

**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

October 15, 2019

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report, U-6070, Widen NC 78 from US 1 to SR 1001,
PA 18-10-0050, Lee County, ER 19-2818

Thank you for your letter of September 16, 2019, transmitting the above-referenced report. We have reviewed the report and concur that the following resources are not eligible for listing in the National Register of Historic Places for reasons outlined.

Dignus Rural Historic District (LE0790)
Makepeace House (LE0864)
Stephen B. Worthy House (LE0614)
Worthy's Pond (LE0613)
Robert Worthy Service Station (LE0860)
Lula Mae Sloan Pettus House (LE0863)
John W. Jackson Farm (LE0603)
Lanelia Gray Pettus House (LE0861)
Dignus Community Club (LE0862)
Raymond R. Knight Farm (LE0647)
Kenneth H. Worthy House (LE0649)
Lucy A. Lawrence House (LE0602)
Shirley B. Wall House (LE0865)
Grace R. Lawrence House (LE0703)

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.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

September 16, 2019

ER 19-2818

Ms. Renee Gledhill-Earley
North Carolina State Historic Preservation Office
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Due -- 10/11/19

Dear Renee:

H-

RE: Widen NC 78 from US 1 to SR 1001 (Lemon Springs Rd) in Lee County, TIP#
U-6070, WBS# 47519.1.1, PA# 18-10-0050

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached two copies of the Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report concludes that there are no properties within the Area of Potential Effects (APE) that are listed on or eligible for the National Register:

Please review the survey report and provide us with your comments. If you have any questions concerning the accompanying information, please contact Ms. Mary Pope Furr, Historic Architecture Team, (919) 707-6068.

Sincerely,

A handwritten signature in cursive script that reads "Mary Pope Furr".

Mary Pope Furr
Historic Architecture Team

Attachments

Cc: Jeffrey L Teague, NCDOT Division 8

Historic Structures Survey Report
Widen NC 78 from US 1 to SR 1001 (Lemon Springs Road)
Lee County, North Carolina

TIP# U-6070
WBS# 47519.1.1
P.A# 18-10-0050



New South Associates, Inc.

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**Historic Structures Survey Report
Widen NC 78 from US 1 to SR 1001 (Lemon Springs Road)**

Lee County, North Carolina

TIP# U-6070
WBS# 47519.1.1
P.A# 18-10-0050

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

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

Report prepared by:
New South Associates, Inc.
6150 East Ponce de Leon Avenue
Stone Mountain, GA 30083



Mary Beth Reed – Principal Investigator

Brittany Hyder – Historian and Author

August 16, 2019 – Final Report
New South Technical Report 3014

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MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen NC 78 (Tramway Road) south of the Sanford in Lee County, from US 1 to SR 1001 (Lemon Springs Road) (TIP# U-6070, WSB# 47495.1.1). NC 78 is currently a three-lane undivided facility with a median turn-lane. The proposed cross-section will consist of a four-lane median-divided facility with a project length of approximately 4.5 miles. As Preliminary Design Plans have not yet been developed, a Study Area was generated by NCDOT in order to facilitate the environmental planning process and for the purpose of this project will serve as the Area of Potential Effect (APE). The APE is centered along the NC 78 corridor with extensions along intersecting Y-lines and areas of expansion between US 1 and SR 1152 (Fire Tower Road) and contains the project site, adjacent parcels, and all properties within the viewshed that may be impacted by the project. This project is subject to review under the Section 106 of the National Historic Preservation Act of 1966, as amended and under the Section 106 Programmatic Agreement for Minor Transpiration Projects (NCDOT/NCHPO/FHWA/USFWS 2015). A NCDOT architectural historian determined that one resource within the APE warranted an intensive National Register of Historic Places (NRHP) eligibility evaluation, the Dignus Rural Historic District. This resource is the subject of this report.

On January 23, 2019, NCDOT contracted with New South Associates, Inc. (New South) to undertake the evaluation of this resource. From March 5-6, 2019, New South architectural historians Brittany Hyder and Sherry Teal surveyed and documented the Dignus Rural Historic District for intensive study and a NRHP eligibility evaluation. As a result of this study and additional historic research and for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, New South recommends that the Dignus Rural Historic District (LE0790) and all of the resources within the district are not eligible for listing on the NRHP.

| Survey Site # | Resource Name/Address | NRHP Eligibility Recommendation |
|---------------|---|---------------------------------|
| LE0790 | Dignus Rural Historic District, Tramway Road and Fire Tower Road, Sanford | Not Eligible |
| LE0864 | Makepeace House, 2133 Tramway Road, Sanford | Not Eligible |
| LE0614 | Stephen B. Worthy House, Tramway Road, Sanford | Not Eligible |
| LE0613 | Worthy's Pond, 2200 Tramway Road, Sanford | Not Eligible |
| LE0860 | Robert Worthy Service Station, 2200 Tramway Road, Sanford | Not Eligible |
| LE0863 | Lula Mae Sloan Pettus House, 2130 Tramway Road, Sanford | Not Eligible |
| LE0603 | John W. Jackson Farm, 1525 and 1603 Fire Tower Road, Sanford | Not Eligible |
| LE0861 | Lanelia Gray Pettus House, 1706 Fire Tower Road, Sanford | Not Eligible |
| LE0862 | Dignus Community Club, 2210 Tramway Road, Sanford | Not Eligible |
| LE0647 | Raymond R. Knight Farm, 2303 Tramway Road, Sanford | Not Eligible |
| LE0649 | Kenneth H. Worthy House, 2410 Tramway Road, Sanford | Not Eligible |

HISTORIC STRUCTURES SURVEY REPORT
WIDEN NC 78 FROM US 1 TO SR 1001 (LEMON SPRINGS ROAD), T.I.P. NO. U-6070

| Survey Site # | Resource Name/Address | NRHP Eligibility Recommendation |
|---------------|---|---------------------------------|
| LE0602 | Lucy A. Lawrence House, Tramway Road, Sanford | Not Eligible |
| LE0865 | Shirley B. Wall House, 2100 Brantley Road, Sanford | Not Eligible |
| LE0703 | Grace R. Lawrence House, 2704 Tramway Road, Sanford | Not Eligible |

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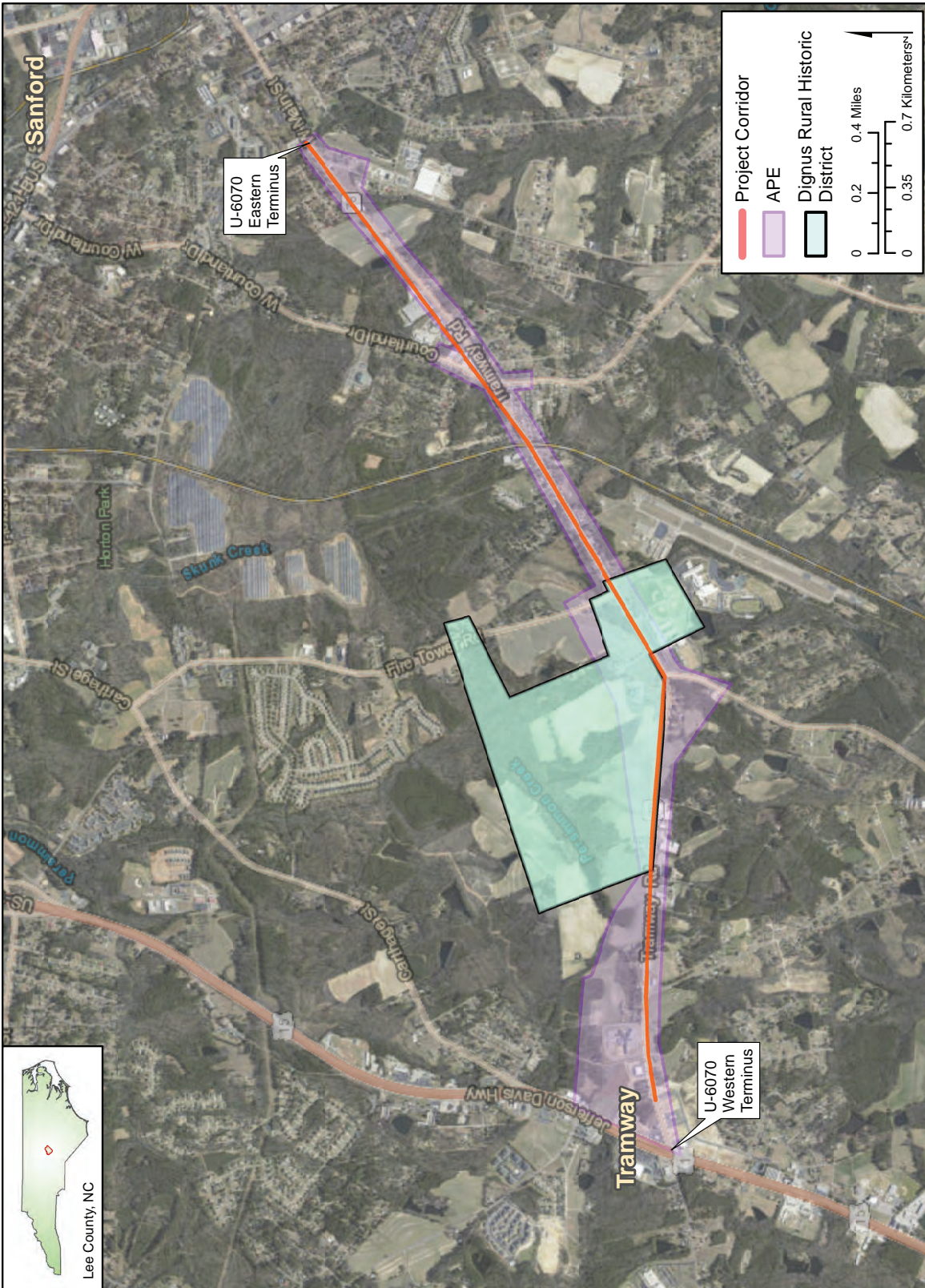
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1.0 PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) proposes to widen NC 78 (Tramway Road) near Sanford in Lee County from US 1 to SR 1001 (Lemon Springs Road) (TIP# U-6070, WSB# 47495.1.1). NC 78 is currently a three-lane undivided facility with a median turn-lane. The proposed cross-section will consist of a four-lane median-divided facility. The project length is approximately 4.5 miles. The project area is located approximately two miles south of downtown Sanford, the Lee County seat (Figure 1.1). As Preliminary Design Plans have not yet been developed, a Study Area was generated by NCDOT in order to facilitate the environmental planning process and for the purpose of this project will serve as the Area of Potential Effect (APE). The APE is centered along the NC 78 corridor with extensions along intersecting Y-lines and areas of expansion between US 1 and SR 1152 (Fire Tower Road) and contains the project site, adjacent parcels, and all properties within the viewshed that may be impacted by the project. This project is subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended as well as the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFWS 2015). A NCDOT architectural historian identified one resource within the APE as potentially eligible for listing in the National Register of Historic Places (NRHP), the Dignus Rural Historic District. This resource warranted an intensive NRHP eligibility evaluation and is the subject of this report.

