hip roof pierced by six symmetrically placed hip dormers (Number 1 on Figure 6 and Figure 7). Set on a raised basement on a sloping site, it contains a prominent, one-story wraparound porch on the southeast end of the building. When this property was previously surveyed (Mattson and Pickens 1990), the farmhouse was described in the 1990 survey as being a blend of Victorian and bungalow elements (Figure 11).



Figure 11. Example photographs from 1990 as documented in the North Carolina Historic Preservation Office’s survey file on the Moss-Coble Farm (ST0632). Clockwise from upper left, these represent the north elevation, west elevation, wraparound porch detail, and south elevation.

Significant recent alterations have masked some of the building’s original elements (Figure 12 through Figure 15). These changes include:

- Loss of chimneys, rear screen porch, original windows and shutters;
- New porch supports, classically ornamented balusters, composite decking, and vinyl ceiling treatment which masks exposed framework;
- Gutters and fascia boards that box character-defining rafter tails throughout;
- Installation of vinyl siding, windows, and mock shutters;

- Installation of modern brickwork and alteration of window and door openings at the foundation level;
- Construction of a new partially wrap-around deck in place of the screen porch, using composite decking and classically ornamented balusters;
- Addition of a carport with shallow-pitch, hip roof;
- Installation of mock ventilators with weather vanes on ridge of house and carport; and
- Significant alteration to the immediate landscape around the house, including the removal of trees and installation of an extensive, hardscaped driveway.



Figure 12. Current view of north elevation of the Moss-Coble Farm dwelling, taken facing southwest.



Figure 13. North and west elevations of the farmhouse today, showing new deck, carport, and hardscaping, taken facing southeast.



Figure 14. Current view of south elevation of the dwelling, taken facing north.



Figure 15. Detail of wraparound porch as seen in 2019, illustrating new framing, ballusters, composite decking, vinyl siding, vinyl windows, and applied vinyl shutters, taken facing west.

For organizational purposes, the Moss-Coble Farm outbuildings have been grouped based on circulation patterns and proximity to the dwelling.

Group A: Outbuildings with No Direct Access

Located in closest proximity to the dwelling and its new carport, this group of buildings currently has no direct access via either the paved driveway or gravel access road. Numbered as they appear on the site plan (see Figure 6 and Figure 7), they are:

2. **Corn Crib A** (Figure 16 and Figure 17): This single-story, wood frame structure with unpainted, vented wood planks and clapboard siding was built ca. 1912. There is a lean-to, open-storage area at the west side. The gable roof is clad in rusted, 5V-crimp metal sheeting, which is lost in some areas. The pedestrian entrance is located on the north elevation and has a shed-roof awning, also treated in 5V-crimp metal cladding. The door itself is unpainted vertical planks.
3. **Transverse-Crib Barn** (see Figure 16 and Figure 18): Oriented on an east-west axis, this ca. 1912 lofted barn with central passageway is set on a brick stem wall in five-course American bond with earthen floor. Exterior walls are clad in 5V-crimp metal sheets and are open just below the eaves, resulting in clerestory ventilation in the loft area. Additional ventilation is provided by square openings above the machinery doors at each end of the barn. Neither the openings nor the doors have fenestration units. The gable roof is clad in rusted, 5V-crimp metal sheets.

The interior was partly accessible during survey (Figure 20). Along the inner passageway, there are a number of pens with vented wood planks and plank half-doors set on the brick stem wall. Crossing through the passageway is hindered by its current use as a storage area for building materials and farm equipment. A light fixture indicates that electricity was brought to the barn at some point in the past.

4. **Purple Martin House A** (Figure 19): Ca. 2012 two-level aluminum birdhouse on aluminum pole.
8. **Purple Martin House B** (see Figure 16): Ca. 2012 two-level aluminum birdhouse on aluminum pole.



Figure 16. From left to right, Corn Crib A, Purple Martin House B, and Transverse-Crib Barn (Site Plan # 2, 8, and 3), taken facing west-northwest from the driveway in front of the carport.



Figure 17. North elevation of Corn Crib A (Site Plan # 2), taken facing south.



Figure 18. West and south elevations of the Transverse-Crib Barn (Site Plan # 3), taken facing northeast. A trailer parked next to Machine Shed B (Site Plan # 15) is just visible on the left.



Figure 19. Purple Martin House A (Site Plan # 4) viewed from the end of the paved driveway, taken facing southeast with carport on the left.



Figure 20. Interior of Transverse-Crib Barn (Site Plan # 3), viewed from western entrance facing southeast.

Group B: Outbuildings Accessed off Main Driveway

Also located in relatively close proximity to the farmhouse, this group of buildings is accessed off the main driveway to the farmstead, which is paved and then reduced to overgrown gravel where it meets the gravel back road that leads from Northeast Connector directly to the working farm buildings. These buildings and structures are numbered as they appear on the site plan (see Figure 6 and Figure 7) and described as follows:

5. **Coop A** (Figure 21, Figure 22, and Figure 23): This partially collapsed, wood-frame structure with a gable roof was built ca. 1912. Exterior walls are clad in unpainted clapboard, which is missing in places. The roof is partially covered in rusted, 5V-crimp metal sheets. The only openings are on the south end of the building: a pedestrian door of vertical planks and an unglazed, square, ventilation window treated with chicken wire. The building is set on concrete-block piers.
6. **Smokehouse or Sweet Potato Curing Barn** (Figure 21, Figure 24, and Figure 25): This one-story building appears to have served as either a smokehouse or a sweet potato curing barn as indicated by the venting evident in the eaves of the gable ends and the brick chimney on the northeast corner of the structure. Built ca. 1912, this weatherboard-clad building is set on a brick stem wall partially built into the slope of the ground. The visible portion appears to be set in a running bond pattern. Elevated entrances on the north and south elevations have pedestrian doors of vertical planks. A wood frame, four-light casement window is centrally located on both the east and west elevations. The gable roof

is clad with 5V-crimp sheet metal and exposed rafter ends decorate the eaves on the east and west elevations. The interior was not accessible.

