



**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

September 20, 2019

MEMORANDUM

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

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

SUBJECT: Install Roundabouts, Old State Road North, Sheriff Johnson Road, & Leslie Campbell Road,  
Lillington, W-5706L, PA 19-03-0026, Harnett County, ER 19-2689

Thank you for your August 26, 2019, memorandum transmitting the above-referenced report. We have reviewed the report and concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons cited in the report.

- ◆ Franklin Farm (HT1240)
- ◆ Joseph Penny Farm (HT1242)
- ◆ Ted Penny Farm (HT1241)
- ◆ Penny Family Rural Historic District (HT1243)

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](mailto: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](mailto:mfurr@ncdot.gov)

**Received: 08/30/2019**  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

**ER 19-2689**

August 26, 2019

Due -- 9/24/19

MEMORANDUM

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

H- *earley*  
*9/19/19*

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

**SUBJECT:** W-5706L: Lillington Roundabouts, PA No. 19-03-0026, Harnett 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.

# Historic Architectural Resources Survey Report

## **Lillington Roundabouts**

### **Harnett County, North Carolina**

TIP No. W-5706L

WBS No. 44852.1.12

PA No. 19-03-0026

Report prepared for

## **North Carolina Department of Transportation**

Report prepared by



[www.meadhunt.com](http://www.meadhunt.com)

August 2019

# HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

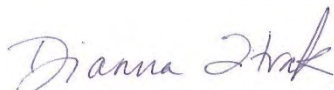
## Lillington Roundabout Harnett County North Carolina Department of Transportation

TIP No. W-5706L  
WBS No. 44852.1.12  
PA No. 19-03-0026

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

Report prepared by:  
Mead & Hunt, Inc.  
2440 Deming Way  
Middleton, WI 53562

August 2019



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Dianna Litvak, Principal Investigator  
Mead & Hunt, Inc.

8/19/2019

Date

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

Date

## Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to construct roundabouts on North Carolina (NC) 27 E at the intersection with State Route (SR) 2084 (Leslie Campbell Avenue) and SR 1006 (Old Stage Road), and the intersection with SR 1516 (Sheriff Johnson Road), in east-central Harnett County. The study area is located between the incorporated towns of Coats to the east and Buies Creek to the west. The Area of Potential Effects (APE)/Study Area for the proposed project includes three historic-age properties identified by NCDOT historians that are adjacent to the planned roundabouts (see Section 2 for a map of the APE).

In May 2019 the NCDOT requested Mead & Hunt, Inc. (Mead & Hunt) complete an intensive historical architectural resources evaluation of three resources and one potential historic district in the APE/Study Area. The scope of work included preparation of a written report with photographs of the component buildings, structures, and landscapes; architectural and historic context of the project area; and National Register of Historic Places (National Register) evaluations of the three properties and one potential district. The project was undertaken to comply with requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT's current *Historic Architecture Group Procedures and Work Products* (October 2015) and the North Carolina Historic Preservation Office's (NCHPO's) *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*.

Information was provided by the NCHPO regarding previously surveyed resources near the APE/Study Area, which included residential properties. A Microsoft Access generic database was used to provide the NCHPO with database entries for surveyed resources. Geospatial data of properties within the APE/Study Area was also prepared as part of the project.

As a result of the intensive evaluation, Mead & Hunt recommends that none of the identified properties are eligible for the National Register (see the table below).

Property name and site number	Address	PIN	National Register eligibility recommendation
Franklin Farm/HT1240	270 Sheriff Johnson Road	0680-57-6113.000	Not Eligible
Joseph Penny Farm/HT1242	2140 NC 27 E	0680-65-8918.000	Not Eligible
Ted Penny Farm/HT1241	130 Sheriff Johnson Road	0680-66-4503.000	Not Eligible
Penny Family Rural Historic District/HT1243	2140 NC 27 E 130 Sheriff Johnson Road	0680-65-8918.000 and 0680-66-4503.000	Not Eligible

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## 1. Introduction

This report was prepared to assist the North Carolina Department of Transportation (NCDOT) in providing environmental clearances, including Section 106 of the National Historic Preservation Act of 1966 (Section 106) consultation, for the proposed construction of traffic circle roundabouts on North Carolina (NC) 27 E in east-central Harnett County. Located between the incorporated towns of Coats to the east and Buies Creek to the west, the project area is centered on a triangular roadway configuration formed by NC 27/Leslie Campbell Avenue to the south, SR 1006/Old Stage Road to the northwest, and SR 1516/Sheriff Johnson Road, to the northeast. The proposed roundabouts are on NC 27E at its intersection with SR 1006/Old Stage Road and SR 2084/Leslie Campbell Avenue, and at its intersection with SR 1516/Sheriff Johnson Road. The general project area is characterized as rural, with new residential development encroaching from the west. The Area of Potential Effects (APE)/Study Area is located along NC 27 E, approximately 4 miles west of Coats and 1.43 miles east of Buies Creek in the northeastern portion of Harnett County. Lillington, the county seat, is located 6.8 miles west of the APE.

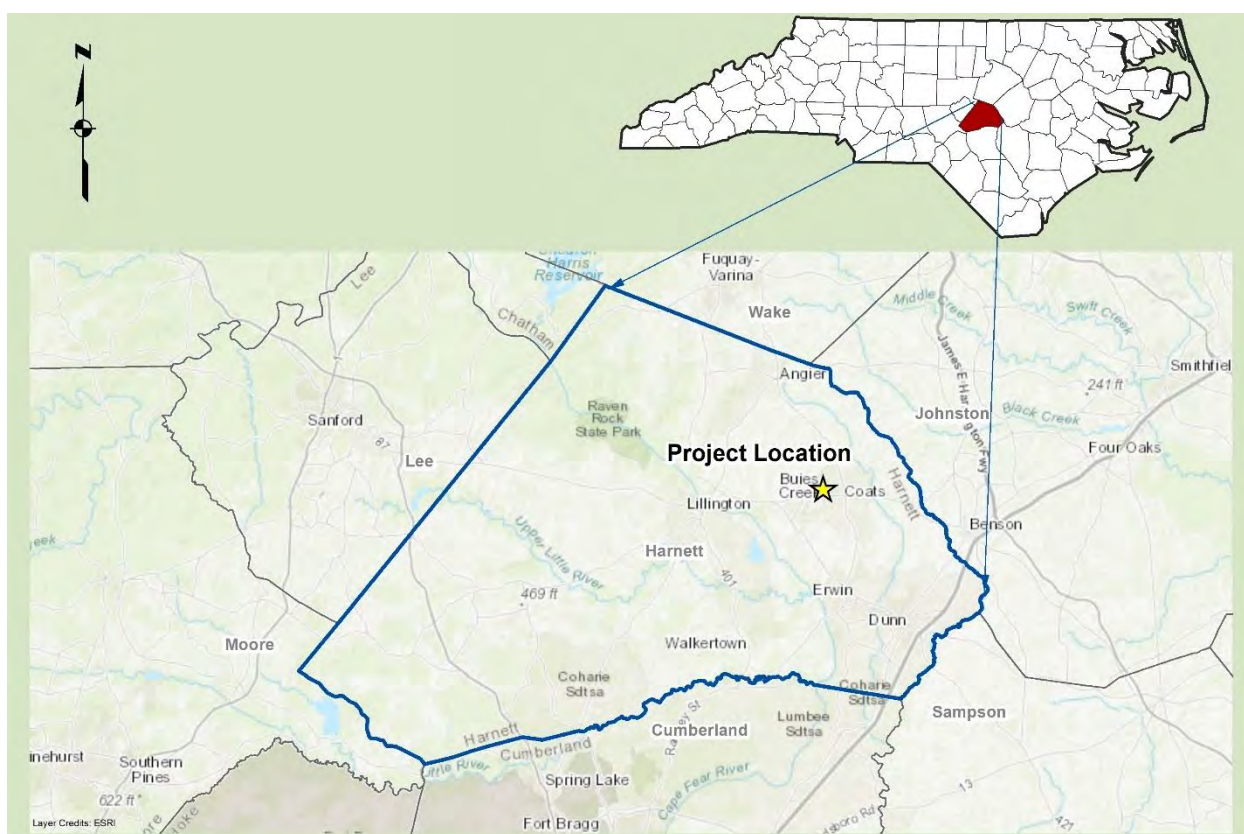


Figure 1. Project location map

## **2. Area of Potential Effects**

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCSHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined the APE and conducted a site visit to identify and assess all resources of approximately 50 years of age or more within the APE. The NCDOT architectural historian concluded that three resources warranted an intensive National Register of Historic Places (National Register) eligibility evaluation and they are the subject of this report (see Section 5 for information on these resources). NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity. The APE/Study Area is depicted in Figure 2. During field survey, Mead & Hunt identified a potential historic district, which is also included on Figure 2.