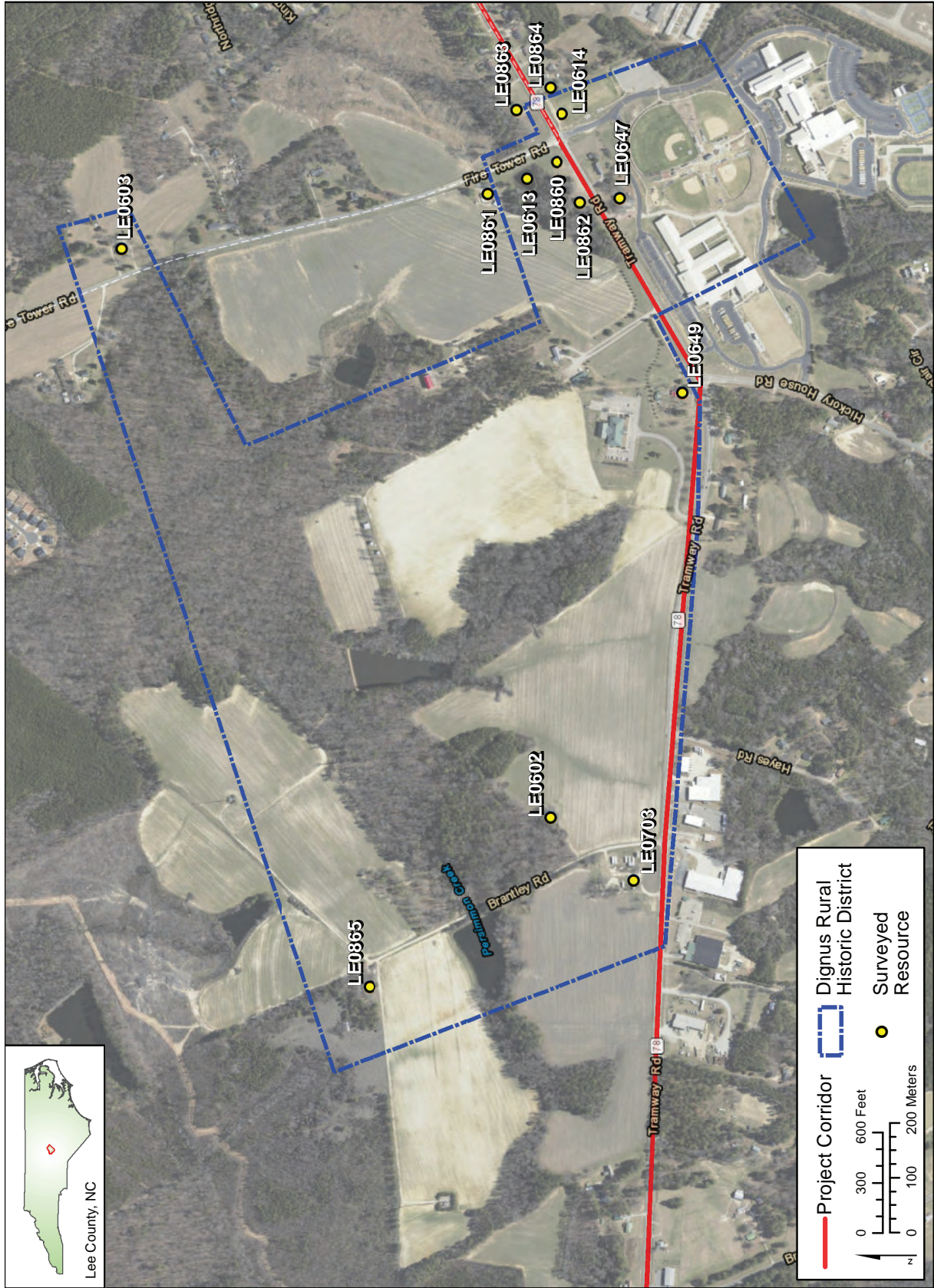
On January 23, 2019, NCDOT requested that New South survey and evaluate the properties within the Dignus Rural Historic District and prepare a report evaluating the district and individual resource's eligibility for listing in the NRHP. The Dignus Rural Historic District was previously surveyed and added to the North Carolina Study List in July 1992. The North Carolina State Historic Preservation Office (HPO) assigned survey number LE0790 to the Dignus Rural Historic District. In 1992, seven individual resources were identified within the district as approximately 50 years old or older and potentially contributing. At this time, proposed boundaries were identified (Figure 1.1). The HPO assigned each of the resources a survey site number: the Stephen B. Worthy House (LE0614), Worthy's Pond (LE0613), the John W. Jackson Farm (LE0603), the Raymond R. Knight Farm (LE0647), the Kenneth H. Worthy House (LE0649), the Lucy A. Lawrence House (LE602), and the Grace R. Lawrence House (LE0703). Additionally, NCDOT requested that New South document and identify any additional resources within the proposed district boundaries that have reached 50 years of age since the previous survey in 1992 to accurately evaluate the historic district (Figure 1.2).

Prior to fieldwork, the statewide architectural survey records of the HPO were reviewed using HPOWEB, their on-line GIS service, which indicated seven resources in the Dignus Rural Historic District had been previously surveyed and forms and photographs were on file at the HPO. Historic topographic maps and aerial photographs were viewed at historicaerials.com, nationalmap.gov, the



Source: ESRI World Imagery (2019)

Figure 1.1. Project Location Map, showing the Project Alignment and Dignus Rural Historic District Boundary



Source: ESRI World Imagery (2019)

Figure 1.2. Project Location Map for Surveyed Resources

on-line North Carolina Maps collection at the University of North Carolina, and the U.S. Geological Survey (USGS) historical topographic map collection. Property information was obtained from the Lee County Tax Assessor's website. The genealogy and local history resources at the Lee County library, historic newspapers, census records, and U.S. City Directories were also consulted.

New South architectural historians Brittany Hyder and Sherry Teal surveyed the seven previously identified resources in the Dignus Rural Historic District from March 5-6, 2018. The resources within the district were visually inspected and documented through written notes and digital photographs. At the time of the 2019 survey, five of the seven previously surveyed resources remained extant; the Stephen B. Worthy House (LE0614) and the Grace R. Lawrence House (LE0703) have been demolished or moved and were no longer extant at the identified locations. The setting and exterior of each of the previously identified resources in the district was documented. The Raymond R. Knight Farm (LE0647) at 2303 Tramway Road currently houses the offices of Lee County Parks and Recreation, due to the public nature of the property, the interior was accessed and photographed. Multiple attempts to contact the other property owners were unsuccessful therefore the interiors of most of the properties were not accessed. Unless noted, all photographs were taken in March and June of 2019.

All resources within the Dignus Rural Historic District that were 50 years old or older were documented. As a result, six additional resources were identified within the historic district boundaries. HPO survey site numbers were requested for the newly identified resources and are as follows: the Robert Worthy Service Station (LE0860), the Lanelia Gray Pettus House (LE0861), the Dignus Community Club (LE0862), the Lula Mae Sloan Pettus House (LE0863), the Makepeace House (LE0864), and the Shirley B. Wall House (LE0865).

The historical development, architecture, and cultural significance of the Dignus Rural Historic District was assessed and evaluated within its respective context according to the established NRHP criteria. Comparable resources were identified through the HPOWEB as defined in the original scope of work. The following resources were referenced to develop a local context and identify comparable resources: *Historic and Architectural Resources of Lee County, North Carolina, ca.1800-1942*, *National Register of Historic Places MPDF* (Pezzoni 1993), *A Guide to the Historic Architecture of Piedmont North Carolina* (Bishir and Southern 2003), and *The History and Architecture of Lee County, North Carolina* (Pezzoni 1995)

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic

Properties (36 CFR 800); NCDOT's current Historic Architecture Group Procedures and Work Products; and the North Carolina HPO's Report Standards for Historic Structure Survey Reports/ Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina.

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2.0 DIGNUS RURAL HISTORIC DISTRICT (LE0790)

| | |
|-------------------------|---|
| Resource Name | Dignus Rural Historic District |
| HPO Survey Site # | LE0790 |
| Location | Tramway Road and Fire Tower Road to west of Tramway Road and Brantley Road, Sanford |
| PIN | 9641-44-9887-00, 9641-44-9527-00, 9641-44-2926-00, 9641-44-2926-00, 9641-45-8163-00, 9641-47-1693-00, 9641-45-3256-00, 9641-44-2783-00, 9641-44-5026-00, 9641-25-0146-00, 9641-14-2832-00, 9631-86-5489-00, 9631-95-2119-00 |
| Date(s) of Construction | Circa 1870 to 1968 |
| Recommendation | Not Eligible for the NRHP |



Figure 2.1. View of the Dignus Rural Historic District, Facing Southeast

2.1 INTRODUCTION

According to the National Park Service a rural historic district is “a geographically definable area, possessing a significant concentration, linkage, or continuity of landscape components which are united by human use and past events, or aesthetically by plan or physical development” (Melnick et al. 1984). Usually distinguishable from their surroundings, rural historic districts can be comprised of a variety of features or landscapes that have been controlled, altered, or manipulated by humans for multiple generations. Rural historic districts can include many variations such as fishing villages that are reliant on a body of water, small farmsteads with cultivated fields, orchards, outbuildings, barns, and fences; and sawmills or grist mills supported by a mill race, mill ponds, commissaries, and a mill village. Like individual buildings or structures, these landscapes qualify for listing in the NRHP when they are historically significant and maintain integrity. Through documentation and analysis of the landscape’s features it is possible to determine the landscape’s

period of significance and to evaluate if the rural historic district has been significantly altered. Additionally, historic land-use patterns and structures must be present and delineated from the surrounding area (Birnbaum 1996).

The buildings and agricultural fields that comprise the Dignus Rural Historic District were identified by J. Daniel Pezzoni during the 1991 and 1992 Lee County Architectural Survey. At the time, boundaries were proposed that included approximately 355 acres of land primarily associated with Worthy family (Figure 2.2). The district is centralized around an area known as “Dignus,” the Latin term for the Worthy surname (Pezzoni 1992a). The proposed boundaries included two dwellings associated with the Worthy family, a pond associated with K.H. Worthy & Son’s lumber mill and turpentine distillery, and a circa 1940 filling station also operated by the Worthy family. While the Worthy family is the cornerstone of the district, the boundaries included four neighboring, nineteenth and twentieth-century farmsteads that supported the area’s rural feel.

2.2 DESCRIPTION AND SETTING



Figure 2.2. View of the Dignus Rural Historic District, Facing Southeast.

When the Dignus Rural Historic District was identified and recommended to the NC Study List in 1992, the district boundaries were roughly: Fire Tower Road to the east, Tramway Road to the south, and the western parcel lines of the properties on Brantley Road. The district originates at the intersection of Fire Tower Road and Tramway Road and continues west beyond the intersection of Brantley Road and Tramway Road (see Figure 2.1). Currently, the western portion of the district, lying north of Tramway Road, is characterized by a flat landscape with cultivated tobacco

fields. There is little commercial and residential development in this section, however, a row of commercial buildings constructed between 1980 and the 2000s are situated just south of the district boundary on the opposite side of Tramway Road. The 1884 Kenneth H. Worthy House (LE0649) is situated almost centrally within the district, north of Tramway Road, across from a row of circa 1960 Ranch dwellings that lie just outside the district boundaries. A large pond and dense woodlands are located behind the dwelling and comprise a majority of the central and northern sections of the district. Flanked by agricultural fields, the Lee County Co-op Extension Services and USDA Rural Development Board building was constructed on a 30-acre parcel in the center of the district in 2007. The 1932 Raymond R. Knight Farm (LE0647) is located just south of Tramway Road adjacent to Southern Lee High School's athletic fields and Sanlee Middle School, constructed between 2003 and 2007. The district is bounded to the east by a row of circa 1950 and 1960 dwellings interspersed with commercial buildings dating to the late 1980s (see Figures 2.2-2.14).