7. **Two-Bay Garage** (Figure 21, Figure 24, and Figure 26): Facing south, the ca. 1940 two-bay garage is wood-frame clad with asbestos shingles. The gable roof clad with 5V-crimp sheet metal has a shallow pitch and exposed rafter ends. Each vehicular opening has vertical plank siding infill; the eastern opening has a vertical plank pedestrian door, and the western opening paired vertical plank pedestrian doors. The structure appears to rest on a concrete slab foundation, but a brick stem wall can be seen under asbestos shingles at the southeast corner. The interior was not accessible.
9. **Granary A** (Figure 27, Figure 29, Figure 30, and Figure 32): Clad with weatherboard, this wood-frame rectangular granary was built ca. 1912. This small, one-story structure faces east and rests on a parged, brick pier foundation. The gable roof is surfaced with 5V-crimp sheet metal and features exposed rafter ends in the eaves on the north and south elevations. A vertical plank wood door is centrally located on the east elevation. The interior was not accessible.
11. **Coop B** (Figure 27 and Figure 28): Facing east, Coop B is a wood-frame rectangular structure built ca. 1912. The exterior of the one-story outbuilding is clad with weatherboard and features a shed roof surfaced with 5V-crimp sheet metal. Rafter ends are exposed in the eaves on the east elevation. Four-panel wood doors provide access on the south elevation, while a vehicular-sized opening has been cut into the north elevation. A window opening with remnants of a sash window is on the east elevation. Openings at the top of the walls provide ventilation. The entire structure is listing to the side and appears in danger of collapse.
12. **Playhouse** (Figure 22, Figure 27, and Figure 31): The one-story square playhouse is a relatively recent addition to the landscape, built ca. 2012. The gable roof is surfaced with composition shingles and extends east to form an entrance porch supported by square wood posts. Openings on the north and south elevations are centrally located but lack window units.
13. **Privy A** (Figure 30 and Figure 32): Privy A is situated immediately west of Granary A. Both Privy A and Privy B are overgrown with vegetation. Estimated to have been built ca. 1912, it may be somewhat younger than Privy B due to its different design. It is clad with weatherboard with corner boards. Its opening is on the north elevation, but the door is missing and a portion of the sheet metal covering the shed roof has fallen. The building appears to rest on loose bricks so is likely to have been moved to this location.
14. **Privy B** (Figure 30 and Figure 32): Privy B is located immediately northwest of Granary A and has paired vertical plank doors facing north. Built ca. 1912, the outbuilding is clad with weatherboard and vertical plank siding topped by a shed roof surfaced with sheet metal. Exposed rafter ends are evident in the eaves on the north and south elevations. Based on photographic evidence, the structure appears to have been moved since the 1990 survey; a foundation was not visible during the current survey.



Figure 21. Group B buildings' setting, with dwelling in middle distance. From left to right, Two-Bay Garage, Smokehouse or Sweet Potato Curing Barn, Dwelling, and Coop A (Site Plan # 7, 6, 1, and 5), taken facing southeast.



Figure 22. Playhouse and Coop A (Site Plan # 12 and 5), taken facing northwest from edge of paved driveway.



Figure 23. South elevation of Coop A (Site Plan #5), taken facing north.



Figure 24. Smokehouse or Sweet Potato Curing Barn and Two-Bay Garage (Site Plan # 6 and 7), south elevations as viewed from end of paved section of driveway, taken facing north.



Figure 25. South and east elevations of the Smokehouse/Sweet Potato Curing Barn (Site Plan #6) taken facing northwest from the paved driveway northwest of the dwelling.



Figure 26. South and east elevations of the Two-Bay Garage (Site Plan #7) taken facing northwest from the paved driveway northwest of the dwelling.



Figure 27. From left to right, Granary A, Coop B, Playhouse, and Coop A (Site Plan # 9, 11, 12, and 5), taken facing northeast.



Figure 28. Coop B (Site Plan # 11), taken facing west-southwest.



Figure 29. Granary A (Site Plan # 9), east elevation, taken facing west-northwest.



Figure 30. North elevations of Granary A and Privies A & B (Site Plan # 9, 13, and 14), taken facing south-southwest.



Figure 31. Playhouse (Site Plan # 12), taken facing northeast.



Figure 32. From left to right, Privies B and A with Granary A (Site Plan # 14, 13, and 9), south elevations as viewed from field near Transverse-Crib Barn, taken facing northeast.

Group C: Working Outbuildings off Gravel Back Road

Located at some distance from the dwelling to the west and northwest is a cluster of outbuildings solely dedicated to the business of agriculture and animal husbandry. They are accessed by a gravel road that degrades as it progresses through the site. There are a number of temporary features scattered throughout the area, including shipping containers and trailers. The permanent buildings and structures, numbered as per the site plan (see Figure 6 and Figure 7), are:

10. **Machine Shed A** (Figure 33 and Figure 34): Constructed ca. 1940, Machine Shed A is a one-story, wood-frame metal structure resting on a concrete-block stem wall. Both the exterior of the building and the roof are clad with 5V-crimp sheet metal. Incorporating three machine bays, the shed roof has a pent roof along the opening on the southeast elevation.
15. **Machine Shed B** (Figure 33 and Figure 35): Oriented to face north, Machine Shed B appears to be the youngest of the three machine sheds, with an estimated construction date of 1991. The lower portion of the building is constructed on concrete block set on a concrete-block stem wall. The upper portion of the structure is wood frame clad with 5V-crimp sheet metal. With four machine bays, the building is open on the north elevation. Surfaced with 5V-crimp sheet metal, the shed roof features a pent roof along the north elevation and extends past the wall on the south elevation to create an overhang. It appears that the eastern portion of this overhang was damaged and is being rebuilt with only framing in place at present. The south wall consists of concrete block along the bottom portion, but remains open framing along the top half of the wall.
16. **Machine Shed C** (Figure 33 and Figure 36): Built ca. 1940, Machine Shed C is the smallest of the machine sheds, incorporating only two bays. The wood-frame structure is clad with 5V-crimp and standing seam sheet metal. The shed roof features a pent roof along the open, northeast elevation and is surfaced with 5V-crimp sheet metal. In poor condition, the roof has bowed and the structure appears in danger of collapse.
17. **Granary B** (Figure 37 and Figure 38): Facing northeast, the ca. 1912 Granary B is a one-story, wood-frame rectangular structure clad with rusting standing seam sheet metal. The gable roof is surfaced with 5V-crimp sheet metal and features exposed rafter ends. Open areas at the top of the wall under the eaves provided the ventilation necessary for the granary. Both entrances, located in the gable ends, are shaded by a shed roof, or pentice, surfaced with 5V-crimp. The openings have vertical plank wood doors. A brick pier foundation supports the structure, but most of the piers are partially encased in sheet metal at the top of the pier.
18. **Animal Shelter** (Figure 37 and Figure 39): Immediately southwest of Granary B, is a small, rectangular structure built ca. 1940 or later that appears to have served as an animal shelter. This structure was not recorded on the 1990 survey plan (Appendix A) so may have been relocated to this position from a field after that time. The steel frame construction is elevated from the ground on steel and wood posts, clad with corrugated metal, and topped by an arched roof surfaced with corrugated metal. The metal panels of the roof appear to

be separating, and, in some places, brick is being used to hold the roof down on the pen. Pieces of irrigation pipe and farm equipment, possibly a field sprayer, are scattered around this structure.