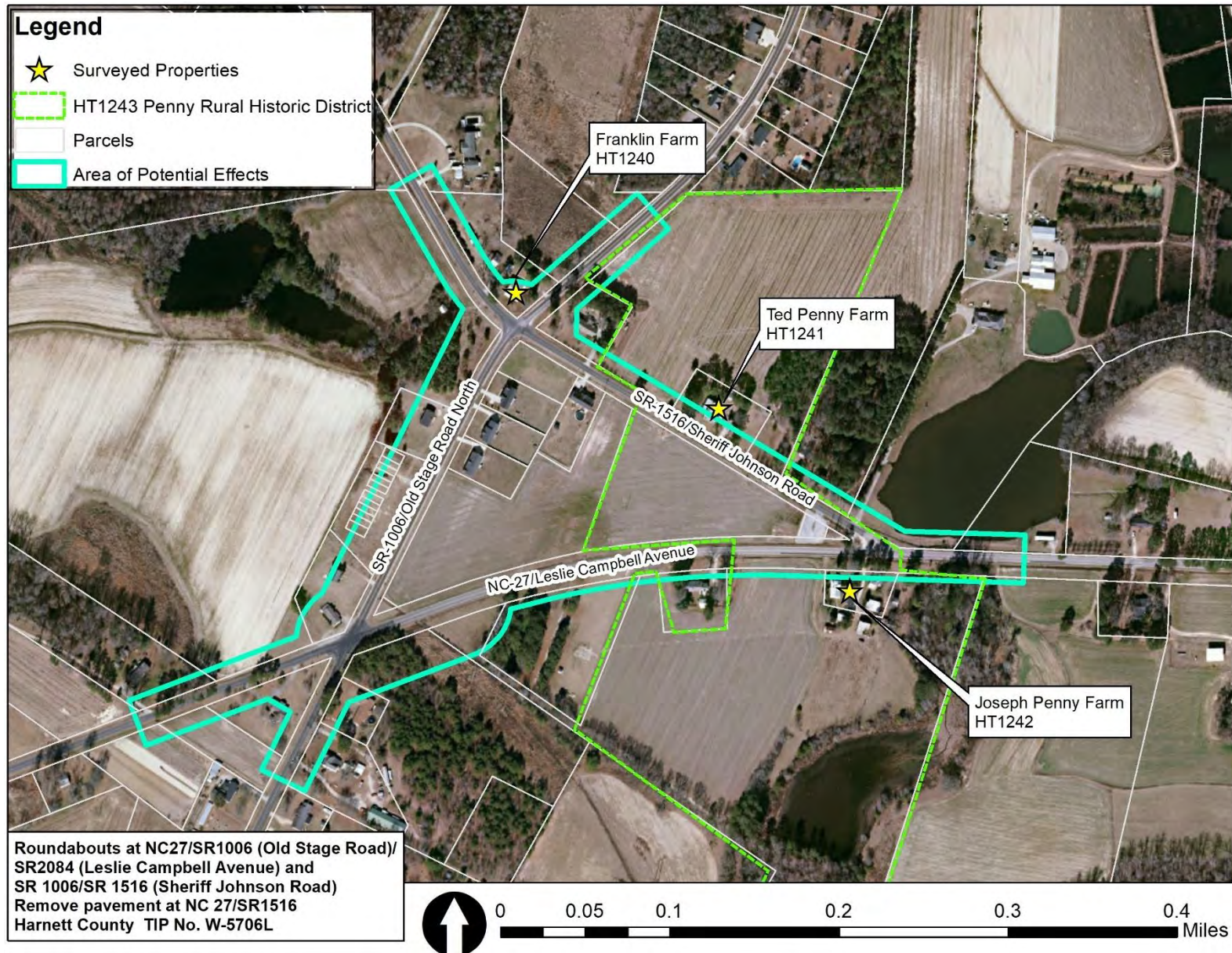


Figure 2. Project APE/Study Area map.

### 3. Methodology

A search of the North Carolina State Historic Preservation Office (NCHPO) mapping system did not reveal any previously recorded resources in the APE/Study Area. Three resources and one potential historic district over 50 years of age were identified and evaluated for National Register eligibility. Summaries of the individual evaluations and recommendations are included in Section 5 of this report.

Preliminary work prior to field survey included consultation of the Harnett County Tax Parcel/GIS to obtain parcel data and year-built dates, and these properties were reviewed in the field. Mead & Hunt historians exceeding the Secretary of the Interior's Professional Qualification Standards for history and/or architectural history as outlined in 36 CFR Part 61 conducted fieldwork on May 15, 2019. Historians identified and photographed the three properties and a potential historic district with resources that were more than 50 years in age located within the APE/Study Area (see Section 5).

The field investigation included photographing the principal and auxiliary buildings and landscape features on the property, including all visible elevations of the structures, as well as integrity issues and representative viewsheds. Two properties were photographed from the right-of-way due to owner refusal to allow the surveyors to access the property. The properties were assessed for historic and architectural significance, including their character-defining features. Historic integrity was documented, including determining if original materials had been replaced or ornamental details lost, as well as major alterations and unsympathetic additions (see Section 5 for recommendations). Photographs were taken using a digital SLR camera with a GPS attachment.

Based on the properties identified in the APE/Study Area, project research focused on the history of the project area and the development patterns in the towns of Coats and Buies Creek. Archival research was conducted at the following libraries and special collections: the Harnett County Public Library, North Carolina Government and Heritage Library, and online through the Harnett County Deeds Office website. Comparable historic properties were researched in the area, in nearby communities of Coats and Buies Creek, and statewide through the NCHPO website and GIS viewer.

Primary and secondary resources include:

- Deeds of ownership for the properties
- Previous historic surveys and site forms for properties in the APE/Study Area
- Historic plat maps and aerial images
- Federal census data including agricultural schedules, when available
- Newspapers
- Online materials
- Special collections and manuscripts at local archives
- Secondary sources and historic contexts on the history of Harnett County and North Carolina architecture, including the National Register Multiple Property Documentation Form (MPDF) "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950"<sup>1</sup>

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<sup>1</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," 2008.

## 4. Historic Context

Formed in 1855, Harnett County's economy was predominantly agricultural through the end of the nineteenth century. Most of the farms in the late nineteenth and early twentieth centuries were small, family operations that grew potatoes and corn, and raised livestock for dairy and meat products. Cotton reigned as the county's main agricultural product followed by lumber, turpentine, grain, and fruit, as well as flower bulbs in the Lillington area. By 1900 the county had 2,300 farms, and by 1930 the number of farms rose to nearly 4,000 farms, with over half operated by black or white tenant farmers. In Harnett County tobacco was hardly grown until the twentieth century; tobacco culture started in earnest around 1912 and soon supplanted cotton's dominant position.<sup>2</sup> The first large-scale grower in Harnett County, Will J. Olive, also introduced flue-cured tobacco to the county.<sup>3</sup> By 1927 Harnett County tobacco farmers sold more than five million pounds valued at over \$1 million.<sup>4</sup>

Nearby communities of Buies Creek and Coats had incorporated by 1910, with populations of 249 and 169, respectively.<sup>5</sup> Both communities grew slowly (in 1930 Buies Creek had 576 inhabitants and Coats had 562), and local roads connecting them were largely unimproved.<sup>6</sup> In the mid-1940s NC 40 (current NC 27) was developed as an east-west route between Lillington and Coats through Buies Creek which followed existing roads over a variety of surfaces (see Figure 3). By 1949 a new shorter and straighter alignment of NC 40 was completed through the project area creating the present-day triangular configuration formed by NC 40 (current NC 27), Sheriff Johnson Road, and Old Stage Road (see Figure 4).

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<sup>2</sup> "County of Harnett, Lillington, N.C.," n.d., Available in the Harnett County Agricultural Clippings, in the vertical files, Harnett County Public Library; National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," Section E, Page 15.

<sup>3</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," E-25.

<sup>4</sup> Coats Museum Staff, "Coats Museum News," Coats Museum, *Coats Museum*, (May 4, 2012), <http://www.coatsmuseum.com/may-4-2012.html>.

<sup>5</sup> John Hairr, *Harnett County, A History* (Arcadia Publishing, 2002), 94.