2.3 INVENTORY LIST

The district boundaries established in 1992 now contain 11 properties that are over 50 years of age including a pond associated with K.H. Worthy & Son's mill and turpentine distillery. Residential properties include: the John W. Jackson Farm (LE0603), the Raymond R. Knight Farm house (LE0647), and the Kenneth H. Worthy House (LE0649), the Lanelia Gray Pettus House (LE0861), the Lula Mae Sloan Pettus House (LE0863), the Makepeace House (LE0864), the Shirley B. Wall House (LE0865), and the Lucy A. Lawrence House (LE0602). A building owned by the Dignus Community Club (LE0862) and the Robert Worthy Filling Station (LE0860) are situated in the southeast corner of the district near the corner of Tramway Road and Fire Tower Road. These resources will be discussed in detail and individually evaluated in the subsequent sections of this report.

2.4 HISTORIC CONTEXT

The Dignus Rural Historic District is situated just south of Sanford, the Lee County seat, and west of Jonesboro Heights (formerly known as Jonesboro). Transportation developments in the nineteenth and twentieth centuries enabled Jonesboro and Sanford to develop as Lee County's major hubs. Between 1849 and 1854, the Fayetteville & Western Plank Road, a toll route, entered the southern section of the county. Traversing 129 miles between Fayetteville and Bethania in Forsyth County, this road was constructed of six- to eight-inch thick pine and oak sills that were placed across drained roadbeds and covered with gravel or sand (Norris and Ireland 2006). In the years following the Civil War, the county's transportation network was again improved with the construction of the Raleigh Augusta Air Line Railroad, which formed a junction with the Western Railroad in Sanford. Sanford was incorporated into Moore County in 1874. Lee County was formally established in 1907 (Lee County).



Figure 2.3. Lee County Co-op Extension Services/USDA Rural Development Board Building Constructed in 2007, Facing North



Figure 2.4. View West from the Lee County Co-op Extension Services/ USDA Rural Development Board.



Figure 2.5. View Southwest of the Ranch Dwellings South of the District Boundary



Figure 2.6. Playground at SanLee Middle School in the Southeastern Corner of the District



Figure 2.7. Athletic fFields in the Southeastern Corner of the District



Figure 2.8. View South of the Athletic fFields at Southern Lee High School



Figure 2.9. View Southeast of the Residential Development at the East Edge of the District



Figure 2.10. Corner of Tramway Road and Fire Tower Road, Facing Southwest



Figure 2.11. Non-Historic Dwellings in the Center of the District, Facing Southwest



Figure 2.12. Raymond R. Knight House and SanLee Middle School, Facing Southwest



Figure 2.13. View into the District from the Northeast Corner, Facing Southwest



Figure 2.14. View West into the District from Fire Tower Road

Despite its proximity to two of the county's transportation hubs, the lands that comprise the Dignus Rural Historic District were primarily rural in nature in the late nineteenth century. Agriculture and the naval store industry dominated the area's economic base and as early as 1870, Kenneth H. Worthy established K.H. Worthy & Son's in the eastern section of the district, approximately two miles from Jonesboro (The Charlotte Observer 1886). His operation included a store, lumber mill, grist mill, and a turpentine distillery and collection center (LE0613). The region's dense pine forests provided ample raw materials to produce tar, pitch, lumber, and turpentine, which were transported to the coast via the railroad and river networks (Pezzoni 1995).

During the late nineteenth and early twentieth centuries, cotton was the county's primary cash crop. Extensive lumbering in the southeastern portion of the county created large tracts of sandy soil that attracted cotton farmers from the surrounding counties to the area near Jonesboro. Between 1900 and 1907, 48 cotton farmers moved to Lee County from nearby Union County alone. In the 1880s and 1890s, half of the county's cotton gins were located in nearby Jonesboro and Sanford. Due to a decline in cotton prices and the boll weevil epidemic in the 1920s and 1930s, tobacco became the region's principal cash crop. Farmers in southeastern Lee County began cultivating tobacco as early as 1880 and W.A. Sloan and Company opened the Buffalo Tobacco Warehouse in Jonesboro in 1885. Interest in tobacco cultivation diminished in the early-twentieth century due to low profits but by 1929, 3,154 acres in Lee County were utilized for tobacco cultivation producing 2,104,344 pounds of tobacco. By 1940, the amount of acreage utilized for tobacco cultivation hit 6,747 acres (U.S. Census Bureau 1920). Documentation from the 1992 survey indicates that farmers in the Dignus Rural Historic District produced cotton and tobacco as cash crops in addition to raising livestock and producing sweet potatoes, turnips, and corn on a subsistence basis (Pezzoni 1993). Census records indicate that two of the farmers residing in the district had primary or secondary employment in the city of Sanford. Currently, the district contains cultivated tobacco, soybean, and hay fields and a number of non-historic tobacco bunkers.

The Dignus Rural Historic District has undergone multiple economic shifts that are illustrated in the area's building stock. The oldest extant dwelling in the district was constructed by Kenneth H. Worthy when this community was part of Moore County. Arguably the district's most prominent resident, Kenneth Henderson Worthy, was the son of James Worthy (1787-1864) and Jane Murchison Worthy (1782-1820) of Vass, NC. Kenneth H. Worthy was born in March 1820 and received a land grant for 10.5 acres near Little Governors Creek (approximately 10 miles west of the Dignus Rural Historic District) in 1851. Worthy served as the Moore County Sheriff from 1850 to 1856 and again from 1860 to 1871. According to the 1860 census, he maintained a personal estate of \$8,000 and owned \$10,000 of real estate (U.S. Census Bureau 1860). In 1857, he purchased a large tract of land in the Lemon Springs vicinity, overlooking the Fayetteville & Western Plank Road, where he lived until building a larger residence in the Dignus Rural Historic District. In 1874 and 1876, he was elected to the North Carolina Senate and began construction of a two-story, double-

pile Italianate dwelling (LE0649) just north of Tramway Road. Centrally located within the Dignus Rural Historic District, this dwelling was larger and more ornate than the surrounding farmhouses and was likely constructed of timber milled at the Worthy family sawmill, K. H. Worthy & Son's. Kenneth and his wife, Margaret Eliza Worthy, had four children Isabela Murchison Barnes, Elizabeth McFayden, Stephen Berryman, and Mary Catherine Weatherly (Pezzoni 1995)

Kenneth H. Worthy's son, Stephen B. Worthy (1857-1934), began assisting with his father's industrial enterprises at a young age and likely took over K.H. Worthy & Son's upon his father's death in 1901. Also, in 1901, Stephen B. Worthy constructed a one-story dwelling in the southeastern corner of the district (LE0614) at the site of a burned Worthy home (Pezzoni 1995). According to the 1910 census, Stephen B. Worthy worked as a rural mail carrier in addition to operating a general farm (U.S. Census Bureau 1910). Archival research reveals that after 1888, there is little to no mention of the mills and distillery at K.H. Worthy & Son's. Stephen B. Worthy's profession as a rural mail carrier and farmer indicates that the mill was no longer operated by the Worthy's at this time. A small mill pond known as Worthy's Pond (LE0613) near the corner of Tramway Road and Fire Tower Road, is the only remnant of the operation and the mill buildings were no longer extant at this location as early as 1938 (North Carolina State Highway and Public Works Commission 1938).

By 1920, Stephen B. Worthy continued his work as a rural mail carrier and owned a general farm free of mortgage. He married Annie Louise Spencer and they would go on to have two children Alexander and James H. Worthy (U.S. Census Bureau 1920). Deed records indicate that Stephen B. Worthy passed the homeplace at corner of the district (LE0614) and the land north of Tramway Road, where K.H. Worthy & Son's stood, to his son James H. Worthy. Born in 1891, James H. Worthy (1891-1956) farmed his father's property in the southeastern corner of the district. By 1930, James and his wife Ruby had five children and operated a general farm (Stephen B. Worthy lived with them at the time) (U.S. Census Bureau 1930). According to an interview with Charles T. Worthy (son of James H. Worthy) conducted by J. Daniel Pezzoni in 1992, the lands across from the farm, south of the K.H. Worthy & Sons mill pond, were a community gathering place which prompted relative, Robert Worthy to build and operate a service station at this corner (Pezzoni 1992a). A circa 1940 service station is extant on the property today and will be described in subsequent sections (LE0860). Census records indicate that James H. and Ruby Worthy had a son named Robert Lynn Worthy born in 1931 (U.S. Census Bureau 1940). Although he would have been relatively young when the service station was constructed, he is perhaps the Robert Worthy associated with the service station.

The area continued to develop as an agricultural community in the early-to-mid twentieth century as additional family farms were established and began to prosper. While the Worthys were the most prominent family in the district, a handful of families operated farms around the Worthy land. The Jackson family lived in the northeast corner of the district and as early as 1910 John "J.

Will” William Jackson constructed a two-story dwelling on their farm (LE0603). According to an interview with Malcolm C. Jackson (son of J. Will Jackson) conducted in 1992 by J. Daniel Pezzoni, the family farmed cotton and tobacco but primarily operated a general farm producing crops of corn and potatoes. South of Tramway Road and the west of the Stephen B. and James H. Worthy homesite (LE0614), Raymond R. Knight constructed a substantial two-story brick dwelling (LE0647) between 1932 and 1933. This land was originally owned by the Worthy family and was sold to Raymond R. Knight, a sawmill equipment salesman for the Raleigh-based Jones Supply Company. Knight did not fare well during the Great Depression and lost his property. In 1939, Iroclus F. McKinney (1908-1983), a farmer from Rockingham County, purchased the property and operated a general farm.

Archival research reveals that the lands in the northwest section of the district, specifically the dwelling formerly located on the north side of Tramway Road near Brantley Road (LE0703) was affiliated with Daniel C. Lawrence. Lawrence worked in both banking and farming and as early as 1930, maintained a residence within the Sanford city limits. The additional acreage in the northwestern corner of the Dignus Rural Historic District passed through the Spivey, Brantley, and Wall families.

To facilitate this growing community, on June 12, 1940, James H. and Ruby Worthy conveyed a 0.1124-acre section of their property on the north side of Tramway Road to the Dignus Community Club. The deed defined the club as “an organization composed of members of the community in, around and about Worthy, Martin, Knight, Hartley and Bowman community.” The conveyance provided a place of meeting and community gatherings for the club’s duration and stipulated that in the event the club ceased to exist, the property would revert to the ownership of the grantors.

The Worthy family left this area in the early 1950s shortly after James H. and Ruby Worthy conveyed the 50-acre lot containing the former K.H. Worthy & Son’s site and the land containing Dignus Community Club and Robert Worthy Service Station to their son and daughter-in-law, John H. and Modest Worthy (Lee County 1950). Census records indicate that the couple did not live on site but resided in Durham and later relocated to Georgia. Shortly after gaining the property, the couple sold the 50 acres to David and Lula Mae Sloan Pettus. It is unclear when the remaining historic Worthy lands left the family but most of the land in the center of the district was under the ownership of Cagle Enterprises, Inc. by the 1970s. Beginning in the 1970s, Ernest and Ruby C. McSwain acquired approximately 240 acres in the district and it is now held in the McSwain –Worthy Lands Trust (Lee County 2010). In 2007, Ruby C. McSwain deeded a 17.85-acre parcel in the center of the district to the North Carolina Agriculture Foundation for the construction of the Lee County Co-Op Extension Services building (Lee County 2007).