19. **Cattle Pen and Squeeze Gate** (Figure 40): On the south side of the back road, the cattle pen and squeeze gate was not recorded on the 1990 survey plan (Appendix A) so may have been moved to this site later. The chute is a wood-frame structure used to load cattle and is composed of pressure-treated wood piers and diagonally placed wood slats with wood lintels tying the posts together at the top. The metal squeeze gate, used to restrain livestock for medical treatment, is at one end of the pen, which is constructed of metal posts and metal gates linked together to form a corral. At the time of the survey, there were cattle in the pasture to the south of the bungalow farmhouse.
20. **Corn Crib B** (Figure 41 and Figure 42): Built ca. 1912, Corn Crib B is a wood-frame structure set on a replacement concrete block pier foundation, with an entrance facing east. Walls are composed of horizontal wood slats with the open venting necessary for a corn crib. The shed roof is clad with 5V-crimp sheet metal and features exposed rafter ends in the eaves. Given the presence of a concrete-block pier foundation, this structure may have been moved to this site during the Coble family's use of the farm starting in 1940.
23. **Barn**: Located at the end of the back road, this barn appears to have been installed ca. 1950 based on the site plan for the 1990 survey (Appendix A), but was not accessible at the time of the field survey. Recent aerial imagery indicates it is still extant.



Figure 33. General setting of Group C, showing (left to right) Machine Sheds B, C, and A (Site Plan # 15, 16, and 10), taken facing west-southwest.



Figure 34. Machine Shed A (Site Plan # 10), southeast elevation, taken facing west-northwest.



Figure 35. East and north elevations of Machine Shed B (Site Plan # 15), taken facing west-southwest.



Figure 36. Machine Shed C (Site Plan # 16), southeast elevation, taken facing west.



Figure 37. Animal Shelter and Granary B (Site Plan # 18 and 17), taken facing west-southwest.



Figure 38. Granary B (Site Plan # 17), south elevation, taken facing north.



Figure 39. Animal Shelter (Site Plan # 18), taken facing southwest.



Figure 40. Cattle Pen and Squeeze Gate (Site Plan # 19), taken facing west.



Figure 41. Corn Crib B (Site Plan # 20), taken facing northeast from fenceline at Granary B.



Figure 42. Corn Crib B (Site Plan # 20), west elevation, taken facing northeast.

Group D: Working Outbuildings East of Northeast Connector

The three remaining buildings on the Moss-Cable Farm are located on the east side of Northeast Connector. Each is isolated from the other as well as from the core of the farm's structures. Identified by their numbers as assigned on the site plan (see Figure 6), they are:

21. **Granary C** (Figure 43 and Figure 44): Oriented to face north-south, the ca. 1912 Granary C is a wood-frame structure set on a brick pier foundation with the top portion of the piers clad with sheet metal. The outbuilding and the gable roof are surfaced with 5V-crimp sheet metal, of which the wall cladding appears newer than the roof and entrances. The ventilation characteristic of a granary has been covered by the replacement siding. Exposed rafter ends decorate the eaves on the side elevations. The gable ends feature vertical plank wood doors set beneath shed, or pentice, roofs covered with 5V-crimp sheet metal. Northeast Connector is visible from Granary C (Figure 45).

22. **Shed** (Figure 46 and Figure 47): Situated immediately adjacent to the Northeast Connector, this ca. 1912 shed is a rectangular, wood-frame building surfaced with vertical plank siding. The shed roof is covered with 5V-crimp sheet metal, and the structure is accessed by a vertical plank wood door on the west end. Exposed rafter ends are evident in the eaves. A broken meter on the south elevation indicates that this building was once connected to electricity. Although this structure does not appear on the 1990 survey site plan (Appendix A), its design and construction are consistent with the Moss-era of use.

23. **Livestock Shelter** (Figure 48): The ca. 1940 livestock shelter is set in a largely overgrown portion of the property with no visibility from the Northeast Connector. The wood-frame structure has a shed roof surfaced with metal sheets in poor condition with large holes. The south elevation is completely open, while the west and east elevations are have vertical board siding along the roof and at the north end. The north wall has widely spaced vertical boards allowing for ventilation. Cut openings at the east and west ends allow vehicular access but are blocked by metal pipe gates. Based on historical Google Earth imagery, this area was surrounded by more mature trees in 2013 but by 2014, they had been felled. The trees planted since then have grown sufficiently to limit access to the site.



Figure 43. Approach to Granary C (Site Plan # 21) from Northeast Connector, taken facing south-southeast with cotton fields in the foreground.



Figure 44. Granary C (Site Plan # 21), taken facing northeast.



Figure 45. View from Granary C (Site Plan # 21) north-northwest towards the main homesite. Car (identified with red arrow) is parked on Northeast Connector.



Figure 46. Shed (Site Plan # 22) viewed from Northeast Connector, taken facing northeast.



Figure 47. Shed (Site Plan # 22) viewed from Northeast Connector, taken facing east.



Figure 48. Livestock Shelter (Site Plan # 22), taken facing northwest.

HISTORY

Through the late 1800s, the North Carolina Piedmont remained rural, with an economy based heavily on subsistence agriculture supplemented by small cash crops. Following Reconstruction, “some families regained stability and even prosperity, especially those who could combine limited cash crop production with fairly self-sufficient mixed agriculture, professions, or mercantile businesses” (Bishir and Southern 2003:42).

Stanly County’s industrial development and economic growth during the last years of the nineteenth century, and continuing into the early twentieth, came from the extension of railroad lines into the area, increasing availability of raw materials and opening new markets for manufactured goods. New factories ran on hydroelectric power generated along the Yadkin River (Dodenhoff 1992).