<sup>6</sup> "Publications: Census of Population and Housing," *United States Census Bureau*, n.d., Buies Creek town and Coats town, Harnett County, NC, 1930, <https://www.census.gov/prod/www/decennial.html>.



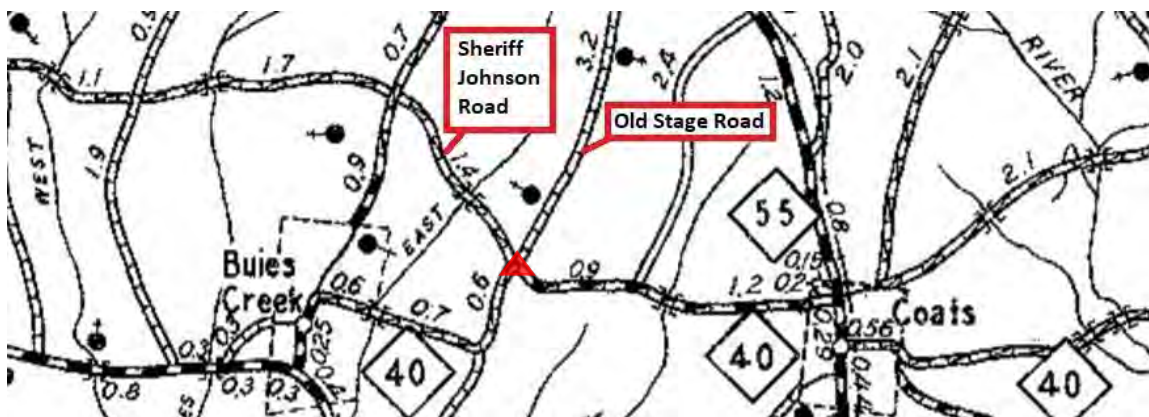


Figure 3. 1944 Harnett County Atlas map showing NC 40 adopted east-west alignment using Old Stage Road and Sheriff Johnson Road in the project area (indicated by the red triangle).<sup>7</sup>



Figure 4. 1949 highway map of the transportation network in the project area, showing improvements to NC 40 between Buies Creek and Coats as indicated by the red triangle.<sup>8</sup>

NC 27 was one of North Carolina's original 1922 highways, initially providing a connection between Charlotte and Lincolnton. By 1958 NC 27 extended east through Lillington, Buies Creek, and Coats and terminated at Benson, subsuming NC 40 (see Figure 5). Completion of Interstate Highway 95 in eastern Harnett County spurred growth along its corridor. These transportation improvements helped Harnett County continue to grow in population as the county attracted small manufactures and industries. Families continued to live in small towns and rural areas but increasingly stopped farming.<sup>9</sup> In recent decades, increasing residential development has changed this part of Harnett County due to the close proximity to Campbell University in Buies Creek and suburban expansion from Raleigh.

<sup>7</sup> North Carolina State Highway and Public Works Commission, "Harnett County" (Harnett County: North Carolina State Highway and Public Works Commission, 1944), [https://xfer.services.ncdot.gov/imgdot/DOTCountyMaps/historic/1944\\_county\\_maps.pdf](https://xfer.services.ncdot.gov/imgdot/DOTCountyMaps/historic/1944_county_maps.pdf).

<sup>8</sup> John Hairr, *Images of America, Harnett County* (Arcadia Publishing, 1998), 90–91.

<sup>9</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," E-32.



Figure 5. 1958 Harnett County highway map showing NC 27, with the project area indicated by the red triangle.<sup>10</sup>

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<sup>10</sup> North Carolina State Highway Commission, "Harnett County" (Harnett County: North Carolina State Highway Commission, 1957), [https://xfer.services.ncdot.gov/imgdot/DOTCountyMaps/historic/1957\\_county\\_maps.pdf](https://xfer.services.ncdot.gov/imgdot/DOTCountyMaps/historic/1957_county_maps.pdf).

## 5. Results and Recommendations

### A. Franklin Farm – 270 Sheriff Johnson Road

Resource Name	Franklin Farm
NCHPO Survey Site Number	HT1240
Street Address	270 Sheriff Johnson Road, Coats, NC 27521
PIN	0680-57-6113.000
Construction Date(s)	1928, c.1930, c.1975, c.1990
National Register Recommendation	Not Eligible



Figure 6. 1928 house at 270 Sheriff Johnson Road. South-facing facade, view facing north.

#### Description

The Franklin Farm (HT1240) is located on Sheriff Johnson Road at the northwest corner of its intersection with Old Stage Road. The parcel contains four buildings and structures surrounded by mature trees and lawn; a 1928 house is oriented to the southeast towards the intersection and is encircled by a gravel drive, and a c.1990 carport, c.1930 barn, and c.1975 mobile home are located to the west.<sup>11</sup> Associated fields to the north, which are on a separate parcel and under separate ownership, are not actively cultivated (see Figure 7).

<sup>11</sup> "Harnett County Tax Parcel/Gis Viewer," *Harnett County GIS/E-911*, n.d., <https://gis.harnett.org/gisviewer/>.





Figure 7. HT 1240 site plan.

The one-and-one-half-story, rectangular-plan bungalow was constructed in 1928. The side-gable metal roof has clipped gables, wide eaves, brackets, and an interior brick chimney. A shed-roof dormer with five fixed windows is centrally located on the facade. Walls are clad in replacement vinyl siding. Fenestration generally consists of original wood, one-over-one, hung sash or replacement aluminum windows in single, paired, or triple configurations, flanked by vinyl shutters. An enclosed sun porch on the side (east) elevation has a bank of four windows.

A dominant, full-width, hip-roof porch wraps around the side (east) elevation and features square aluminum posts. The main entrance is a mid-century replacement door, and a secondary entrance on the rear (north) elevation is a metal slab replacement. The house has a brick pier-and-beam foundation with concrete block infill (see Figures 6, 8, and 9). The interior was not accessed because no one was home, although the owner had been notified by mail prior to the survey.

Three modest buildings and structures are located west of the house:

- A c.1990, rectangular-plan carport is located across the drive from the house to the west/northwest. It has a metal ogee arch roof with metal siding in the gable ends, supported by metal posts (see Figure 10).
- A c.1930, rectangular-plan barn with a stone foundation is oriented towards the east. It has a front-gable, corrugated-metal roof with shed-roof ells on either side. Walls are clad in metal paneling. The northern ell is open on the facade and a shed-roof extension on the rear (west) elevation also provides open storage (see Figure 11 and 12).
- A c.1975, rectangular-plan mobile home has a shallow-barrel metal roof. Walls are clad in metal siding and windows are one-over-one double-hung aluminum. A flat-roof overhang with metal pole supports protects the wooden stoop and entry, a metal slab with single lite door (see Figure 13).



*Figure 8. 1928 house, facade and side (east) elevation, view facing northwest.*





*Figure 9. 1928 house, rear (north) and side (west) elevations, view facing southeast.*



*Figure 10. C.1990 carport, view facing north.*





*Figure 11. c.1930 barn, east facade, view facing north/northwest.*



*Figure 12. C.1930 barn, side (north) and rear (west) elevations, view facing southeast.*



Figure 13. C.1975 mobile home, south facade and side (east) elevation, view facing northwest.

### Historical Background

The first owner identified for this property is Walter E. Nichols, who also previously owned the parcels on which the two Penny farms (HT1241 and HT 1242) are located. The Fourteenth Federal Census (1920) identified Nichols as an agent for the Durham & Southern Railroad, and in 1924-1925 he served as mayor of nearby Coats.<sup>12</sup> By 1930 Nichols lived in Coats, operated a dry goods store and owned a number of additional properties.<sup>13</sup> It does not appear that Nichols ever lived on this farm and research did not reveal who built the farmhouse in 1928 or was the first resident. In 1934 Nichols and his wife Eva granted the approximately 75-acre farm to Walter L. Franklin.<sup>14</sup> In 1940 Walter and his wife, Nannie, were working the farm and raising their children Louise, Lucy Mae, Florine, Elizabeth, Bobby, Sue Ellen, and Alice Faye.<sup>15</sup> In 1987 the property was under the ownership of Coy Robert and Ramona S. Franklin. In 2015 James Stewart Gregory, John Ross Gregory, and Jones Colton Gregory were granted the house and 2 acres of land as set out in the will of Coy Robert Franklin. The current owner is Dawn Sparks Gregory.<sup>16</sup>

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<sup>12</sup> United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington D.C: National Archives and Records Administration, 1920), Roll: T625\_1304; Page: 2B; Enumeration District: 80; Coats Centennial Heritage Book Committee, *The Heritage of Coats, North Carolina*, vol. II (Coats, North Carolina: The Coats Museum, Inc., 2005), 75.