Currently, properties within and on the periphery of the Dignus Rural Historic District are representative of the area's twentieth-century growth and shift away from an agricultural community to a rural residential hub. The oldest dwellings in the district were constructed in the late nineteenth century and are representative of large farmsteads typical of agrarian communities, however; several the original anchor dwellings and farm complexes have been demolished. Beginning in the 1950s, Ranch and Minimal Traditional dwellings were built to house the area's working population that no longer relied on farming but rather commuted to work in offices or manufacturing facilities in nearby Sanford and Raleigh. The betterment of state roads and construction of the interstate highway system increased the region's connectivity and neighborhoods were constructed throughout the county's formerly rural areas. The Sanford Municipal Airport, now the Sanford- Lee County Airport, was constructed directly southeast of the district in the 1950s. The Dignus Rural Historic District, while maintaining some of its agricultural fields, is directly adjacent to and infiltrated by suburban residential, commercial, and municipal development.

INTEGRITY

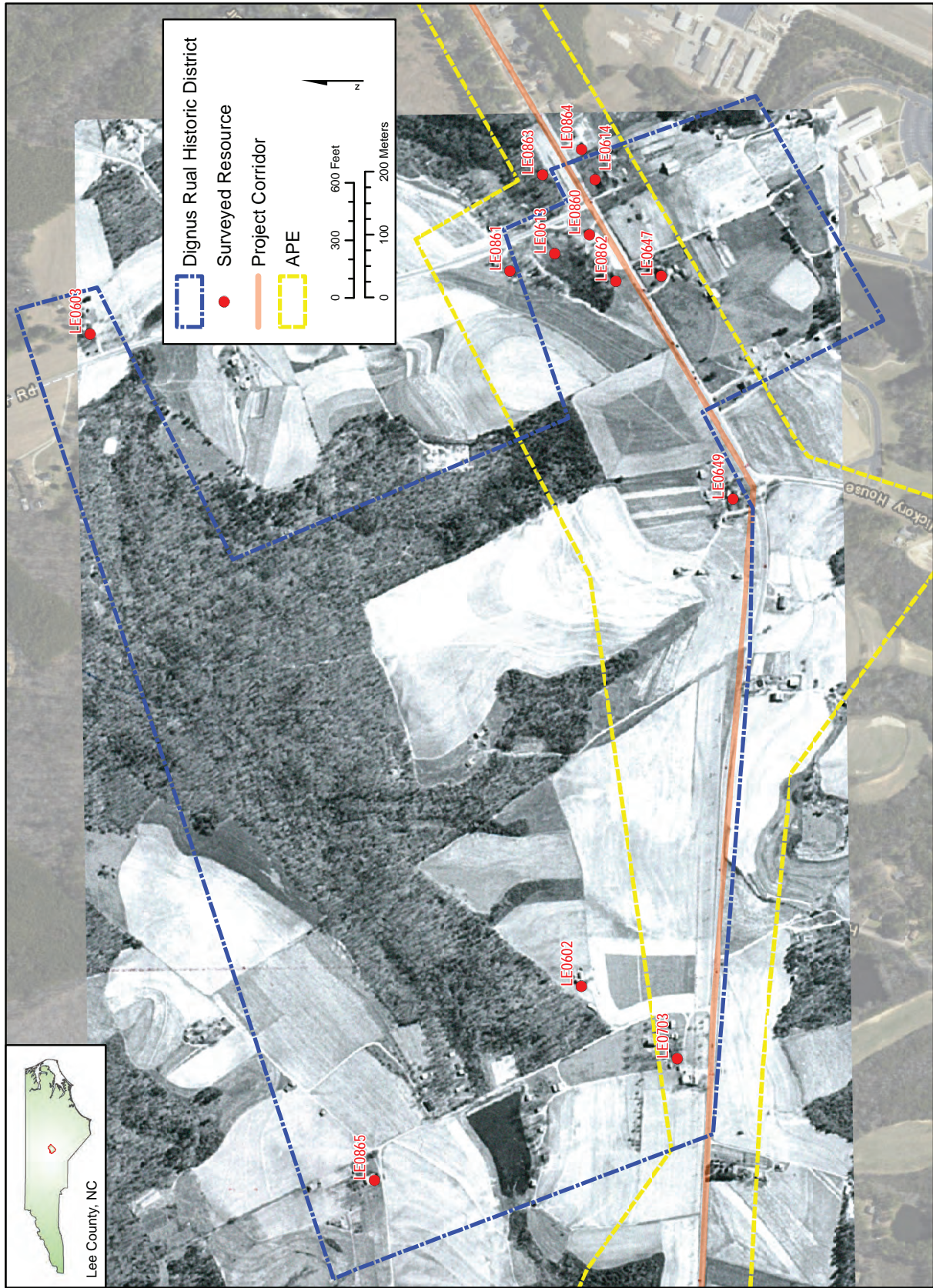
Rural Historic Districts may be eligible for listing in the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. Of the seven previously surveyed dwellings, five remain extant at their historic locations. J. Daniel Pezzoni did not recommend a period of significance for the district during the 1992 survey; however, the district boundaries and name indicate that the Worthy family is the cornerstone of this collection of buildings and property and a period extending from the construction of the first Worthy homestead circa 1880 to the mid-1950s when a bulk of the Worthy lands were sold would be appropriate. Although six additional buildings of over 50 years of age were identified during the re-survey, only two of these buildings have a direct association with the Worthy family who were pivotal in the development of this section of Lee County from 1870 to circa 1950. Three of the newly identified buildings were constructed in the 1950s and 1960s after the Worthy family's tenure in the area and do not retain any association with the family beyond their existence on land once owned by the Worthys. Additionally, these dwellings are not associated with the agricultural character of the region. Two of the primary resources associated with the family, the K.H. Worthy & Son's mills and the Stephen B. Worthy House (LE0614) are no longer extant inside the district boundaries. Additionally, the newly identified Shirley B. Wall House (LE0865) and the previously identified Lucy A. Lawrence House (LE0602), while representative of the early twentieth-century agrarian community, do not hold a strong association with the Worthy family or retain any of the supporting agricultural outbuildings.

Since the 1992 survey, significant commercial, residential, and municipal non-historic development has negatively affected the historic setting and feel of the Dignus Rural Historic District. The district is currently bounded to the east by a row of circa 1950 and 1960 dwellings interspersed

with commercial buildings dating to the 1980s and 1990s. Between 2003 and 2007, Sanlee Middle School and Southern Lee High School were constructed partially within the southern corner of the district boundaries. The schools' associated athletic fields are located on the former site of the Stephen B. Worthy House (LE0614). The primary dwelling at the neighboring Raymond R. Knight Farm (LE0647) currently houses the Lee County Parks and Recreation offices and its associated outbuildings have been removed to accommodate playgrounds and additional athletic fields. In 2007, the Lee County Co-op Extension Services and USDA Rural Development Board was constructed on an 18-acre parcel in the center of the district, adjacent to the Kenneth H. Worthy House (LE0649). The southern boundary of the district is now comprised of commercial development constructed between 2001 and 2014 and a cluster of three Ranch houses dating to the 1960s. Although a number of cultivated fields are present in the district, the historic agrarian setting is not adequately shielded or clearly delineated from the surrounding non-historic development.

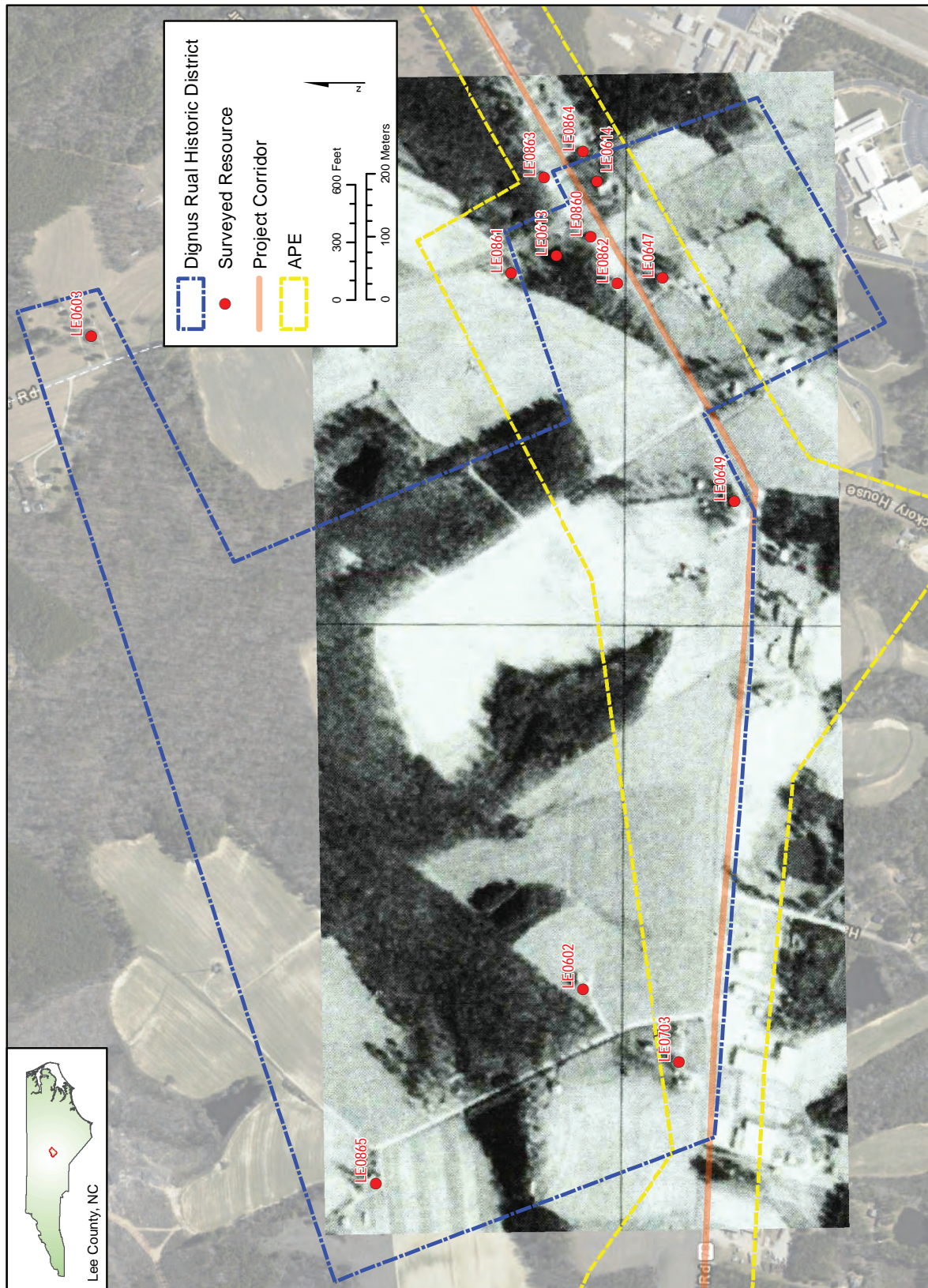
A comparison of aerial imagery from 1955, 1980, and the present illustrates the district's evolution. While the district does retain similar field patterns most of the historic circulation networks that would have been traveled between anchor dwellings, ancillary buildings, and fields have been eroded. Since most of the historic supporting outbuildings have been moved or demolished, these historic pathways are no longer necessary. Many of the historic outbuildings, tenant dwellings, and field networks captured in the 1955 aerial are no longer present. A review of aerials reveals that approximately 20 agricultural outbuildings have been demolished or moved (Figure 2.15). The 1980 aerial view of the district begins to capture a shift in use. At this stage, the eastern and southern side of the district are beginning to be developed with commercial and single-family residences; however, a majority of the historic farm complexes and anchor dwellings remain extant including all of the dwellings and outbuildings associated with the Stephen B. Worthy House (LE0614), the Raymond R. Knight Farm (LE0647), and the Grace R. Lawrence House (LE0703) in addition to a row of small barns or tenant houses in the western section of the district (Figure 2.16). The most significant shift took place between 2000 and the present, when the southwestern portion of the district was redeveloped to include educational and municipal buildings (Figure 2.17).