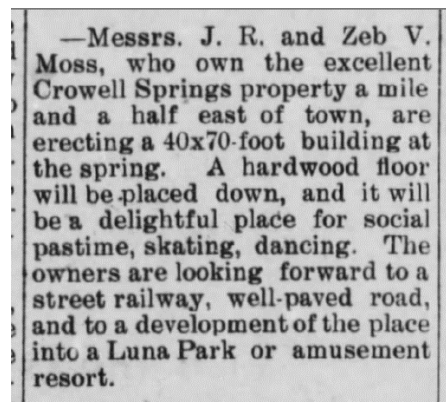
The Whitney Company, established in 1899 by an English mining engineer and a Pittsburgh financier, and its subsidiary, the Whitney Reduction Company, built a dam near New London. The company’s purpose was to generate electricity to power mines and a planned manufacturing town; however, it went bankrupt in 1910. In 1912, the Whitney Company was purchased by French-owned Southern Aluminum Company, which changed the location of the dam under construction, and then completely abandoned the project at the onset of World War I. In 1915, the company’s holdings were acquired by the Aluminum Company of America (ALCOA); ALCOA’s subsidiary Tallassee Power Company finished the dam at Badin and opened its own company town (Dodenhoff 1992).

Arthur Stanhope (A. S.) Moss, the son of an early settler of the Yadkin River region, owned a 717-acre farm in Stanly County prior to the Civil War; he and his wife, Elizabeth Ann Burns, had nine children (Dodenhoff 1992:299). Arthur Moss was one of the farmers who sold land to the Whitney Reduction Company. His son, James Robert (J.R.) Moss (1870-1946) lived in Pennington, an unincorporated community in the northern part of the county (*The Enterprise* [Albemarle, North Carolina] 5 February 1903; Powell and Hill 2010). J.R. Moss was appointed postmaster in 1905, and moved the post office into his home (*Enterprise*, 9 November 1905). In 1906, he built a new house on a lot in East Albemarle, although he and his wife and children continued to live for some years at Moss’ Siding along Whitney’s Reduction Railway (*Enterprise*, 31 May 1906 and 6 September 1906).

James R. Moss personified the ideal of a progressive farmer who also was an entrepreneur. In 1909, he became a partner in an Albemarle grocery company (*Enterprise*, 11 February 1909 and 15 July 1909), and in 1911, he was appointed the city’s building inspector: “All buildings within the incorporate limits will come under Mr. Moss’s surveillance, and old buildings will be inspected annually, and permits will have to be obtained for all new ones” (*Enterprise* 14 December 1911).

In 1909, James and his brother Zebulon Vance (Zeb V.) Moss, bought 100 acres at Crowell Mineral Springs outside Albemarle and built a pavilion there (Stanly County Deed Book 39, Page 131 and Deed Book 40, Page 169) (Figure 49). The previous owner of the property was Rufus A. Crowell, whose sister Ann married Thomas Moss, another of J.R.’s brothers (*Enterprise* 17 October 1907;

Ancestry 2015); the Crowell and Moss families had been neighbors near New London. In December 1910, the brothers floated the idea of building a hotel at the spring, which was never realized (*Winston-Salem Journal*, 27 December 1910). The following year, Moss dabbled in delivering mineral water from their property to homes and offices in Albemarle (*Enterprise*, 18 May 1911). In July 1911, J.R. bought out his brother's share of the spring (Deed Book 43, Page 179).



—Messrs. J. R. and Zeb V. Moss, who own the excellent Crowell Springs property a mile and a half east of town, are erecting a 40x70-foot building at the spring. A hardwood floor will be placed down, and it will be a delightful place for social pastime, skating, dancing. The owners are looking forward to a street railway, well-paved road, and to a development of the place into a Luna Park or amusement resort.

Figure 49. *Enterprise*, July 28, 1910.

Several mineral spring resorts were established in Stanly County during the late nineteenth century, including Rocky River Springs and Misenheimer Springs, and these resorts briefly flourished in the early twentieth century. “Guests were met at the railroad and taxied to the resorts by horse-drawn carriages. The Fourth of July celebrations at the resorts became legendary. Fireworks, dances, ball games, horseshoe pitching, swimming and buckets of lemonade were all part of the fun” (Dodenhoff 1992:32). Indeed, lemonade, fish fries, Sunday school picnics, and evening dances were all part of the entertainment offered at Moss Springs, yet it never became a full-fledged park or resort (*Albemarle Press*, 13 August 1925).

In April 1913, T.H. Vanderford, J.R. Moss, and W.L. Cotton, as the incorporators of The Albemarle-Whitney Railway Company, received a state charter allowing them to build and operate transportation lines within 50 miles of Albemarle, including electric streetcar tracks (*Wilmington Star*, 15 April 1913). Work on a new county road from Albemarle out to the springs on Moss’ property began in the summer of 1915: “The old road will be made wider, graded and made an ideal automobile speedway” (*Greensboro Daily News*, 3 August 1915).

This will not only be of untold advantage to those living in that section, but will afford an opportunity to the people of Albemarle to spend their evenings at the mineral springs. The entire road will be illuminated with electricity, and the beautiful grove around the springs will thoroughly lighted also. The dancing pavilion will be overhauled and lighted with electricity. (*Greensboro Daily News*, 3 August 1915)

Even as he was pursuing these commercial endeavors, Moss cultivated an image of himself as a progressive farmer. A 1920 newspaper article featured a photograph of his Hereford cattle, with the bungalow and a barn visible in the background.

Mr. Moss is not only a farmer who believes in building up his soil and raining everything he needs to eat first, and cotton next, but he also believes in taking on the latest and most modern conveniences around his home and premises. He lives in a large twelve-room dwelling which is fitted up with sewer, bath and electric lights. He also has electric lights in all of his Privies, including barns and granaries. (*Stanly News-Herald*, 23 November 1920)

When purchased in 1909, there were no farm improvements on the property. Eleven years later, in 1920, Moss Springs Farm comprised 250 acres (100 of which were under cultivation) and three tenant houses in addition to the aforementioned buildings (Figure 51). Moss grew 44 acres of clover, upon which his Jersey and Hereford cattle grazed, producing beef, milk, and butter. He also raised sheep and registered Duroc hogs. “He raises all the meat his family can use, and always has a large amount for sale” (*Stanly News-Herald* 23 November 1920). A novelty for Stanly County was the farm’s silo, 10 feet across and 20 feet high, where green corn was stored for use as livestock feed in the winter; the silo is no longer standing at Moss-Coble Farm. Flocks of turkeys, chickens, geese, guineas, and ducks flourished and provided yet another supplement to the family’s income. Water lines ran to the barn and to flower “pits.” The Mosses used the house’s basement to grow flowers and tropical fruit (*Stanly News-Herald* 23 November 1920; Mattson and Pickens 1990).

Envisioning the suburban growth of Albemarle eastward, and perhaps in need of capital, Moss carved 20 building lots and 10 small farm tracts out of his farm to be offered at public auction in July 1922 (Figure 50; *Stanly News-Herald*, 14 July 1922),

This is one of the best farms in Stanly County, and is located just where Albemarle will no doubt, in the near future engulf and dot with city improvements and developments. The eastern suburbs are already well built up with nice homes within sight of this property.