<sup>13</sup> United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington D.C: National Archives and Records Administration, 1930), Page: 3A; Enumeration District: 0012; FHL microfilm: 2341431.

<sup>14</sup> "Real Estate and Real Estate Old Index Book Document Access," *Harnett County, NC, Register of Deeds Public Access*, n.d., 98, <http://rod.harnett.org/IndexBook/SearchEntry.aspx>. Note: Grantor Index: 1855-1941, recorded Book 465, Page 56.

<sup>15</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940* (Washington D.C: National Archives and Records Administration, 1940), Roll: m-t0627-02926; Page: 1B; Enumeration District: 43-26.

<sup>16</sup> Deed Research completed with "Real Estate and Real Estate Old Index Book Document Access"; "Harnett County Tax Parcel/Gis Viewer."



The associated fields, now on a separate parcel to the northeast, are not under cultivation, and the property to the northwest was developed in 2001.

### **Comparable Properties**

According to the associated property types in the “Historic and Architectural Resources of Harnett County, North Carolina, ca. 1770-1950” MPDF, Harnett County farms can include intact complexes with a principal residence, outbuildings, fences, field patterns, and family cemeteries. The Franklin Farm represents a small-scale, general-purpose farm property, including the farmhouse and one barn, and its former fields are located to the north of the principal residence. As such, it was compared to other nearby farm properties in Harnett County that have previously been determined eligible for the National Register. A search on the NCHPO GIS viewer for farms in Harnett County returned 17 results, most dating to the late nineteenth or early twentieth century. Two of these farmsteads were selected because of their proximity to Lillington and because they represent intact farm complexes with agricultural fields, more architecturally detailed farmhouses, and better collections of outbuildings with stronger overall integrity than the subject property. These include the Hobbs Farm (HT0383) at 6305 U.S. Highway 401 S, and the Smith Farm (HT0392) at 7640 NC 27, both in rural Harnett County.

Located in Bunnlevel, south of Lillington, the Hobbs Farm dates to 1908 and includes a frame, hip-roof, Queen Anne-style dwelling with excellent integrity and one of the most intact collections of outbuildings in Harnett County (see Figure 14), including a frame washhouse, brick pumphouse, frame smokehouse, numerous stables and barns, and a two-story grist mill. While historically the Hobbs Farm produced cotton, corn, and wheat, today its fields support the raising of sheep.<sup>17</sup> Placed on the Study List in 2004, the farm was determined eligible in 2013 under *Criteria A* and *C*. With its finely detailed farmhouse and varied outbuildings, this property better represents an early-twentieth-century farmstead than the Franklin Farm

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<sup>17</sup> National Register of Historic Places Multiple Property Documentation Form, “Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950,” Section F, pg. 36.



*Figure 14. The determined-eligible Hobbs Farm includes a farmhouse with strong integrity. Photo courtesy of NCDOT.*

The c.1920 Smith Farm southwest of Lillington was added to the Study List in 2004. The L-plan farmhouse has a pyramidal roof, decorative gables, and wraparound porch; frame outbuildings include two barns, two tobacco barns, and a series of sheds.<sup>18</sup> With its more varied and cohesive collection of agricultural outbuildings and intact associated fields, this property better represents an early-twentieth-century farmstead than the Franklin Farm (see Figure 15).

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<sup>18</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," Section F, pg. 38.



Figure 15. The Study-Listed Smith Farmhouse. Photo courtesy of NCDOT.

### National Register Evaluation

The Franklin Farm at 270 Sheriff Johnson Road was evaluated under National Register *Criteria A, B, C, and D*.

Under *Criterion A: History*, farm complexes in Harnett County can be significant in the area of *Agriculture*. The Franklin Farm consists of a farmhouse, carport, barn, and mobile home. Other domestic and agricultural outbuildings are not present, and the parcel cannot convey significance as a small-scale family farm. Further, the farm parcel has been subdivided and the fields are no longer associated with the farmhouse or serve their historic use. As such, this farmstead does not meet the registration requirements in the MPDF and does not possess significance under *Criterion A* for *Agriculture*.

Under *Criterion B: Significant Person*, a property must be directly associated with the lives of individuals significant in local, state, or national history. Research did not reveal that Walter E. Nichols, former mayor of Coats, ever lived at this address. Additionally, research did not reveal that the Franklin family members were influential or historically significant at a local, state, or national level. Therefore, the property does not possess significance under *Criterion B*.

According to the MPDF, to possess significance under *Criterion C: Architecture*, farm complexes should include:

A collection of buildings that, as a whole, represent the building types, craftsmanship and building techniques associated with the county's agricultural heritage. Remaining historic farm complexes indicate where land has been used for cultivating crops, raising livestock, and other activities that contributed to the development of Harnett County between the nineteenth and mid-twentieth century. . . . Farms typically consist of a large tract of land containing a primary residence and associate domestic and agricultural outbuildings ranging from barns to work sheds and smokehouses.<sup>19</sup>

The Franklin farmhouse is a modest Craftsman bungalow, a popular form at the time of its construction, and it does not represent a distinctive or unique example of the type. The farm complex does not display a collection of outbuildings that convey agricultural significance; the only remaining outbuilding that has a potential agricultural association is the barn, but it is unable to convey the county's historic farming practices. Therefore, this property does not possess significance under *Criterion C*.

The property is unlikely to yield information about the past not otherwise accessible from other resources and written records; therefore, the property does not possess significance under *Criterion D*.

#### *Integrity*

The house and outbuildings occupy their original location at the intersection of Sheriff Johnson Road and Old Stage Road and retain integrity of location. The house has diminished integrity of materials, design, and workmanship due to alterations such as replacement siding, roof, some windows, and select doors. However, the other buildings—barn, carport, and mobile home—generally retain integrity of materials, design, and workmanship with original materials intact. However, the fields to the north/northeast are on a separate parcel and no longer serve their historic agricultural use, which has diminished the setting, feeling, and association of the property as a former small family farm. Due to the loss of associated fields and their change of use, material replacements on the house, and the limited number of outbuildings that do not represent the county's agricultural heritage, this property has diminished integrity.

#### **Recommendation**

Due to lack of significance and diminished integrity, the Franklin Farm at 270 Sheriff Johnson Road is recommended not eligible for listing in the National Register under *Criteria A, B, C, or D*.

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<sup>19</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," F-39.



**B. Joseph H. Penny Farm – 2140 NC 27 E**

Resource Name	Joseph H. Penny Farm
NCHPO Survey Site Number	HT1242
Street Address	2140 NC 27 E
PIN	0680-65-8918.000
Construction Date(s)	1915, c.1930
National Register Recommendation	Not Eligible



*Figure 16. 1915 farmhouse at the Joseph H. Penny Farm, 2140 NC 27 E. North-facing facade, view facing south/southwest.*

**Description**

The Joseph H. Penny Farm (HT1242) is located on the south side of NC 27 E, just west of its intersection with Sheriff Johnson Road. The 0.71-acre lot contains three buildings surrounded by mature trees and lawn: a 1915 farmhouse west of the earthen drive, and two c.1915 frame outbuildings east of the drive. Five other outbuildings are historically associated with the farm, although they are currently located on a separate parcel (completely surrounding 2140 NC 27 and extending south) that also contains associated fields, all of which are under the same ownership (see Figure 17).





Figure 17. HT 1242 site plan.

The one-and-one-half-story, rectangular-plan, 1915 house is oriented towards NC 27 E.<sup>20</sup> A metal hip roof features wide eaves, exposed rafter tails, and two prominent dormers: a hip-dormer on the north facade and a shed-roof dormer on the side (east) elevation. An interior brick chimney can be seen on the side (west) elevation. Walls are clad in horizontal wood siding and composite wood paneling. Fenestration generally consists of wood, four-over-one (first story) and two-over-two (dormers), double-hung sash, all with aluminum storms. The foundation is covered with tarpaper and is not visible.

A full-width incorporated porch has square brick columns with wide bases, and slender upper portions. The central entrance is a wood panel door (see Figures 16 and 18). The interior was not accessed and exterior images are limited because the homeowner denied access to the property.

Other buildings on this parcel include two frame outbuildings, located east of the house across an earthen drive.

<sup>20</sup> "Harnett County Tax Parcel/Gis Viewer."