While the many of the tobacco fields in the central part of the district are actively cultivated, it appears that few farmsteads except for the John W. Jackson Farm (LE0603) include an associated residence or historic outbuildings. Many of the fields are now associated with the Lee County Co-op Extension Services and USDA Rural Development Board (constructed in 2007), which has changed the relationship between the surrounding rural residences and the landscape. While this district was historically a collection of individual farm complexes, it appears that few farmers live in the district but continue to cultivate the fields with little to no supporting historic architecture or remnants of distinct farmsteads. Additionally, as evidenced by the aerial imagery, many of the historically cultivated fields have been overtaken by dense wooded areas. These factors have significantly degraded the district's integrity of association, setting, and feel.



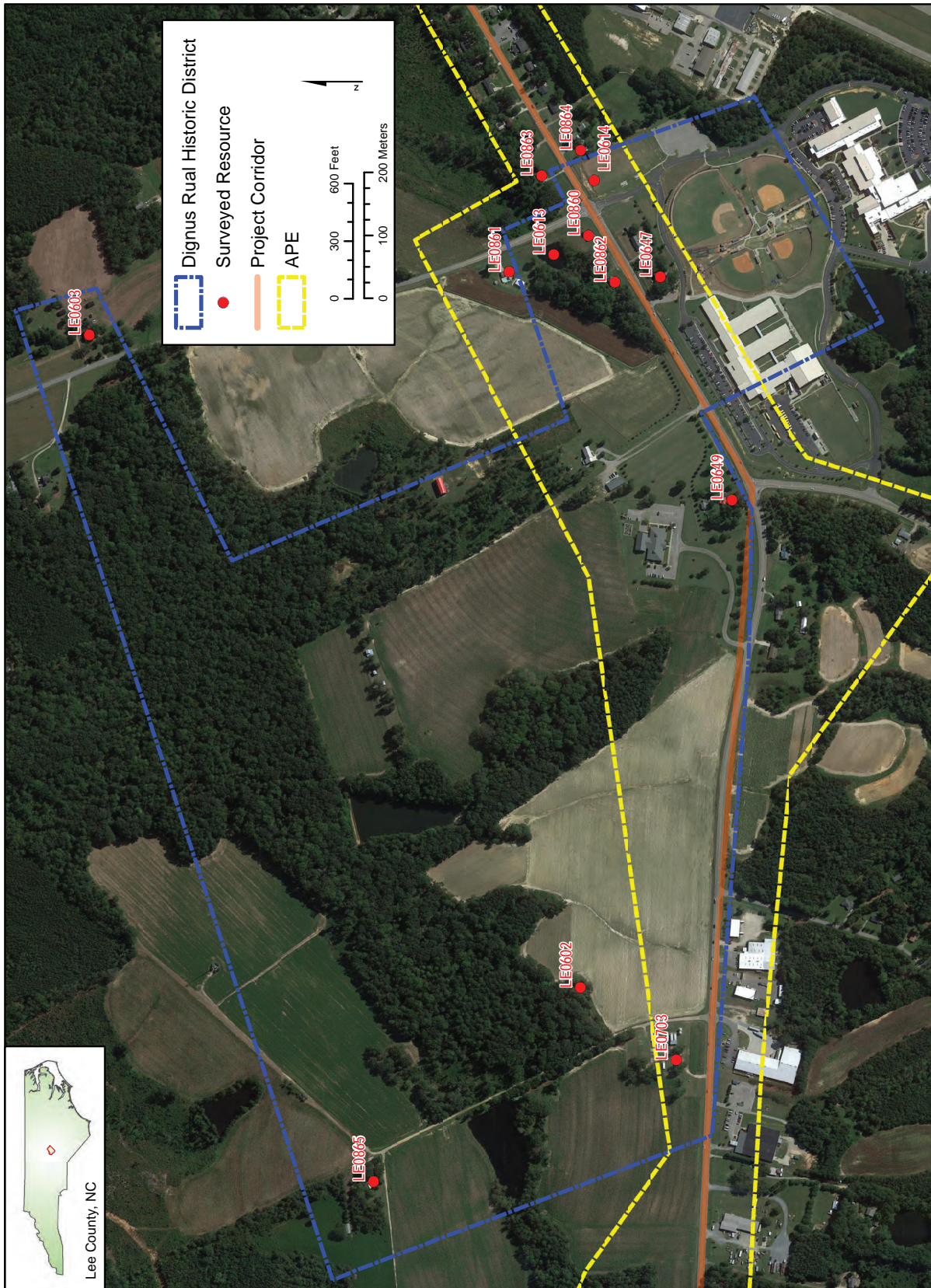
Source: 1955 Historic Aerial

Figure 2.15. 1955 Aerial Image of the Dignus Rural Historic District



Source: 1980 Historic Aerial

Figure 2.16. 1980 Aerial Image of the Dignus Rural Historic District



Source: 2018 Aerial Image

Figure 2.17. 2018 Aerial Image of the Dignus Rural Historic District

Many of the district's buildings have been extensively altered with the addition of non-historic siding and replacement vinyl windows. Few farms retain their original agricultural outbuildings. All of the outbuildings associated with the district's oldest and most sizable dwellings, the Raymond R. Knight Farm (LE0647) and the Kenneth H. Worthy House, have been significantly altered, moved, or demolished. These alterations have detracted from the design and material integrity of the individual resources in the district. Due to these integrity issues, none of the buildings within the Dignus Rural Historic District appear to be individually eligible for listing in the NRHP (individual property evaluations are included in subsequent sections of this report). Additionally, in February 2019, the HPO determined that the Kenneth H. Worthy House (LE0649) was not eligible for individual listing in the NRHP.

2.5 DISTRICT CONTEXT

As of March 2019, only five rural historic districts in North Carolina have been formally listed on the NRHP. None of the listed districts are located in Lee County. The Buffalo Rural Historic District, located approximately one and one-half miles north and east of the Dignus Rural Historic District was placed on the NC Study List in 1992 and determined eligible for listing in the NRHP in 1994. The district's eligibility was confirmed by the HPO in a letter dated July 7, 2017 after recommended adjustments were made to the district's boundaries to exclude a tract of non-historic development. The Buffalo Rural Historic District is centered near the intersection of Carthage Street (NC 1237) and Buffalo Church Road (SR 1153) approximately one and one-half miles north of the Dignus Rural Historic District's northern boundary. The district contains approximately 207 acres of agricultural fields, densely wooded areas, and six contributing resources dating from circa 1850 to 1926. Three resources: the Duncan E. McIver Farm (LE0469), the Kenneth E. Seymour Farm (LE0635), and the Spence Kelly Farm (LE0688) were identified in 1993 as notable nineteenth- and twentieth-century farm complexes that retained their agricultural context. Only one resource, the Kenneth E. Seymour Farm has lost its outbuildings meaning that most of contributing resources retain their material integrity. The extant dwellings are representative of styles popular in Lee County during the mid-nineteenth century including a two-story, Greek Revival dwelling, a one-story gabled-ell, and a frame Gothic Revival church constructed circa 1890. This concentration of resources conveys the historic character of a farm community in Lee County with the exception of the non-historic development residential development that has since been excluded from the district (Figure 2.18- 2.20). The Dignus Rural Historic District is similar to the Buffalo Rural Historic District in size and composition, however, the non-historic development within the Dignus Rural Historic District is not localized to one section and could not be easily eliminated or avoided by new boundaries. Additionally, the Dignus Rural Historic District has experienced a greater rate of attrition of historic dwellings and outbuildings (van den Hurk 2017).



Figure 2.18. Buffalo Rural Historic District, Facing North



Figure 2.19. Buffalo Rural Historic District, Representative Anchor Dwelling



Figure 2.20. Buffalo Rural Historic District, Facing South

As there are no listed Rural Historic Districts in Lee County, a sampling of comparable rural historic districts in the Piedmont Region of North Carolina were identified through the HPOWEB. The Cedar Grove Rural Crossroads Historic District, about sixty-five miles north of the project area in Orange County, was listed in the NRHP in 1998 under Criterion A for its association with agricultural trends in Orange County and Black String Band Music. Similar to the Dignus Rural Historic District, this district is centered around a historic community, however, this district retains a church, a handful of commercial buildings, and two notable Colonial Revival houses. The district boundary was dictated by the uninterrupted contiguous tracts of land that were historically associated with the crossroads and continue to reflect the historic viewshed. The rural agrarian aesthetic, connectivity, and pattern of the agricultural landscape remains intact as few modern intrusions are present (Graybeal 1998) (Figure 2.21-2.23).

In each of the NRHP-listed or eligible rural historic districts identified, the contributing resources were situated on contiguous parcels with little to no modern intrusions and retained a historic dwelling on each parcel. Recent changes including the influx of non-historic commercial and municipal development have altered the historic spatial organization of the Dignus Rural Historic District. While the area maintains some scenic characteristics of a rural landscape such as the large cotton field near the corner of Tramway and Brantley roads, a defined concentration of historic characteristics are not present to distinguish the rural historic landscape from its modern surroundings. The district does not possess clearly defined boundaries and the distinct historic farmsteads that characterized the district have been altered or substantially impeded by non-historic development.



Figure 2.21. Cedar Grove Rural Crossroads Historic District, Facing Northwest



Figure 2.22. Cedar Grove Rural Crossroads Historic District, Uninterrupted Landscape, Facing Northwest.



Figure 2.23. Cedar Grove Rural Crossroads Historic District, Representative Dwelling, Facing Southeast.

2.6 NRHP EVALUATION

Rural Historic Districts can be eligible for listing in the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Dignus Rural Historic District was associated with the Worthy family from 1870 to circa 1950 and was characterized by Kenneth H. Worthy's 1884 two-story Italianate dwelling, the circa 1870 K.H. Worthy & Son's mills and turpentine distillery, and the 1901 Stephen B. Worthy Farm. In addition, this area was home to a substantial farming community representative of Lee County's late nineteenth- and early twentieth-century agrarian economy. Over time, the community has lost its association with the Worthys and has transitioned from a farming community reliant on an actively cultivated agricultural landscape to a rural residential area centered around remaining tobacco fields. Recent commercial and municipal development including the construction of circa 2000 middle school and high school complexes have changed the historic landscape of the Dignus Rural Historic District. As a result, this district does not retain an association with events or movements that have made a significant contribution to the broad patterns of our history at the local, state, or national level. Therefore, the Dignus Rural Historic District is recommended not eligible for the NRHP under Criterion A.

Rural Historic Districts can also be eligible for listing in the NRHP if they are associated with a person or persons that have made contributions significant to our past under Criterion B. Though the area has historical associations with the Worthy family, longtime farmers and citizens of Lee

County, archival research yielded little documentation demonstrating the Worthy's significant contributions to the broader patterns of history that took place at this location. Therefore, the Dignus Rural Historic District is recommended not eligible for listing under Criterion B.