There is approximately 130 acres of this farm open for cultivation; 100 acres of which is highly improved and sodded in clover. A good road leading to the center of this property at which point there is a lasting mineral springs with high chemical analysis and surrounded by a grove of beautiful virgin shade trees. An ideal spot for health, comfort and recreation. A driveway or boulevard encircles this spring, making a beautiful park of about three acres with the spring in the center. A dancing pavilion also occupies the park. To this boulevard has been cut 15 large shady lots fronting the park. The park and spring will be reserved for the benefit of the purchasers of this development. An ideal location for a club. (*Stanly News-Herald*, 18 July 1922).

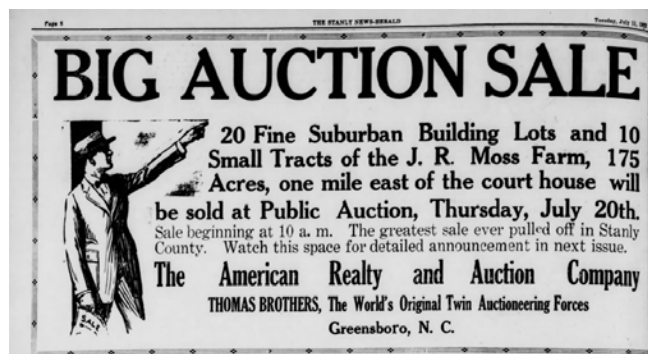


Figure 50. *Stanly News-Herald*, 11 July 1922.

Although the 1922 plat map (Figure 51) indicates that the land was subdivided formally, the lack of development in the platted area and the continued ownership of the partitioned land by one family today suggests that the auction may not have been a success.

The dissolution of the Albemarle & Whitney Railway Company in January 1923 coincided with Moss' continuing efforts to sell off his property for development as a park or country club (*Albemarle Press*, 11 January 1923 and 2 August 1923).

By the 1920s, however, the resorts had waned in popularity and were falling into disrepair. The family automobile offered new recreational opportunities. Medical advances began to discredit spring cures (Dodenhoff 1992:32).

Finally, in April 1926, Moss sold his farm to Albemarle Country Club, Inc. (Deed Book 78, Page 129), and he and his family moved to High Point in Guilford County (*Albemarle Press*, 17 June 1926; *High Point Enterprise*, 27 January 1961). Mr. and Mrs. C.A. Miller moved in as caretakers, and portions of the residence were set aside as club rooms (*Albemarle Press*, 17 June 1926).

The new owners of this property are elated over the outlook for a splendid country club in the near future; also, the possibility of a desirable residential section. Negotiations are being carried on with civil engineers and landscape architects and when the proposition is properly financed, to lay out streets and park places and develop a golf course and other play grounds – a general development will be put on. (*Albemarle Press*, 17 June 1926).

These plans were never realized, and in 1933, the corporation conveyed the Moss Springs property to the heirs of A.C. Heath, who had been one of the investors (Deed Book 94, Page 573).

After World War II, Stanly County was still largely agricultural, with approximately 2,700 farmers. Main crops included lespedeza (for hay), wheat, corn, oats, and cotton. Commonly raised livestock included dairy cattle, chickens, turkeys, and hogs (Baldwin Directory Company 1947). In 1940, brothers William Henry Coble, Jr., and J. J. Coble purchased the former Moss Springs Farm from the Heath estate (Deed Book 116, Page 564). A few years later, the brothers each sold a 1/6 interest to their sister, Sue Coble (Deed Book 126, Page 138; Deed Book 149, Page 150). Sue Coble, who was born in 1921, worked for Wiscassette Mills Company for 45 years (Hartsell Funeral Homes 2019). James Jack Coble died in 1956, his heirs being his widow Lois and their son James C. Coble (Deed Book 1364, Page 997). Will Coble continued to farm the property, which was also the residence of several family members (Hill Directory Company 1964; Figure 52).

Sue Coble, James C. and Martha B. Coble, Lois H. Coble Gibson and her husband Dossie L. Gibson were the owners in 1996 when the NCDOT obtained land for the Northeast Connector right of way along with drainage and slope easements (Deed Book 779, Page 415; Transportation Project 9.8100163, I.D. #U-2400, Stanly County). Lois Gibson passed away in 2011 and Sue Coble in January 2018.