## Section 5 Results and Recommendations

- To the north, a c.1915, rectangular-plan, main barn is oriented towards the west. A front-gable seamed-metal monitor roof has exposed rafter tails. Shed-roof ells are on either side of the building, and the northernmost ell is an open bay providing equipment storage. Walls are predominantly clad in metal with some horizontal wood planks. Fenestration includes a metal slab door, a hayloft door, and a small fixed window (see Figure 19). A shed-roof addition is on the rear (east) elevation.
- A c.1915, rectangular-plan, open vehicle storage shed is just south of the main barn. It has a metal side-gable roof and walls clad in metal panels (see Figure 20).

Five additional outbuildings (historically associated with the farm but now on a separate parcel) extend from NC 27 E south and then west, surrounding the 2140 NC 27 E parcel. The five outbuildings are described below from north-to-south, and east-to-west (see site map, Figure 17).

- A c.1915, rectangular-plan, frame flue-cured tobacco barn has a metal side-gable roof with a metal pole chimney flue. Walls are clad in metal siding over original vertical wood planks. No fenestration is visible except a vertical wood plank door on north-facing elevation. It sits on a concrete-block foundation (see Figure 21).
- A c.1930, rectangular-plan, frame pavilion has wood posts and a metal roof. The property owner denied access to the property and this structure is not visible from the right-of-way; thus, an image is not available.
- A c.1915, rectangular-plan, large frame shed has a metal front-gable roof and walls clad in horizontal wood siding (see Figure 22).
- A c.1930, rectangular-plan shed (Shed A) has a metal front-gable roof. Walls are clad in vertical wood planks and an ell on the side elevation is used for vehicle storage (see Figure 23).
- A c.1930, rectangular-plan shed (Shed B) has a seamed metal hip roof and corrugated metal panel walls. A water tank is under a shed-roof porch overhang (see Figure 24).





*Figure 18. 1915 house, facade and side (west) elevation, view facing southeast.*



*Figure 19. C.1915 main barn, view facing east/southeast.*





*Figure 20. C.1915 vehicle storage shed, view facing south.*



*Figure 21. C.1915 tobacco barn, view facing south.*





*Figure 22. C.1915 large frame shed, view facing south/southeast.*



*Figure 23. C.1930 Shed A, view facing south/southeast.*



Figure 24. C.1930 Shed B, view facing south/southeast.

### Historical Background

Historically the Joseph H. Penny Farm was part of a larger rural property of approximately 200 acres along present-day NC 27 E that also encompassed the Ted L. Penny Farm (130 Sheriff Johnson Road, HT1241) and the Franklin Farm (270 Sheriff Johnson Road, HT1240), and their associated fields. The relocated 1915 farmhouse once stood north of present-day NC 27 E in the eastern portion of the triangle formed by NC 27/Sheriff Johnson Road/Old Stage Road. Research did not reveal who constructed the farmhouse or first resided there. The extant outbuildings associated with this farm—the main barn, vehicle shed, large shed, and tobacco barn—were also likely constructed c.1915. This farm was known to have produced watermelon and tobacco; the tobacco barn reflects the early-twentieth-century trend of Harnett County farmers utilizing small tobacco barns or sheds for tobacco production to supplement their income.<sup>21</sup> The tobacco barn on this parcel displays many common features of flue-cured tobacco barns, including its small scale of approximately 16 square feet, tall form, metal roof, lack of fenestration except a small door, and metal pipe chimney flue.<sup>22</sup> Its tall massing is a characteristic of early-twentieth-century flue-cured tobacco barns; earlier examples of the type were typically much shorter and constructed of log.<sup>23</sup>

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<sup>21</sup> Coats Museum Staff, “Coats Museum News”; National Register of Historic Places Multiple Property Documentation Form, “Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950,” Section E, Page 25.

<sup>22</sup> Annie Rubel, “Standing Tall: The Endangered North Carolina Flue-Cured Tobacco Barns,” *The Historic Dimension Series*, Fall 2012, <http://pahistoricbarns.org/pdfs/Tobacco%20Barn%20Brief%20Final1.pdf> Note that while this article describes tobacco barns as “endangered,” it also says there are approximately 40,000 extant across the state.

<sup>23</sup> Clayton Thomas Johnson, “Put That in Your Pipe and Smoke It’: Documenting the Vernacular Structures of a Historic Flue-Curing Tobacco Farming Practice” (Clemson University, 2017), 51–53, [https://tigerprints.clemson.edu/cgi/viewcontent.cgi?article=3648&context=all\\_theses](https://tigerprints.clemson.edu/cgi/viewcontent.cgi?article=3648&context=all_theses).

The first owner identified for this property is Walter E. Nichols.<sup>24</sup> The Fourteenth Federal Census (1920) identifies Nichols as an agent for the Durham & Southern Railroad, and in 1924-1925 he served as mayor of nearby Coats. By 1930 Nichols lived in Coats and operated a dry goods store, and owned a number of additional properties such as the Franklin Farm at 270 Sheriff Johnson Road (HT1240).<sup>25</sup> It does not appear Nichols ever lived on this property. In 1935 Joseph H. and Louella Penny purchased a tract of land from Nichols, and in 1937 they bought an additional 100-acre property from him that included this farm; in total their holdings approached 200 acres.<sup>26</sup> Joe and Luella had 10 children, and in 1940 they lived on the farm with their four youngest: Howard, Eloise, Roy, and Haywood.<sup>27</sup> In the 1940s construction of NC 40 between Buies Creek and Coats bisected the farm, and its historic configuration changed. The new road fragmented the property, and the house was moved south to its present location nearer agricultural outbuildings. In 1963 Luella Penny subdivided their land and granted a 32.56-acre parcel (which contained the 1915 house, associated outbuildings, and fields) to son Edwin, and other parcels to Joseph H. Penny Jr. and Talmon H. Penny.<sup>28</sup> In 1975 Edwin granted the farm to Rufus E. and Grace S. Penny, and in 1996 Rufus and Grace granted the farm to current owner, Edwin Kent Penny.<sup>29</sup>

### **Comparable Properties**

According to the associated property types in the “Historic and Architectural Resources of Harnett County, North Carolina, ca. 1770-1950” MPDF, Harnett County farms can include intact complexes with a principal residence, outbuildings, fences, field patterns, and family cemeteries. The Joseph H. Penny Farm represents a small-scale, general-purpose farm property, including the farmhouse and several storage buildings, and its former fields to the south of the principal residence. As such, it was compared to other nearby farm properties in Harnett County that have previously been determined eligible for the National Register. As mentioned above, a search on the NCHPO GIS viewer for farms in Harnett County returns 17 results, mostly from the late nineteenth or early twentieth century. Two of these farmsteads were selected because of their proximity to Lillington and because they represent intact farm complexes with agricultural fields, more architecturally detailed farmhouses, and better collections of outbuildings with stronger overall integrity than the subject property. These include the National Register-listed Johnson Farm (HT0161) located at 2095 Kipling Road, north of Lillington, and Tee Top Farms (HT0378) located at 8079 Christian Light Road, Holly Springs, in northern Harnett County.

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<sup>24</sup> “Real Estate and Real Estate Old Index Book Document Access.” Note, Grantee Index, 1855-1941, pg. 137, recorded Book 244, pg. 201.

<sup>25</sup> United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, Page: 3A; Enumeration District: 0012; FHL microfilm: 2341431.

<sup>26</sup> United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920*, Roll: T625\_1304; Page: 2B; Enumeration District: 80; Coats Centennial Heritage Book Committee, *The Heritage of Coats, North Carolina*, II:75, 368–69.

<sup>27</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940*, Roll: m-t0627-02926; Page: 3A; Enumeration District: 43-19A.

<sup>28</sup> “Real Estate and Real Estate Old Index Book Document Access.” Note: Grantees Index, 1956-1972, pg. 27, recorded Book 418, pg. 524.

<sup>29</sup> “Real Estate and Real Estate Old Index Book Document Access.” Note: recorded Book 618, pg. 759.



The Johnson Farm, located approximately 9.3 miles northwest of the project area, was listed in the National Register in 2010. The farm consists of a 1918 Southern Colonial house and a full complement of agricultural outbuildings, including a store, corn crib, livestock barn, and granary (see Figures 25 and 26). The property, which has been cultivated by the same family for six generations, is still a working farm producing row crops and timber.<sup>30</sup> The farmhouse exhibits excellent integrity and with its extensive and varied collection of outbuildings, this property better represents an early-twentieth-century farmstead than the Joseph H. Penny Farm.