Rural Historic Districts may be eligible for listing on the NRHP under Criterion C for architecture if they possess integrity of location, design, setting, materials workmanship, feeling, and association. Recent changes including the influx of non-historic commercial and municipal development have affected the district's historic setting and feel. The district does not retain an association with the Worthy family or possess clearly defined boundaries that distinguish the historic rural landscape from its suburban surroundings. A majority of the agricultural outbuildings, farm complexes, and historic circulation patterns have been eroded or demolished degrading the district's integrity and feel as a nineteenth- and twentieth-century agricultural community. When compared with other rural historic districts, the Dignus Rural Historic District does not retain the required historic linkages or continuity of landscape necessary for listing in the NRHP. For these reasons, the district does not possess significant individual distinction in type, period, or method of construction to be eligible for the NRHP under Criterion C.

It is unlikely that additional study of this district would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Dignus Rural Historic District is recommended not eligible for listing on the NRHP under Criterion D.

The following sections contain descriptions and evaluations of buildings 50 years old or older within the district boundaries.

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3.0 MAKEPEACE HOUSE (LE0864)

| | |
|-------------------------|----------------------------|
| Resource Name | Makepeace House |
| HPO Survey Site # | LE0864 |
| Location | 2133 Tramway Road, Sanford |
| PIN | 9641-44-9887-00 |
| Date(s) of Construction | 1953 |
| Recommendation | Not Eligible |



Figure 3.1. Makepeace House (LE0864), Façade and East Elevation, Facing Southwest

3.1 DESCRIPTION AND SETTING

The Makepeace House is located on a 0.31-acre parcel at 2133 Tramway Road. This resource was not previously surveyed by J. Daniel Pezzoni in 1992 and is directly east of the historic location of the Stephen B and James H. Worthy homesite (LE0614). The tract at 2133 Tramway Road contains a 1953 dwelling, a 1953 one-story shed, and a circa-2000 metal frame carport. The buildings are situated directly south of Tramway Road and are accessed by a gravel driveway that travels south, flanking the dwelling to the east. There is minimal landscaping on the parcel beyond a grove of mature trees behind the house to the southwest and two small trees in front of the house. The parcel is bounded to the east by residential development of a similar age and style and is bounded by Southern Lee High School’s soccer fields to the west (Figure 3.2).

3.2 INVENTORY LIST

The following inventory includes descriptions of the three buildings located on the parcel, beginning with the primary dwelling.

Figure 3.2. Makepeace House (LE0864), Parcel Boundary



Source: 2018 Aerial

3.2.1 MAKEPEACE HOUSE

According to Lee County's on-line tax record, this one-story Minimal Traditional dwelling was constructed in 1953. The dwelling features a continuous brick foundation, an asbestos siding exterior, and a side-gable roof of asphalt shingles. The main entrance is situated off-center on the north façade and has an original six-pane, multi-panel glass and wood door. A single-bay entry porch is also situated over the main entrance and is supported by original square wood posts. A pair of original double-hung, six-over-six wood sash windows with metal awnings flank the main entrance to the east. An original 15-pane stationary wood window flanks the main entrance to the west, a four-over-four, double-hung wood sash window is located on each side of the stationary window. The dwelling has one interior brick chimney. There are two original, six-over-six wood sash windows on the east and west elevations, each with an original metal awning (Figure 3.3).

Multiple attempts to contact the property owner were unsuccessful. Therefore, the interior was inaccessible.

3.2.2 CARPORT

A circa 2000 freestanding carport is located directly behind the dwelling to the south. The carport has gable roof of corrugated metal and is supported by round metal posts (Figure 3.4).



Figure 3.3. Makepeace House (LE0864), West Elevation, Facing Southeast

3.2.3 SHED

An original frame, gable-roof shed is located to the south of the carport. This shed has an exterior of German siding, a side-gable roof of asphalt shingles, and original double-hung, six-over-six wood windows. A hinged door of vertical boards is located on the north façade and is accessed by a large cut stone or concrete step (see Figure 3.4).



Figure 3.4. Makepeace House (LE0864), Outbuilding and Carport, Facing South

3.3 HISTORIC CONTEXT

This tract was historically part of the Worthy family's landholdings. J. H. Worthy and his wife, Ruby Worthy conveyed the tract containing the Makepeace House to Harold T. (1905-1992) and James I. Makepeace (1927-2011) on December 29, 1952 (Lee County 2002). The house was constructed the next year. Originally from Indiana, Harold T. Makepeace moved to Sanford with his mother and father between 1907 and 1910. His father, Percy Makepeace, was a manager at the Sanford Sash and Blind Company and the family lived on Moore Street in 1909 (1910 U.S. Census). Prior to purchasing the property on Tramway Road, Makepeace held multiple jobs in Sanford including managing the Carolina Hotel and working as a rental agent in the lumber industry (U.S. Census Bureau 1930). Around 1940, Makepeace lived on Gulf Street in downtown Sanford but by August 1951 his listed address was 335 Carbonton Road (U.S. Census Bureau 1940).

James I. Makepeace was born in Sanford in 1927 to Oscar P. Makepeace and Edelweiss King. In 1946, he lived with his father and mother at 108 Endor Street in Sanford and by 1954 was a department manager at Sanford Sash and Blind Company and resided at 306 Green Street (Ancestry.com 2010).

The dwelling and property changed hands multiple times in the twentieth century, eventually coming under the ownership of Ernest Sessoms, an employee of the Sanford Cotton Mills (U.S. Census Bureau 1940). Following Sessoms death in the early 2000s, his estate was divided in equal shares among his five children and in 2002 the house and property was conveyed to Jimmy Lewis and Jean U. Sessoms. In 2017, the heirs of Jimmy Lewis Sessoms conveyed the house and property to Eric Wayne Barfield and Lisa Kathryn Barfield who then conveyed the parcel to William David Lamb who owns the property today. The property owner was not home at the time of survey.

3.4 ARCHITECTURAL CONTEXT

According to HPOWEB, 2,000 resources described as Minimal Traditional dwellings have been identified in previous surveys in North Carolina. Eleven Minimal Traditional dwellings have been identified in Lee County, all of which, have been recommended not eligible for listing in the NRHP due to commonality of form or lack of material integrity. One Minimal Traditional residential district, the Lincoln Park Historic District (ED1555) in Edgecombe County, was listed on the NRHP in 2012. Constructed between 1948 and 1953, this district qualified for listing under Criteria A and C, in the areas of Community Planning and Development and Architecture. This development of Minimal Traditional dwellings is a well-preserved representation of the segregated community developments of the Jim Crow era in Rocky Mount.

Minimal Traditional dwellings are found extensively in the urban centers and suburban areas of Piedmont North Carolina. These dwellings were rapidly constructed throughout the United States during the 1940s to house manufacturing employees of WWII production plants and later, returning servicemen. The dwellings are often found in clusters along a city's periphery where large, tracts of land were available and newly built highways provided automobile access. Minimal Traditional dwellings are characterized by the simplicity of their design and were usually clad with one material in an effort to make the dwelling appear larger. Their design eliminated all inessential features and included few breaks in the façade or roofline. The 1992 Lee County survey identified two hubs in Sanford which contain the best local examples of the style. Circle Avenue, developed by William Brinn with funding from the Farmers Home Administration (FHA) is one of these hubs containing a collection of almost identical one-story frame, Minimal Traditional dwellings (Pezzoni 1995). These dwellings, in keeping with the national trends, are one-story in height with simple rectangular plans. Most dwellings have a side-gable roof, are clad in a single material such as aluminum or asbestos shingles and lack a traditional full-width porch in exchange for a one-bay entry porch. Minimal Traditional dwellings were constructed in clusters along the highways outside of the Sanford city limits (Figure 3.5). The area directly east of Dignus Rural Historic District is defined by one of these clusters. Approximately four miles east of the Makepeace House, is a second small cluster of Minimal Traditional dwellings including the dwellings at 1209



Figure 3.5. Minimal Traditional Dwellings along Circle Avenue in Sanford, Facing Southeast

Broadway Road (LE0408) and 1205 Broadway Road (LE0407) (Figure 3.6-3.7). Both of these dwellings are similar in mass and form to the Makepeace House with simple rectangular plans, side-gable roofs, and entrances placed beneath a gable roof entry-bay. Both of these dwellings were surveyed in 2013 and were recommended not eligible for listing in the NRHP as they are representative of a common type. In a letter dated April 26, 2013, the NC-SHPO concurred with this recommendation, barring additional information to the contrary.

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Makepeace House remains on its original site and is surrounded by similar mid-century development. Although the Makepeace House retains a substantial amount of historic material, it is representative of a common form that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP. Archival research did not reveal a significant association with a noteworthy person or event. This dwelling is representative of common mid twentieth-century housing stock constructed south and east of Sanford and Jonesboro as the region's economy shifted from its agricultural base

3.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Makepeace House is not associated with any event



Figure 3.6. 1209 Broadway Road (LE0408), Facing Northeast



Figure 3.7. 1205 Broadway Road (LE0407), Facing North

or pattern of events that would justify its eligibility under Criterion A. This dwelling is just one of many Minimal Traditional houses constructed in Sanford as the city's population rose. Therefore, the Makepeace House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with a person significant within community, state, or national historic contexts. Archival research revealed that none of the residents of the house were found to be historically significant within local, state, or national historic contexts. Therefore, the Makepeace House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although the Makepeace House is an extant example of mid-century domestic architecture in Lee County, it does not stand out as a significant example when evaluated alongside contemporary properties in Sanford. Although the dwelling retains most of its original materials, it is representative of a common type that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Makepeace House is recommended not eligible for the NRHP under Criterion D.

4.0 STEPHEN B. WORTHY HOUSE (LE0614)

| | |
|-------------------------|-------------------------|
| Resource Name | Stephen B. Worthy House |
| HPO Survey Site # | LE0614 |
| Location | Tramway Road, Sanford |
| PIN | 9641-44-9527-00 |
| Date(s) of Construction | Not Extant |
| Recommendation | N/A |



Figure 4.1 Site of the former Stephen B. Worthy House (LE0614), Facing Southeast

The Stephen B. Worthy House was previously surveyed by J. Daniel Pezzoni for the HPO in 1992 and was a significant dwelling in the Dignus Rural Historic District. One of the two Worthy family homesites in the district, this dwelling was located at the southeast corner of Tramway Road and Fire Tower Road. A review of historic aerials reveals that it was demolished or moved between 1999 and 2006. The 4.89-acre parcel has been owned by Lee County since 1999 and is occupied by Southern Lee High School's soccer field (Figure 4.1).