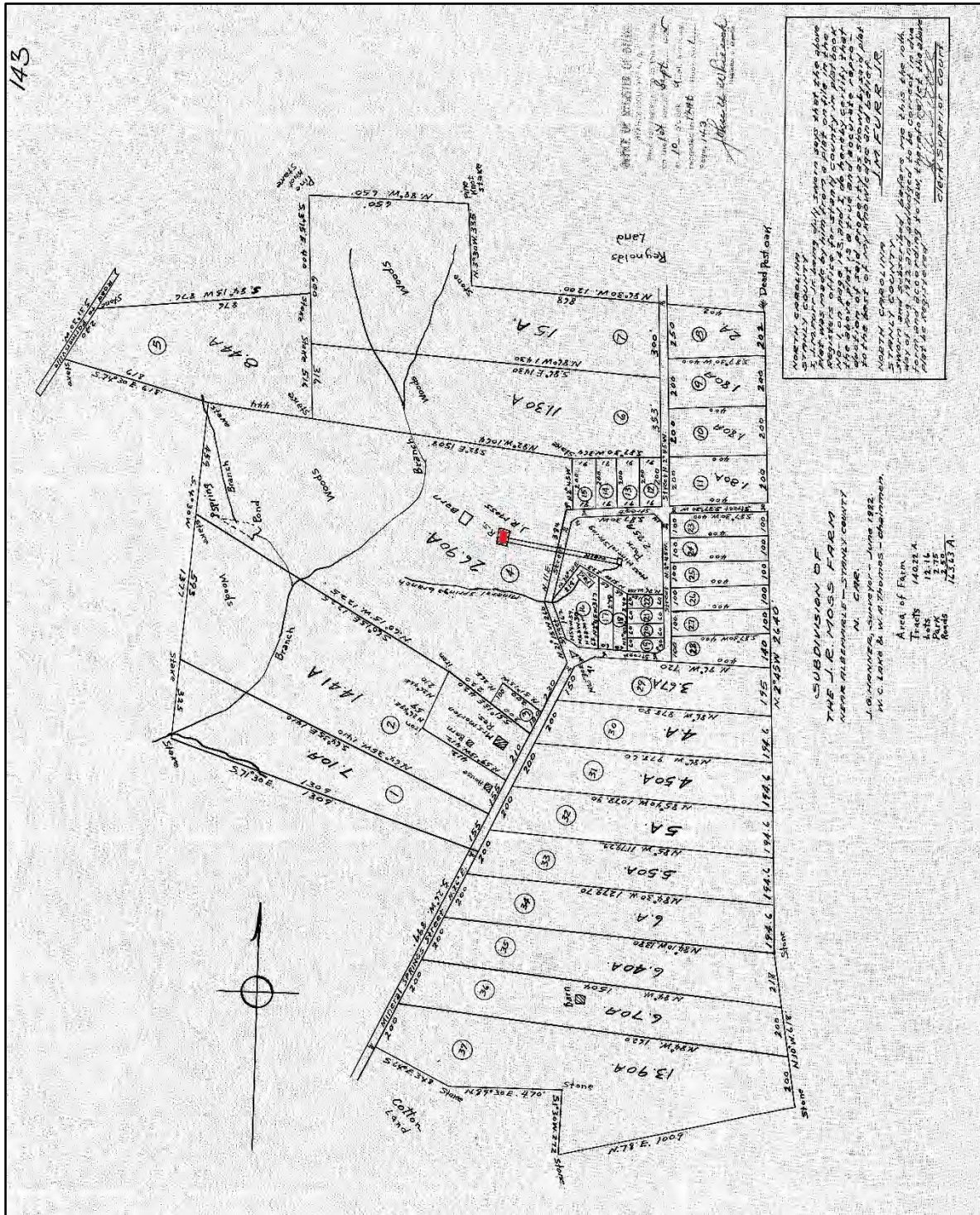


Figure 51. 1922 plat map showing the location of the J.R. Moss Farm as it was soon to be subdivided. The farmhouse is marked in red; the barn is located west of the dwelling. “Mineral Springs Street” would later become Moss Springs Road, which was partly subsumed by Northeast Connector in the 1990s.

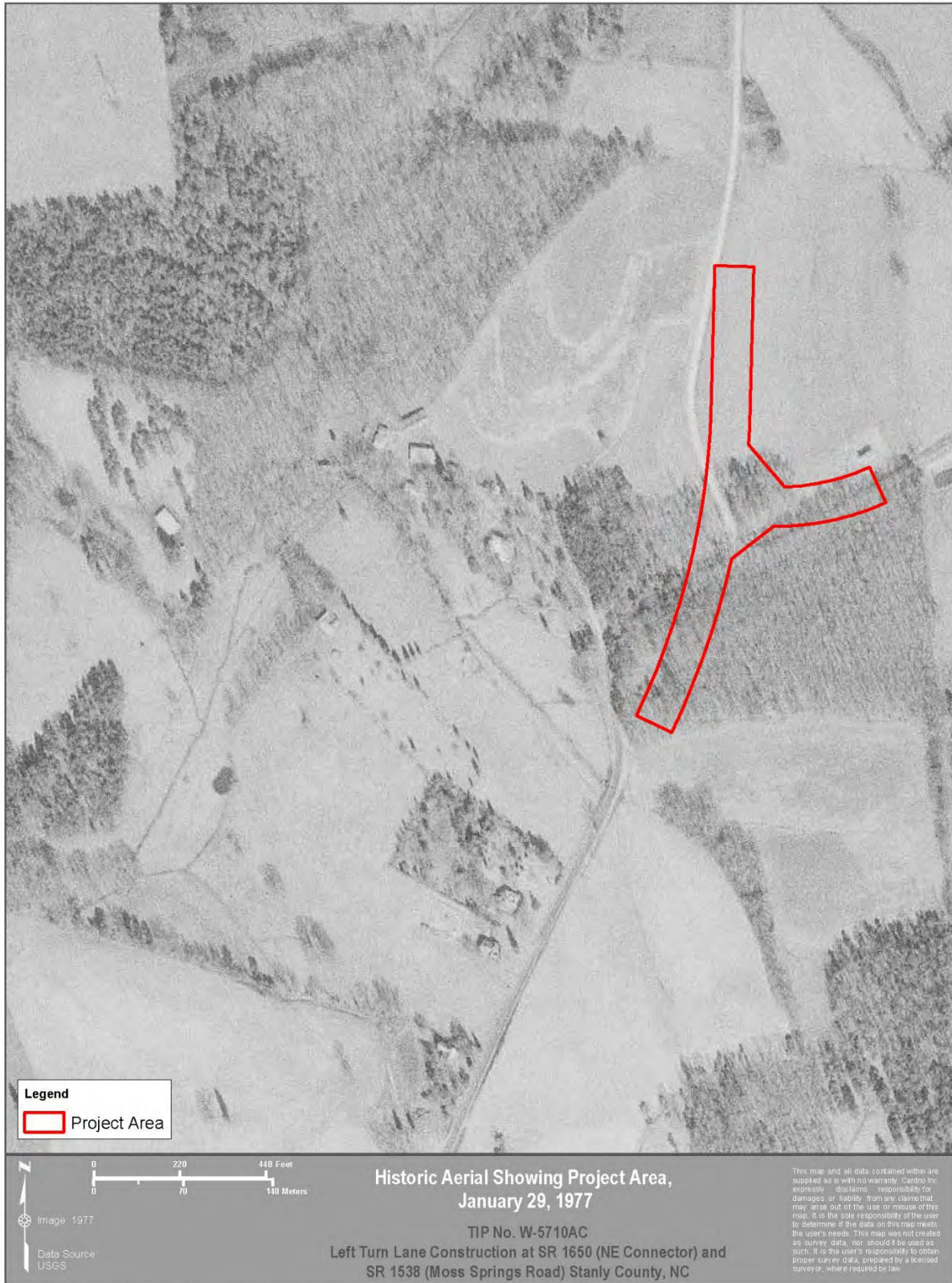


Figure 52. An aerial image from 1977 illustrates the rural character that surrounded Moss-Coble Farm at the time.

ARCHITECTURAL CONTEXT

The bungalow became a popular house type in North Carolina in the early twentieth century.

Bungalows suited North Carolina's needs and habits. They were cheaply and easily built. They ranged in size and elaboration to accommodate all economic levels, and they communicated a message of simplicity, unpretentious coziness, and modernity. Their characteristic broad eaves and deep porch fit the climate...(Bishir 2005:500).

Large one-and-a-half story bungalows with dormers fit well with the ideals of forward-thinking farmers: efficiency and modernity, health and worthiness.