Figure 25. The National Register-listed Johnson Farm, 1918 house. Photo courtesy of NCDOT.



Figure 26. View of the Johnson Farm, showing the cohesive collection of outbuildings.<sup>31</sup>

<sup>30</sup> National Register of Historic Places, Johnson Farm, Harnett County, North Carolina, NR#10000207.

<sup>31</sup> National Register of Historic Places, Johnson Farm.



Tee Tops Farms in northern Harnett County was surveyed in 2002-2003 and is on the Study List. Tee Tops Farms dates to 1910 and features a Colonial Revival-style house with excellent integrity and a full complement of agricultural outbuildings including an office, tenant house, four tobacco barns, and four sheds (see Figures 27 and 28).<sup>32</sup> In addition, the associated fields are in active cultivation and this working farm conveys significance as an early-twentieth-century agricultural property in comparison to the subject farm.



Figure 27. Tee Tops Farms showing 1910 Colonial Revival style house. Photo courtesy of NCDOT.



Figure 28. Tobacco barns at Tee Tops Farms.

<sup>32</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," Section F, pg. 38.

Tee Tops Farms has four small frame tobacco barns of comparable scale and materials that retain excellent integrity (see Figure 28). They exhibit original spatial arrangement and materials, and still serve in their original use. In addition, a flue-cured tobacco barn located on the Duke Homestead and Tobacco Factory site (DH0008, see Figure 29) in Durham, a National Historic Landmark, retains more characteristic features than the subject property. Although it is an earlier log example of the type, it displays better integrity because it is still located within the Duke Family farm complex, an intact and cohesive farmstead.<sup>33</sup> To be considered a contributing feature to a larger historic district, tobacco barns should be associated with a larger farm complex and demonstrate they are part of a collection of structures, including a farmhouse, outbuildings, and agricultural fields that are important because they contribute to the overall district.



*Figure 29. Log tobacco barn at Duke Homestead in Durham. Photo from the North Carolina Department of Agriculture and Consumer Services “In the Field” Blog.<sup>34</sup>*

### **National Register Evaluation**

The Joseph H. Penny Farm at 2140 NC 27 E was evaluated under National Register *Criteria A, B, C, and D.*

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<sup>33</sup> Sarah Crump, “A Trip to Duke Homestead: A Lesson in Tobacco’s Legacy,” *In the Field Blog: The People & Programs of the NC Department of Agriculture and Consumer Services*, June 29, 2015, <http://info.ncagr.gov/blog/2015/06/29/a-trip-to-duke-homestead-a-lesson-in-tobaccos-legacy/>.

<sup>34</sup> Crump, “A Trip to Duke Homestead: A Lesson in Tobacco’s Legacy.”



Under *Criterion A: History*, farm complexes in Harnett County can be significant under the area of *Agriculture*. The Joseph H. Penny Farm currently consists of a farmhouse and numerous outbuildings including a large barn, tobacco barn, and several sheds. However, construction of NC 40 (later NC 27) in the 1940s bisected the Penny Farm and resulted in the relocation of the farmhouse, which altered its original configuration. Additionally, the parcel cannot convey significance as a small-scale family farm because the farm parcel has been subdivided and the fields are no longer associated with the farmhouse or serve their historic use. As such, this farmstead does not meet the registration requirements in the MPDF and does not possess significance under *Criterion A for Agriculture*.

Under *Criterion B: Significant Person*, a property must be directly associated with the lives of individuals significant in local, state, or national history. Research did not reveal evidence that Walter E. Nichols, former mayor of Coats, ever lived on this property. Likewise, research did not reveal that the Penny family members were influential or historically significant at a local, state, or national level. Therefore, the property does not possess significance under *Criterion B*.

According to the MPDF, to possess significance under *Criterion C: Architecture*, farm complexes should include:

A collection of buildings that, as a whole, represent the building types, craftsmanship and building techniques associated with the county's agricultural heritage. Remaining historic farm complexes indicate where land has been used for cultivating crops, raising livestock, and other activities that contributed to the development of Harnett County between the nineteenth and mid-twentieth century. . . .Farms typically consist of a large tract of land containing a primary residence and associate domestic and agricultural outbuildings ranging from barns to work sheds and smokehouses.<sup>35</sup>

The Penny farmhouse is a modest hipped-roof, balloon-frame house and does not represent a distinctive or unique style or type.<sup>36</sup> The farm complex does not display a strong collection of outbuildings that convey agricultural significance; the only remaining outbuildings with potential agricultural association is the barn and tobacco barn, but they have been out of use for many years and do not stand out in comparison to other similar examples.<sup>37</sup> The Joseph H. Penny Farm can no longer convey the significance of the county's historic farming practices as a small, family-owned farm. Therefore, this property does not possess significance under *Criterion C*.

The property is unlikely to yield information about the past not otherwise accessible from other resources and written records. Therefore, it does not possess significance under *Criterion D*.

#### *Integrity*

The house was moved c.1947-1948 when NC 27 was improved and has lost integrity of location, setting, and feeling. All other buildings associated with this farm occupy their original location at the intersection

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<sup>35</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," F-39.

<sup>36</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," Section F, Page 48.

<sup>37</sup> Rubel, "Standing Tall: The Endangered North Carolina Flue-Cured Tobacco Barns."

## Section 5 Results and Recommendations

of NC 27 and Sheriff Johnson Road and retain integrity of location; however, subdivision of the farm into multiple parcels separating five outbuildings and the associated fields from the farmhouse results in loss of their integrity of feeling and association. Additionally, the fields are no longer in cultivation and new developments nearby have affected the historic setting and feeling of the property. The house has replacement siding on the dormers and altered porch columns, which results in slightly diminished integrity of materials, design, and workmanship. While the tobacco barn and two other sheds have metal cladding over their original siding, the outbuildings generally retain good integrity of materials, design, and workmanship. Overall, the construction of NC 40 (later NC 27 E) bisected the farm in the 1940s and led to its reconfiguration, greatly diminishing the integrity of the farm complex.

### **Recommendation**

Due to lack of significance and integrity, the Joseph H. Penny Farm at 2140 NC 27 E is recommended not eligible for listing in the National Register under *Criteria A, B, C, or D*.

**C. Ted L. Penny Farm – 130 Sheriff Johnson Road**

<b>Resource Name</b>	<b>Ted L. Penny Farm</b>
NCHPO Survey Site Number	HT1241
Street Address	130 Sheriff Johnson Road, Coats, NC 27521
PIN	0680-66-4503.000
Construction Date(s)	1920, c.1955
National Register Recommendation	Not Eligible



*Figure 30. 1920 farmhouse at the Ted L. Penny Farm. South-facing facade and side (west) elevation, view facing northeast.*

**Description**

The Ted L. Penny Farm (HT1241) is located on Sheriff Johnson Road, 0.12 miles west of its intersection with NC 27 E. The 0.95-acre property contains two buildings surrounded by mature trees and lawn: a 1920 house oriented towards the road (south) and a c.1950 garage, both of which are located to the west of an earthen drive.<sup>38</sup> Four other outbuildings are historically associated with the farm, although they are on separate parcels under the same ownership. A large parcel to the north (surrounding 130 Sheriff Johnson Road) contains associated fields under the same ownership as the structures, and a c.1920 shed located northeast of the house. Further east on a third parcel are three additional outbuildings and a metal drum (see Figure 31).

<sup>38</sup> "Harnett County Tax Parcel/Gis Viewer."



Figure 31. HT 1241 site map.

The one-story, 1920 house is a modest L-house form with Southern Colonial stylistic details added c. 1950. These details include the enlarged brick patio with a full-height, flat-roof cover and oversized main entry surround. The triple-A, seamed-metal roof has a gable extension to the rear. Three brick end chimneys include paired chimneys on the side (east and west) elevations and one on the rear (north) elevation. Walls are clad in wood and vinyl siding. Fenestration generally consists of wood, one-over-one, hung sash windows in single or paired configurations, some with vinyl shutters. Fixed picture windows flanked by sidelights on the facade are c.1950 vinyl replacements. The foundation is brick.

The unusually tall, full-width, porch features a flat roof and square wood posts. The fluted pilasters and broken pediment of the entry surround were also added during the same period. The main entrance is a wood-panel, multi-light door, and secondary entrances on the facade and side (east) elevation are wood-panel doors. Additions include a frame bump-out and shed-roof porch on the side (east) elevation and a brick addition on the opposing side (west) elevation (see Figures 30, 32, and 33). The interior was not accessed and exterior images are limited because the homeowner denied access to the property.