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5.0 WORTHY’S POND (LE0613)

| | |
|-------------------------|----------------------------|
| Resource Name | Worthy’s Pond |
| HPO Survey Site # | LE0613 |
| Location | 2200 Tramway Road, Sanford |
| PIN | 9641-44-2926-00 |
| Date(s) of Construction | Circa 1870 |
| Recommendation | Not Eligible |

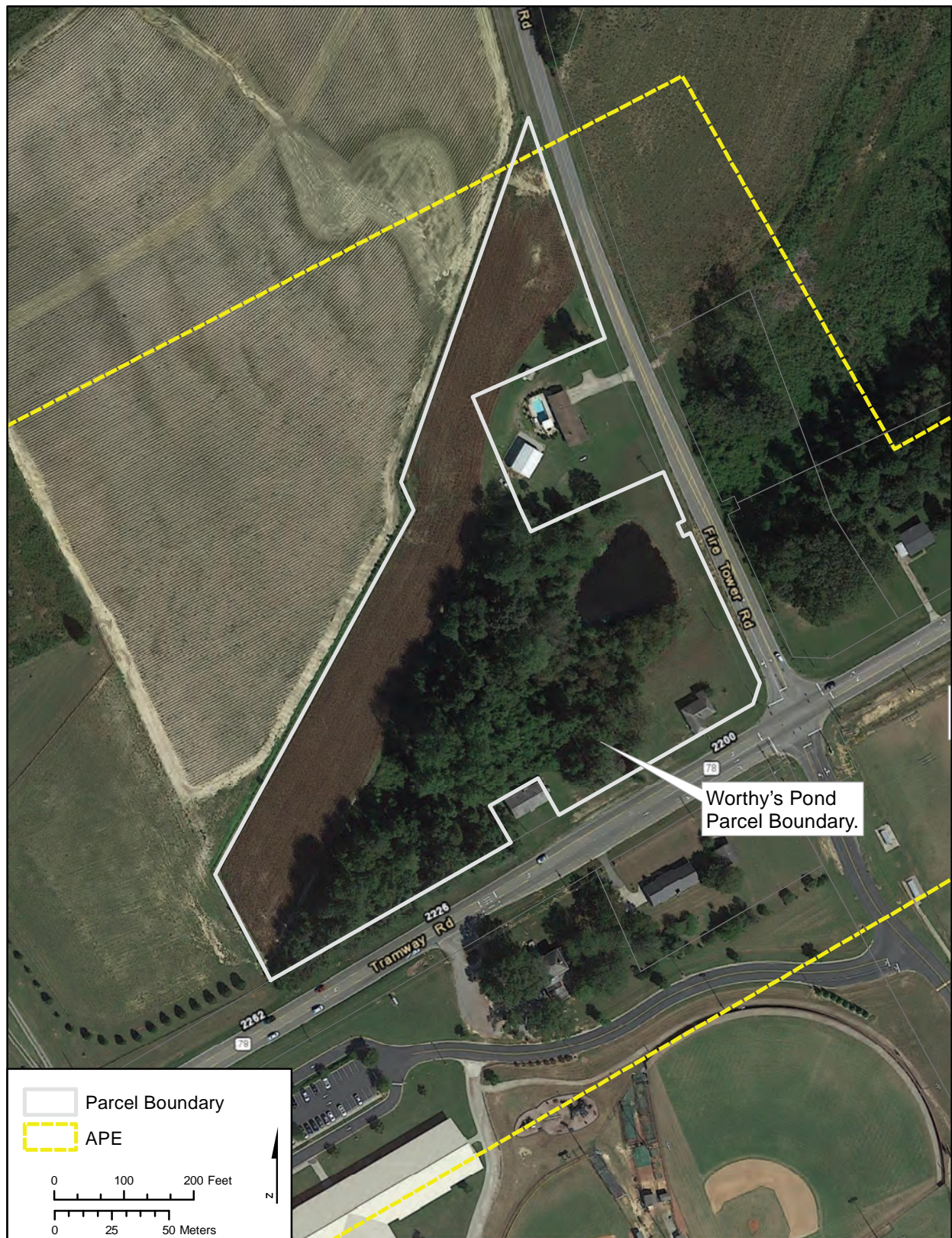


Figure 5.1. Photograph of Worthy’s Pond (LE0613), Facing Southwest

5.1 DESCRIPTION AND SETTING

Worthy’s Pond is located on an 8.13-acre parcel at 2200 Tramway Road and is currently owned by Robert Wayne Pettus. As explored in the Section 2.4 of this report, this tract was owned by the Worthy family until 1952 when John H. Worthy sold it to the Pettus family. The pond is situated on the eastern edge of the lot near Fire Tower Road and is surrounded by dense foliage to the south and west (Figure 5.2). The parcel shares a diagonal border with the McSwain lands to the north and west, historically part of the Worthy’s landholdings. A section of a cultivated hay field associated with the McSwain property extends onto the northwest corner of this parcel. The Robert Worthy Service Station (LE0860) is located on the southeast corner of the lot near the intersection of Tramway and Fire Tower roads (Figure 5.2). The pond was previously surveyed by Daniel Pezzoni for the HPO in 1992.

Figure 5.2. Worthy's Pond Parcel Boundary



Source: 2018 Aerial

5.3 HISTORIC CONTEXT

Worthy's Pond is the only remnant of K.H. Worthy & Son's circa 1870 sawmill, grist mill, and turpentine distillery that operated on this parcel until approximately 1901. K.H. Worthy & Son's was founded by Kenneth H. Worthy, one of the area's most prominent residents. Kenneth H. Worthy served as the Moore County Sheriff from 1850 to 1856 and again from 1860 to 1871. He founded this sawmill operation and turpentine distillery as early as 1870 and likely used lumber from this sawmill for the construction of his two-story, Italianate home (LE0649). The distillery and mill buildings suffered significant damage in the 1880s, which likely precipitated their closure in the early twentieth century. The sawmill and store were damaged in a turpentine forest fire on March 29, 1886 and on January 6, 1888, a boiler explosion killed two employees at the mill and resulted in a loss of two thousand dollars of property (*Charlotte Observer* 1886; *News and Observer* 1888). Archival research reveals that after 1888, there is little to no mention of the mills and distillery at K.H. Worthy & Son's. After Kenneth H. Worthy's death in 1901, his son, Stephen B. Worthy took over the operation but by 1920, Stephen B. Worthy was employed as a rural mail carrier and farmer. His alternative employment indicates that the mill was likely no longer operational by the early twentieth century. A review of historic maps and aerials reveals that this pond has decreased in size since the 1930s and is no longer used for industrial or recreational purposes.

In November 1950, James H. and Ruby Worthy conveyed the 50-acre lot containing the former K.H. Worthy & Son's site to their son and daughter-in-law, John H. and Modest Worthy (Lee County 1950). Census records indicate that the couple did not live on site but resided in Durham and later relocated to Georgia. Shortly after gaining the property, the couple sold the 50-acre parcel to David and Lula Mae Sloan Pettus, who are affiliated with a portion of the property today and in the 1960s constructed two Ranch dwellings near the corners of Tramway Road and Fire Tower Road (LE0863 and LE0861) (Lee County 1952).

5.4 ARCHITECTURAL CONTEXT

A review of HPOWEB reveals that no turpentine distilleries or sawmills in Lee County or the surrounding counties have been listed in the NRHP. Additionally, no turpentine distilleries were identified over the course of the 1992 Lee County Architectural Survey. Due to their utilitarian nature and technological advances, extant and active sawmill and turpentine facilities are rare in North Carolina. The 1992 Lee County Survey indicates that between 1870 and 1880 between four and six turpentine distilleries operated in Lee County at any given time, however, only remnants of these operations remain extant (Pezzoni 1993).

Similarly, few water-powered mills that would have accompanied comparable mill ponds are extant and only two comparable mill ponds in Lee County have been previously identified. The Joe Kelly Mill (LE265) near 6533 Bradley Road in Sanford was constructed in 1925 to produce cornmeal. The grist mill was powered by a turbine that relied on the adjacent mill pond and operated until the

1970s. The frame, gable-roof mill building remains almost unchanged since its construction and has a weatherboard siding exterior. The mill pond was formed by damming of Daniels Creek with supplied water to the turbine located within a brick and concrete shaft (Pezzoni 1995). The mill, millpond, and waterfall spillway are all intact at this location (Figure 5.3).

The nearby Gilliam's Mill (LE119) is located on Pocket Creek near 4699 Carbonton Road and is a functioning reproduction of the historic, three-story Gilliam's Mill that was previously located on this site. Stephen Henly constructed the original mill at this location in 1850 and operated the facility until about 1870 when it was sold to Alexander McIver. The mill was leased by the Gilliam family for a number of years and officially the family purchased the mill and surrounding 500 acres of land in 1890. The Gilliams continued operating the sawmill and produced corn meal at this location until 1928 when the buildings were lost to a flood. In 1979, a reproduction of the original mill was constructed by a local group utilizing parts of historic mills from the southeast (Ole Gilliam Mill Park 2019). The large millpond is intact and is surrounded by a sampling of reconstructed utilitarian buildings. The property is currently used for special events (Figure 5.4).

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. Worthy's Pond remains on its original site, but several factors have comprised its integrity. A review of historic maps and aeriels reveals that this pond has decreased in size since the 1930s and the associated mill buildings, turpentine collection center, and other related industrial architecture associated with K.H. Worthy & Son's has been demolished or removed from this location, negatively impacting the resource's integrity of design, materials, workmanship and association. Furthermore, the mill pond has not been used for industrial purposes since the early twentieth century and does not retain integrity of association.

5.5 NRHP EVALUATION

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant even or pattern of events that have contributed to history at the local, state, or national level. Though a remnant of Lee County's naval store industry, Worthy's Pond does not retain its association with K.H. Worthy's & Son's sawmill and turpentine distillery. None of the associated buildings are extant at this location and pond is no longer used for industrial purposes. Therefore, Worthy's Pond is recommended not eligible for listing on the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with person or persons significant within community, state, or national contexts. Although Worthy's Pond was associated with Kenneth H. Worthy, a prominent member of the community, due to a lack of material integrity, the site it is not illustrative of his contributions to Moore and Lee counties. As a result, Worthy's Pond is recommended not eligible for listing in the NRHP under Criterion B.



Figure 5.3. Joe Kelly Mill (LE0265), Facing Northeast



Figure 5.4. Gilliam's Mill (LE119), Facing Southeast

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although Worthy's Pond is a remnant of a rare resource in Lee County, the millpond lacks integrity and association. The surrounding industrial architecture affiliated with K.H. Worthy & Son's has been demolished or removed from this location. The loss of these resources is a detractor, especially when compared to other millponds in the county such as the Joe Kelly Mill (LE0265) which retains the mill, millpond, and spillway. As a result, Worthy's Pond does not possess the integrity required for listing under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, Worthy's Pond is recommended not eligible for the NRHP under Criterion D.

6.0 ROBERT WORTHY SERVICE STATION (LE0860)

| | |
|-------------------------|-------------------------------|
| Resource Name | Robert Worthy Service Station |
| HPO Survey Site # | LE0860 |
| Location | 2200 Tramway Road, Sanford |
| PIN | 9641-44-2926-00 |
| Date(s) of Construction | Circa 1940 |
| Recommendation | Not Eligible |



Figure 6.1. Robert Worthy Service Station (LE0860), Facing Northeast

6.1 DESCRIPTION AND SETTING

The Robert Worthy Service Station is located at 2200 Tramway Road on the same 8.13-acre parcel as Worthy's Pond (LE0860). The service station is located at the southeast corner of the lot near the intersection of Fire Tower Road and Tramway Road. This resource was not previously surveyed by the HPO. The service station is surrounded by little to no landscaping with the exception of three small shrubs around the canopy shed. A circa 1920 cast concrete highway right-of-way marker is located on the southeast corner of the parcel (Figure 6.2). The service station shares a lot with Worthy's Pond, which is located just north of the service station, surrounded by dense foliage to the north and west. A brick-lined well or cistern is located directly behind the service station to the north. The service station is no longer operational and has been vacant since at least the 1990s (see Figure 6.2).