Within Stanly County, the **Lipe-Whitley Bungalow** (ST0074, 37615 Pauls Crossing Road, Richfield) "exemplified the model of progressive rural living. Its weatherboarded walls, deep porch, and respectable but unpretentious character give the large bungalow...a comfortable place among the region's sequence of substantial farmhouses" (Bishir 2005:502).

The area surrounding the Lipe-Whitley Bungalow is still agricultural, although increasingly suburban. The house itself retains its historic setting, location, design, and a fair amount of material. Some alterations have occurred, most notably replacement of porch columns, enclosure of eaves, removal of brackets, and the addition of a rear porch (Figure 53 and Figure 54). In addition to a garage, the property contains two outbuildings located to the north (Figure 55). The largest of these appears to be used for non-farming commercial purposes (Horizon Hydraulic Sales & Service Inc.: www.horizonhydraulic.com).

This early 1920s bungalow was the home of Levi and Jane Lipe; he was a farm demonstrator. "At the time he built the farmhouse, [he] was a prosperous, well established farmer and community leader. The tall windmill that was the hallmark of Levi Lipe's progressive farm program in western Stanly County stands west of the farmhouse" (Dodenhoff 1992:305).



Figure 53. Lipe-Whitley Bungalow, taken facing north.



Figure 54. Lipe-Whitley Bungalow, taken facing northeast.



Figure 55. Historic and modern outbuildings associated with the Lipe-Whitley Bungalow, taken facing southwest.

The **Hatley Farm**'s one-and-one-half story, gable-roof bungalow, built in the early twentieth century, features a central, clipped-gable dormer, full-length front porch, and side porte-cochere (ST0689, 24108A South Business 52, Albemarle) (Figure 56). Less common for the Craftsman style, the farmhouse is brick clad with two-part, straight-sided piers to the front porch and porte-cochere. The side brick chimney has been retained. Access to the site was limited but it appears that the fenestration units may have been replaced with vinyl units. Otherwise, the windshield survey indicates that the Hatley Farm retains the high integrity described in Dodenhoff 1992 (129), with multiple red-painted, shiplap-clad, wood-framed outbuildings set behind the house in a courtyard pattern retaining a high-degree of original fabric, workmanship, and design (Figure 57).



Figure 56. The Hatley Farm viewed from the right-of-way, taken facing west.



Figure 57. Hatley Farm outbuildings, taken facing west.

The **Boone-Hathcock Farm** (ST0134, 4455 NC 205 Highway South, Big Lick) consists of a farmhouse set back from State Route 1110 with multiple outbuildings of historic appearance (Figure 58 and Figure 59). The dwelling was described by Dodenhoff in 1992 as a former L-shaped farmhouse reoriented and remodeled with Craftsman details in 1937 (Figure 60). The farmhouse has recently lost integrity of material, design, and workmanship due to renovations that included new siding, introduction of a new window in the front porch gable, a new side addition, replacement of windows with vinyl units, boxing of exposed rafter tails, and alterations to the rear roof pitch. These changes have a negative impact in the ability to read the historical phases of the building and bring into question the farm's eligibility for listing in the NRHP.



Figure 58. Boone-Hathcock Farm, as viewed from the right-of-way, taken facing southwest.



Figure 59. Boone-Hathcock Farmhouse, taken facing northwest.



Figure 60. Boone-Hathcock Farmhouse as illustrated in Dodenhoff 1992 (163).

Compared to these examples, the number of outbuildings at the Moss-Coble Farm is unusually large and disperse, extending across a broad swath of the farm rather than being clustered behind the residence. However, like its contemporaries, the Moss-Coble Farm demonstrates a continued use that adapted to changes in the county's agricultural economy and production methods throughout the twentieth century.




SIGNIFICANCE

Integrity

The Moss-Coble Farm does not possess sufficient integrity to be recommended eligible for the NRHP. As a historic resource that has taken on a more domestic use and appearance in recent years, the core of the farmstead has suffered a loss of integrity of design, setting, materials, workmanship, and feeling (Figure 60 and Table 1).

The dwelling has been the subject of significant recent alterations that have over-formalized the appearance of the building and added new features more in keeping with a suburban rather than farmstead residence. These modifications have removed enough character-defining features that the building no longer readily represents its type as an early twentieth-century farmhouse. At the same time, agricultural buildings appear to be underused or abandoned. Their condition since the 1990 survey has declined and some are no longer extant. The removal of trees and other mature plantings in favor of a paved driveway and lawn further detracts from the property's former character as an early twentieth-century farmstead. Finally, the recent introduction of new buildings and structures such as the carport and child's playhouse have introduced modern elements that would not have been present on a historic farm.

Table 1. Comparison of Photographs Taken for 1990 and 2019 Surveys

View	1990 Survey Photo	2019 Survey Photo
<p>From driveway to north side of dwelling, taken facing west. NOTE: Material changes to dwelling, hardscaping & loss of trees</p>		
<p>From driveway near northwest corner of dwelling, taken facing west-northwest. NOTE: Loss of building in foreground, hardscaping & loss of trees</p>		
<p>At intersection of driveway & back road, taken facing southeast towards house. NOTE: Overgrowth of road & loss of landscape buffer between domestic & working parts of farm</p>		



In addition, the property’s earlier attempted use as a mineral spring resort is no longer read in the landscape of the Moss-Coble Farm. The construction of Northeast Connector in the 1990s appears to have covered over the original location of the springs. This survey did not locate the pavilion described in some of the historical literature and identified in a 1922 plat map (Figure 51). The wooded area that may once have been associated with the springs now reads as a privacy screen for the farmstead rather than the setting for a resort (Figure 61). The cumulative impact of these changes means that the Moss-Coble Farm does not have sufficient integrity to convey the property’s history.



Figure 61. Wooded area just north of the former route of Old Moss Springs Road, taken facing north.

Evaluation Criteria

The Moss-Coble Farm (ST0632) was historically associated with an early-twentieth-century mineral springs resort as well as with progressive agricultural trends in Stanly County; however, it no longer retains sufficient integrity of design or material to convey those associations. This resource is not recommended as eligible for listing in the NRHP under Criterion A (Event).

The Moss-Coble Farm was previously owned and managed by James R. Moss, a progressive farmer, merchant, and entrepreneur in Albemarle and Stanly County during the early twentieth century. However, those elements of the property most representative of his productive life are either altered (the bungalow, for example) or no longer standing, such as the silo and pavilion. This resource is not recommended as eligible for listing in the NRHP under Criterion B (Person).