*Figure 32. Facade, with Southern Colonial details added c.1950, including addition of a larger covered patio, door pediment, and fenestration replacements.*



*Figure 33. 1920 House, facade and side (east) elevation, view facing northwest.*

Two modest outbuildings are located north and northeast of the house:

- A c.1955, rectangular-plan, one-bay garage is located across the drive from the house to the north. Of concrete-block construction, it has a metal side-gable roof, vinyl windows, and an enclosed shop area (see Figure 34).
- A c.1920, rectangular-plan, shed (Shed A) is east of the garage on a separate parcel. It has a front-gable seamed metal roof and metal walls (see Figure 35).





Figure 34. C.1955 garage, facade (south) and side (west) elevation, view facing northeast.



Figure 35. C.1920 frame shed (Shed A), side (south) elevation, view facing north.

Three additional outbuildings are located east of the house on a third parcel. While the sheds exhibit some characteristics of flue-cured tobacco sheds (small size, metal roofs, vertical emphasis, and overall grouping), lack of access to the property prohibited confirmation.

- A c.1920, rectangular-plan, frame shed (Shed B) has a metal side-gable roof with horizontal wood siding in the gable ends. Walls are clad in metal siding (see Figure 36 and 37).
- A c.1920, rectangular-plan, frame shed (Shed C) has a metal side-gable roof that appears to be partially collapsed. Walls are clad in vertical wood siding (see Figure 36).
- A c.1920, rectangular-plan, frame shed (Shed D) has a metal side-gable roof. Walls are clad in metal siding and a shed-roof porch extends off the rear (north) elevation (see Figure 37).





*Figure 36. Two c.1920 frame sheds (Shed B at left and Shed C at right), view facing north.*



*Figure 37. C.1920 sheds (Shed D at left and Shed B at right), view facing north.*

### **Historical Background**

Historically the Ted L. Penny Farm was part of a larger rural property of approximately 200 acres along present-day NC 27 E that also encompassed the Joseph H. Penny Farm (2140 NC 27 E, HT1242) and the Franklin Farm (270 Sheriff Johnson Road, HT1240), and their associated fields. The farmhouse and collection of frame sheds were constructed c.1920. The original Joseph H. Penny Farm was known to have produced watermelon and tobacco, and it is likely tobacco was grown on the Ted L. Penny Farm; the easternmost frame sheds on this property appear to be modest tobacco sheds.

This property has been in the Penny family since the 1930s, when it was acquired by Joseph H. Penny from Walter E. Nichols. Research did not reveal evidence that Nichols, who owned several properties in the area, ever lived on the property. Joseph and his wife Luella raised 10 children, the second of which was son Talmon H. Penny. This portion of the larger farm was subdivided and granted to Talmon in 1963, when another parcel was granted to Edwin Penny (the 0.71-acre lot with the Joseph H. Penny farmhouse, HT1242).<sup>39</sup> Talmon's son Ted L. Penny married Linda Sue Ennis in 1958.<sup>40</sup> The couple had two children, Lewis Vance and Angela Gayle.<sup>41</sup> In 1996 current owners Talmon K. and Gail M. Penny were granted the 0.95-acre parcel with the house and garage, while Ted L. Penny still owns the surrounding land and additional outbuildings.

### **Comparable Properties**

According to the associated property types in the "Historic and Architectural Resources of Harnett County, North Carolina, ca. 1770-1950" MPDF, Harnett County farms can include intact complexes with a principal residence, outbuildings, fences, field patterns, and family cemeteries. The Ted L. Penny Farm generally consists of four small-scale, general-purpose farm buildings, a garage, and the farmhouse. As such, it was compared to other nearby farm properties in Harnett County that have previously been surveyed or determined to be eligible for the National Register. As mentioned prior, a search on the NCHPO GIS viewer for farms in Harnett County returns 17 results, mostly from the late nineteenth or early twentieth century. Two of these farmsteads were selected because they represent intact farm complexes with agricultural fields, more architecturally detailed farmhouses, and better collections of outbuildings with stronger overall integrity than the subject property. These include the farm (HT0708) at 52 Lafayette Road in northern Harnett County and the Daniel Bales Homeplace (HT0359) just east of the Ted L. Penny Farm on NC 27 E. In addition, an example of a house of similar form with an intact porch is within the Chalybeate Springs Historic District (HT0174) at 8733 US 401 North.

HT0708 was surveyed in 2013 and a determination of eligibility was completed. While the farmhouse has diminished integrity due to replaced windows and a partially enclosed rear porch, it was determined eligible for the National Register under *Criterion C*.<sup>42</sup> The farmhouse is of similar form and scale as the subject farmhouse and has a better collection of outbuildings to reflect its agricultural history (see Figures 38 and 39). This farm's six outbuildings include two frame tobacco barns that retain good integrity of location, setting, materials, feeling, and association.

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<sup>39</sup> "Real Estate and Real Estate Old Index Book Document Access." Note: Grantees Index, 1955-1972, pg. 27, recorded Book 418, pg. 524.

<sup>40</sup> Coats Centennial Heritage Book Committee, *The Heritage of Coats, North Carolina*, II:369–70.

<sup>41</sup> Coats Centennial Heritage Book Committee, *The Heritage of Coats, North Carolina*, II:370.

<sup>42</sup> Coastal Carolina Research, *Historic Architectural Resources Survey Report, Improve US 40 from Multi-Lanes North of Fayetteville to North of Fuquay-Varina-Cumberland, Harnett, and Wake Counties Final Identification and Evaluation*, 236–42, and cover letter.





*Figure 38. Farmhouse at 52 Lafayette Road, Harnett County.*



*Figure 39. The farm at 52 Lafayette Road, Harnett County.*

Several outbuildings on the Ted L. Penny Farm may be tobacco sheds, a form that is still very common across the state. North Carolina tobacco-related resources listed in the National Register include larger tobacco warehouses and factories, such as the American Tobacco Company Manufacturing Plant or Bull Durham Tobacco Factory (both in Durham) or the R.J. Reynolds Tobacco Company in Winston-Salem. Although the tobacco barns at 52 Lafayette Road are modest examples, they are associated with the larger farm and contribute to its significance as a farmstead.

The Daniel Bales Homeplace (HT0359), located at 2705 NC 27 E, was surveyed in 2002-2003. While the farmstead lacks a formal determination of eligibility, it has a farmhouse with excellent integrity and a more complete collection of outbuildings than the subject property. The two-story, square-plan, 1920 farmhouse has Craftsman details as seen in the wide eaves with exposed rafter tails, and prominent porch with tapered columns on square bases (see Figure 40). Outbuildings include a collection of sheds, workshops, and barns, and one tobacco barn that has been adapted to a garage. On the whole, the outbuildings maintain a direct relationship with the house and the fields, which are in active cultivation. Overall, the Daniel Bales Homeplace is a stronger example of an early-twentieth-century farmstead than the Ted L. Penny Farm (see Figure 41).





*Figure 40. Farmhouse at Daniel Bales Homeplace. Photo courtesy of NCDOT.*



*Figure 41. View of Daniel Bales Homeplace showing relation of outbuildings to cultivated fields.  
Google Street View Image.*

The house at 8733 US 401 North (HT 0174) was surveyed as part of the potential Chalybeate Springs Historic District in 2013. While the district was recommended not eligible, this 1914 house is of a similar form (L-plan with Triple-A roof) and scale of the subject farmhouse and retains its historic porch (see Figure 42). The hip-roof porch is centered under the eaves and extends to the width of the front windows. Due to the intact porch with historically correct proportions, this house is a stronger example of the type than the Ted L. Penny farmhouse.



Figure 42. House at 8733 US 401 North (HT0174) with intact front porch.<sup>43</sup>

### National Register Evaluation

The Ted L. Penny Farm at 130 Sheriff Johnson Road was evaluated under National Register *Criteria A, B, C, and D.*

Under *Criterion A: History*, farm complexes in Harnett County can be significant in the area of *Agriculture*. The Ted L. Penny Farm currently consists of a farmhouse, garage, and four frame agricultural outbuildings, three of which may be tobacco sheds. Other domestic and agricultural outbuildings are not present, and the parcel cannot convey significance as a small-scale family farm. Further, the farm parcel has been subdivided and the fields are no longer associated with the farmhouse or serve their historic use. As such, this farmstead does not meet the registration requirements in the MPDF and does not possess historical significance under *Criterion A for Agriculture*.