The Moss-Coble Farm, either collectively or individually, no longer embodies the distinctive characteristics of a mineral springs resort or an early-twentieth-century farmstead. The property does not represent the work of a master, nor does it possess high artistic value. This resource is not recommended as eligible for listing in the NRHP under Criterion C for its physical design and construction.

As an altered example of common types of construction and design, the Moss-Coble Farm is not recommended as eligible for listing in the NRHP under Criterion D for its potential to yield information important in the history of the state.

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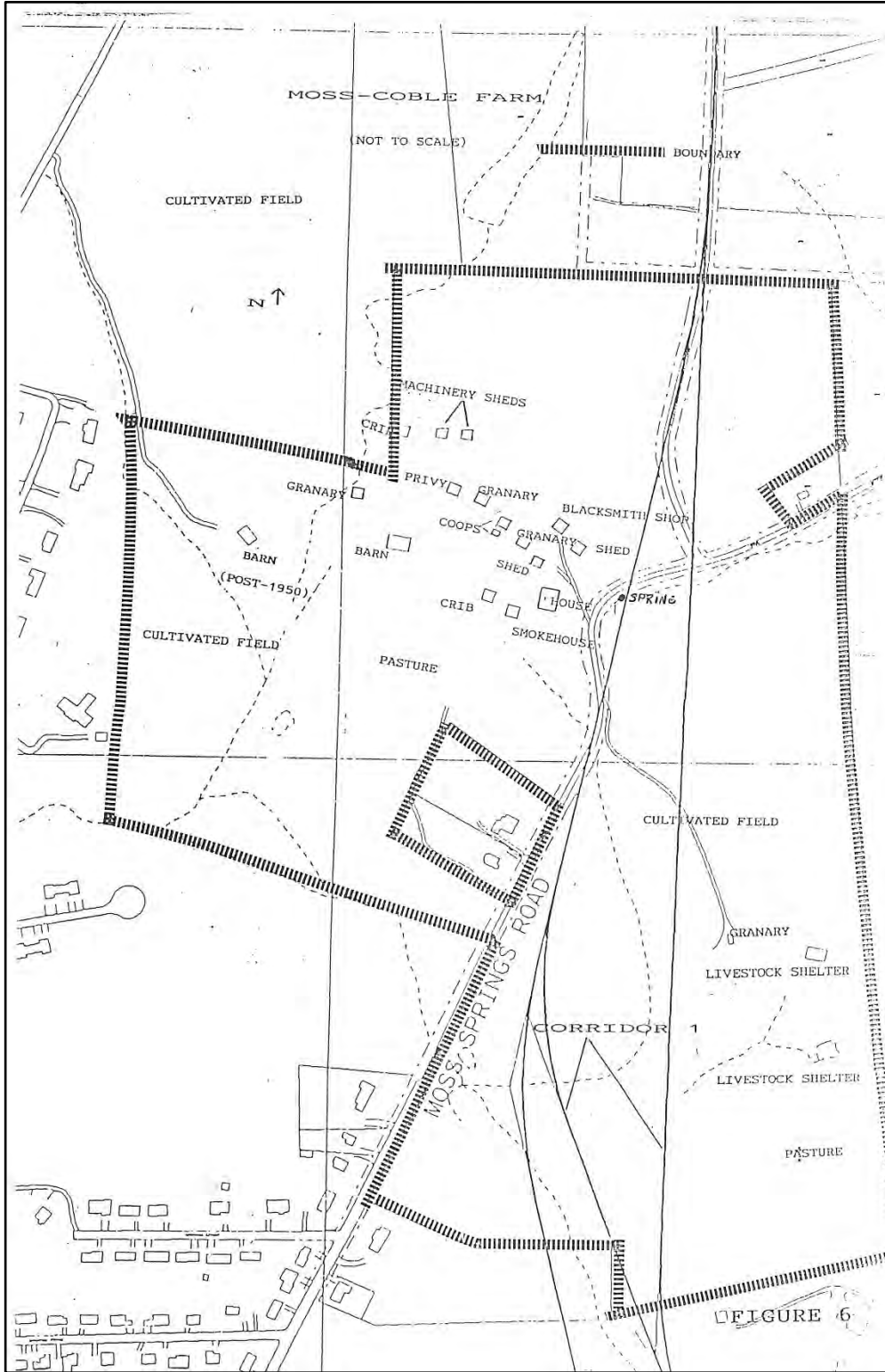
Stanly News-Herald (Albemarle, North Carolina)

Wilmington Star (Wilmington, North Carolina)










Winston-Salem Journal (Winston-Salem, North Carolina)










APPENDIX A










Site Plan from 1990 Pickens and Mattson Survey of Moss-Coble Farm
Courtesy of North Carolina Historic Preservation Office













APPENDIX B
Summary of Moss-Coble Farm Buildings and Structures

Map #	Feature	Build Date	NCHPO Property File Photo (ca. 1990)	Current Photo
1	Dwelling	ca. 1912, ca. 2012		
				
2	Corn Crib A	ca. 1912		
3	Transverse-Crib Barn	ca. 1912		
4	Purple Martin House A	ca. 2012	Not on 1990 site plan	

Map #	Feature	Build Date	NCHPO Property File Photo (ca. 1990)	Current Photo
5	Coop A	ca. 1912 (new piers)		
6	Smokehouse / Sweet Potato Curing Barn	ca. 1912		
7	Two-Bay Garage	ca. 1940		
8	Purple Martin House B	ca. 2012	Not on 1990 site plan	
9	Granary A	ca. 1912		

Map #	Feature	Build Date	NCHPO Property File Photo (ca. 1990)	Current Photo
10	Machine Shed A	ca. 1940		
11	Coop B	ca. 1912		
12	Playhouse	ca. 2012	Not on 1990 site plan	
13	Privy A	ca. 1940		
14	Privy B	ca. 1912		

Map #	Feature	Build Date	NCHPO Property File Photo (ca. 1990)	Current Photo
15	Machine Shed B	ca. 1991	Not on 1990 site plan	
16	Machine Shed C	ca. 1940		
17	Granary B	ca. 1912	On 1990 site plan but no photo provided	
18	Animal Shelter	after 1990	Not on 1990 site plan	
19	Cattle Pen & Squeeze Gate	after 1990	Not on 1990 site plan	

20	Corn Crib B	ca. 1912	On 1990 site plan but no photo provided	
21	Granary C	ca. 1912	On 1990 site plan but no photo provided	
22	Shed	ca. 1912	Not on 1990 site plan	
23	Barn	ca. 1950	On 1990 site plan but no photo provided	
24	Livestock Shelter	ca. 1940	On 1990 site plan but no photo provided	