Under *Criterion B: Significant Person*, a property must be directly associated with the lives of individuals significant in local, state, or national history. Research did not reveal evidence that Walter E. Nichols, former mayor of Coats, ever lived on this property. Likewise, research did not result in evidence that the Penny family members were influential or historically significant at a local, state, or national level. Therefore, the property does not possess significance under *Criterion B*.

According to the MPDF, to possess significance under *Criterion C: Architecture*, farm complexes should include:

A collection of buildings that, as a whole, represent the building types, craftsmanship and building techniques associated with the county's agricultural heritage. Remaining historic farm complexes indicate where land has been used for cultivating crops, raising livestock, and other activities that contributed to the development of Harnett County between the nineteenth and mid-twentieth century. . . . Farms typically consist of a large tract of land containing a primary residence and associate domestic and agricultural outbuildings ranging from barns to work sheds and smokehouses.<sup>44</sup>

<sup>43</sup> Coastal Carolina Research, *Historic Architectural Resources Survey Report, Improve US 40 from Multi-Lanes North of Fayetteville to North of Fuquay-Varina-Cumberland, Harnett, and Wake Counties Final Identification and Evaluation*, 289.

<sup>44</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," F-39.

The Penny farmhouse is a modest balloon-frame house with Southern Colonial stylistic details, and it does not represent a distinctive or unique style or type.<sup>45</sup> The farm complex does not display a strong collection of outbuildings that convey agricultural significance; the only remaining outbuildings with potential agricultural association are the four frame sheds, three of which are likely former flue-cured tobacco barns, but they have been out of use for many years and do not stand out in comparison to other similar examples.<sup>46</sup> The Ted L. Penny Farm can no longer convey the significance of the county's historic farming practices as a small, family owned farm. Therefore, this property does not possess significance under *Criterion C*.

The property is unlikely to yield information about the past not otherwise accessible from other resources and written records. Therefore, it does not possess significance under *Criterion D*.

### *Integrity*

The house and outbuildings all occupy their original locations north of Sheriff Johnson Road and retain integrity of location; however, the farmstead has been subdivided into three parcels owned by separate individuals and the abandoned agricultural outbuildings no longer serve their historic use. Thus, the agricultural outbuildings have lost integrity of setting, feeling, and association. The fields are no longer in cultivation, which creates a loss of setting, feeling, and association integrity. The house has diminished integrity of materials, design, and workmanship due to alterations such as side additions, replaced windows and doors, and altered porch and door surrounds. L-houses of this era would have had a modest shed or hip-roof porch for shade, but this incompatible mid-century porch has altered the proportions so the historic design, feeling, and entrance is lost. The garage retains good integrity of materials, design, and workmanship. Overall, the farmstead does not retain sufficient integrity due to alterations to the farmhouse, lack of cohesion between the primary house and outbuildings, and the disconnection of the fields from the other structures.

### **Recommendation**

Due to lack of significance and integrity, the Ted L. Penny Farm at 130 Sherriff Johnson Road is recommended not eligible for listing in the National Register under *Criteria A, B, C, or D*.

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<sup>45</sup> National Register of Historic Places Multiple Property Documentation Form, "Historic and Architectural Resources of Harnett County, North Carolina, ca.1770-1950," Section F, Page 48.

<sup>46</sup> Rubel, "Standing Tall: The Endangered North Carolina Flue-Cured Tobacco Barns."



**D. Penny Family Rural Historic District**

Resource Name	Historic District
HPO Survey Site Number (SSN)	HT1243
Address	2140 NC 27 E/ 130 Sheriff Johnson Road
PIN	0680-65-8918.000/ 0680-66-4503.000
Construction Date(s)	c.1915-1955
NRHP Recommendation	Not Eligible



*Figure 43. 2140 NC 27 E.*



*Figure 44. 130 Sheriff Johnson Road.*

A potential Penny Family Rural Historic District (HT1243) was considered that encompasses the Joseph H. Penny and Ted L. Penny farms (see Figures 43 and 44). Figure 45 presents a site map.

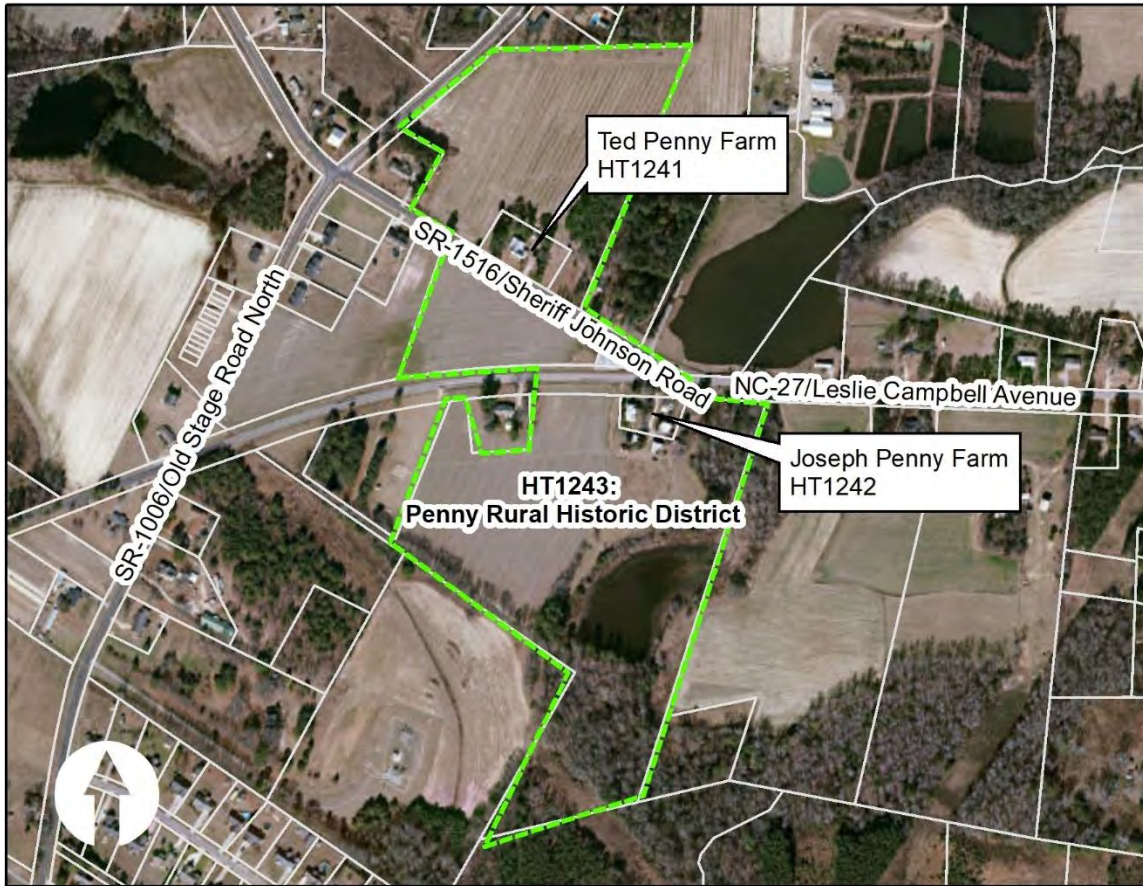


Figure 45. HT1243 site plan

While the Penny family has owned property along NC 27 since the 1930s, the farm was subdivided into multiple parcels with discontinuous development resulting in a loose collection of buildings. The Joseph H. Penny Farm and Ted L. Penny Farm properties are separated by NC 27 E and Sheriff Johnson Road. While both farms contain modest buildings dating from c.1915-c.1955, several have been heavily altered, and/or are in poor condition, and one has been moved. The fields associated with both farms are on separate parcels and no longer serve their historic uses. As shown in the integrity evaluations above, neither farm has retained sufficient integrity to convey its history.

In addition, development around the two farms detract from the feeling of a rural historic district. A fish hatchery established in the 1960s at 26 Sheriff Johnson Road (between the two Penny farms to the northeast and outside the APE) has several buildings dating to that era. While the hatchery is also owned by a Penny family member, its resources consist of later architectural styles serving a different use than the Joseph H. and Ted L. Penny farms. In addition, a new single- and multi-family residential development along Old Stage Road, and infill construction at 2020 NC 27 E, diminishes the feeling and association of a rural historic district. Overall, buildings on the Penny Farm properties do not represent a cohesive grouping due to the disparity in dates of construction (c.1915 to c.1955), lack of significance, and changes in location, setting, design, materials, and historic association, which have resulted in a loss of integrity of the properties as a rural historic district.

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