Figure 6.2. Robert Worthy Service Station (LE0860), Parcel Boundary



Source: 2018 Aerial

6.2 ROBERT WORTHY SERVICE STATION

The Robert Worthy Service Station features a continuous brick foundation, an exterior clad in asbestos shingles, and hipped roof of asphalt shingles with exposed rafter ends. A hipped-roof drive-through canopy shed extends from the south façade that is supported by turned wood columns resting on brick piers. The center column has been replaced with paired metal circular columns. Each of the three columns is supported by a brick pier. The brick piers are deteriorated and beginning to fail structurally. The canopy shed likely sheltered an attendant and parked car, as well as two fuel pumps, which have been removed and no evidence of the pumps remains. A concrete pad is located beneath the canopy shed and the main entrance to the service station is also situated beneath the drive-through canopy shed on the south façade. This entrance has an original six-pane, multi-panel glass and wood door and screen door. The building retains some of the original double-hung, six-over-six wood sash windows, often paired, and an original 20-pane stationary wood window which flanks the main entrance. The secondary entrance on the façade is centrally located and has a multi-panel solid wood door. This entrance is centered between two circa 1950, picture windows with fixed panes and wooden surrounds. A pair of original six-over-six windows are located on the west elevation and two six-over-six original wood windows are located on the east elevation. The building has one interior brick chimney that likely served a wood or coal-fired stove (Figures 6.3- 6.5). A multi-panel solid wood door is the only fenestration on the main block of the rear (north) elevation. A circa 1950, shed roof wing extends from the rear elevation that has a single two-over-two, horizontal-light wood window on the north side. There are no extant outbuildings on the parcel.

The property owner was not on site at the time of survey and did not grant interior access to the building, however, a number of the original interior finishes were visible from the outside. The interior of the dwelling has been modified to accommodate two residential rental properties. A kitchen has been added to the northeast, shed roof wing and the original interior finishes have been replaced with circa 1970 pressed wood paneled walls and linoleum floors. The property is not currently in use.

6.3 HISTORIC CONTEXT

According to notes gathered in the 1992 Lee County Survey, this service station was operated by Robert Worthy in the 1940s. This tract was historically associated with K.H. Worthy & Son's sawmill, store, and turpentine distillery and had become known as a community gathering place. Although Robert Worthy's identity was not confirmed, census records indicate that James H. and Ruby Worthy had a son named Robert Lynn Worthy born in 1931 (U.S. Census Bureau 1940). Although he would have been relatively young when the service station was constructed, he is perhaps the Robert Worthy associated with the service station (Figure 6.6).



Figure 6.3. Robert Worthy Service Station, Facing Southeast



Figure 6.4. Robert Worthy Service Station, Facing Southwest



Figure 6.5. Robert Worthy Service Station, Facing Northwest



Figure 6.6. Highway Marker at the Robert Worthy Service Station

The station became operational soon after NC 78 was established by the North Carolina Highway Department in 1940. NC 78 is a short 4.6-mile highway connecting the Tramway community with Sanford's Jonesboro Heights neighborhood. Known locally as Tramway Road, the highway served as a southern bypass of downtown Sanford. In November 1950, James H. and Ruby Worthy conveyed the 50-acre lot containing the service station to their son and daughter-in-law, John H. and Modest Worthy (Lee County 1950). Census records indicate that the couple did not live on site but resided in Durham and later relocated to Georgia. Shortly after gaining the property, the couple sold the 50-acre parcel to David and Lula Mae Sloan Pettus, who are affiliated with a portion of the property today (Lee County 1952). According to the current property owner, the service station was no longer operational when the Pettus family purchased the property in 1952 and the family utilized the building as a rental property.

6.4 ARCHITECTURAL CONTEXT

Historic roadside service stations have decreased in number since the mid-twentieth century as land-use and transportation patterns have evolved. Since the implementation of the Interstate Highway System in the late 1950s, service stations have been constructed near interstate interchanges or in commercial strips outside of city centers. Historic rural service stations often lost business as interstates replaced local routes and traffic along the two-lane state routes decreased. As seen at the Robert Worthy Service Station, historic filling stations regularly served multiple purposes. With the advent of the fuel pump for automobiles in 1905, smaller outfits including grocery stores, hardware stores, and car dealerships installed curbside pumps. These multiple-use gas stations were especially popular in rural areas where there were fewer retail options and existing structures that housed grocery and general stores were also modified to include fuel pumps. Some stations provided living accommodations for the owner or station manager to live on site to provide service for travelers passing through during off-peak hours. Due to the nature of development, rural stations were able to supply larger parking areas and drive-in spaces for cars, often under a canopy shed, as seen at the Robert Worthy Gas Station. Service stations in rural and urban areas were often located on corner lots and incorporated a slight setback from the main road (Randl 2008).

HPOWEB indicated only two service stations in North Carolina are listed on the NRHP: the Shell Service Station in Winston-Salem and Beam's Shell Service Station and Office in Cherryville. Both of these urban stations were constructed in the 1930s and are representative of the eye-catching commercial designs meant to attract business and build brand loyalty. The Robert Worthy Service Station typifies the more modest designs found in Lee County's rural areas.

A similar example of a rural roadside station is found approximately five miles to the northeast at 1805 Broadway Road (LE0581). Constructed circa 1940, this service station is situated on a similar corner lot. This concrete block commercial building has a gable-roof shielded from

pedestrian view by a stepped parapet and a gable-roof canopy shed. Similar to the Robert Worthy Service Station, there are no remnants of the original pumps. The building retains its original steel design windows and centralized main entrance with a replacement solid wood door (Figure 6.7). In a letter dated April 26, 2013, the NC-SHPO determined that barring additional information to the contrary, this service station was not eligible for listing in the NRHP.



Figure 6.7. 1805 Broadway Road (LE0581), Facing Northeast

A second simple plan, rural service station is located in the northeastern portion of the county adjacent to the Thomas-Lett Farm (LE0246) at 2053 Buckhorn Road. Also constructed circa 1940, the service station is associated with the adjacent bungalow dwelling. In contrast to the Robert Worthy Service Station, this roadside service station has a simple rectangular plan with a gable roof. At this location the gable-roof canopy shed is supported by square brick columns. The building features a central entrance on the south façade flanked by two original, windows (Figure 6.8).

Another local example of a rural roadside service station is found northwest of the project area in nearby Guilford County. Identified in 1995 during the Guilford County Resource Inventory Photo Update, this service station was assigned survey site number GF1924 by the HPO. This service station was constructed circa 1930 and like many of the remaining rural service stations is no longer operational and is in a state of disrepair. The original posts that support the canopy shed have been replaced with square wood posts. The integral canopy shed's hipped roof and exposed rafter ends are reminiscent of the Robert Worthy Service Station (Figure 6.9).



Figure 6.8. 2053 Buckhorn Road (LE0246), Facing Northeast



Figure 6.9. Coble Service Station (GF1924), Facing Southwest

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Robert Worthy Service Station remains on its original site, but several factors have comprised its integrity. The Robert Worthy Service Station is no longer operational and is in a state of disrepair and deterioration, the original fuel pumps have been removed and the original service bay has been altered. The building is beginning to experience structural failure and the lack of maintenance has detracted from the resource's integrity, negatively impacting its original design, materials, and workmanship. Additionally, the service station does not retain its historic association. The service station has not operated since the 1950s and the interior has been modified to be used exclusively as a residence.

6.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. Although, the Robert Worthy Service Station is associated with Lee County's transportation history it does not retain sufficient integrity or association to justify its eligibility under Criterion A. This service station is one of many similar rural service stations constructed in rural Piedmont North Carolina during the mid-twentieth century. Therefore, the Robert Worthy Service Station is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with person significant within community, state, or national historic contexts. The service station has not been associated with the Worthy family since 1952 and archival research did not reveal that any of the associated residents or operators to be historically significant within local, state, or national historic contexts. Therefore, the Robert Worthy Service Station is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Robert Worthy Service Station is an extant example of mid-twentieth-century transportation related architecture in Lee County, but it does not stand out as a significant example when evaluated alongside contemporary properties in and around Sanford. Comparable buildings have been evaluated under Criterion C and determined not eligible for the NRHP due to similar deterioration and poor integrity. A number of factors have compromised the building's integrity: the original fuel pumps have been removed, the original service bay has been altered, and due to deferred maintenance, the individual building materials lack sufficient integrity. As a consequence, the Robert Worthy Service Station does not possess the integrity required for listing under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Robert Worthy Service Station is recommended not eligible for the NRHP under Criterion D.

7.0 LULA MAE SLOAN PETTUS HOUSE (LE0863)

| | |
|-------------------------|-----------------------------|
| Resource Name | Lula Mae Sloan Pettus House |
| HPO Survey Site # | LE0863 |
| Location | 2130 Tramway Road, Sanford |
| PIN | 9641-45-8163-00 |
| Date(s) of Construction | 1968 |
| Recommendation | Not Eligible |



Figure 7.1. Lula Mae Sloan Pettus House, Facing Northwest.

7.1 DESCRIPTION AND SETTING

The Lula Mae Sloan Pettus House is located on a 1.24-acre parcel at 2130 Tramway Road owned by the estate of Lula Mae Sloan Pettus. This parcel was part of the Worthy family landholdings and was not previously surveyed by the HPO. The parcel is partially located within the proposed Dignus Rural Historic District boundaries. The 1968 dwelling is situated on the west side of the parcel is the only resource on the site. It is accessed via a paved driveway on the west side of the parcel that extends north from Tramway Road and is characterized by the surrounding residences of similar age and style. The parcel is bounded to the north by a dense grove of mature trees and to the west by an open field. A row of boxwoods and a second short row of shrubbery have been planted along the dwelling's south façade. A large tree flanks the dwelling to the east (Figure 7.2).

Figure 7.2. Lula Mae Sloan Pettus House, Parcel Boundary



Source: 2018 Aerial

7.2 LULA MAE PETTUS HOUSE

According to Lee County's on-line tax record, this one-story Compact Ranch house was constructed in 1968. The dwelling features a continuous cast concrete foundation, a running bond brick veneer, and a side-gable roof of asphalt shingles. The main entrance is located on the south façade and has an original two-pane, multi-panel glass and wood door. The windows are paired and have original two-over-two horizontal pane wood sash with brick sills. An original landscape picture window is located to the east of the main entrance and is flanked by two double-hung, two-over-two horizontal pane wood sash windows. A flat roof carport supported by square metal posts extends from the west elevation. A secondary entrance is located beneath the carport on the west elevation that has a solid, paneled wood door. Two original wood windows, also with brick sills, flank the entrance on this elevation. A single, original double-hung, two-over-two horizontal pane window is located on the east elevation (Figures 7.3-7.4). There are no extant outbuildings on the parcel.

The property owner was not available to provide access to the dwelling's interior.

7.3 HISTORIC CONTEXT

The parcel containing this dwelling was historically part of the Worthy family landholdings and is a portion of the 50-acre tract conveyed by J.H. and Ruby Worthy to David and Lula Mae Sloan Pettus in November of 1952. According to Sanford City Directory, the Pettus family lived at this location as early as 1956. Natives of Lee County, Coy David Pettus (1924-1957) and Lula Mae Sloan Pettus (1917-2010) were married in 1936. As early as 1940, Coy was employed by Sanford Cotton Mill and Lula Mae worked as a nurse for the Lee County Hospital and later Central Carolina Hospital in Sanford. The Pettus' had three sons and one daughter. Lula Mae was an active member of various community organizations including the Jonesboro Heights Chapter of the Order of the Eastern Star and the Dignus Home Demonstration Club. Lula Mae was widowed in 1957 and resided at this dwelling until the early 2000s (Southern Pines Civic Club 2010). In 2005, the tract was conveyed to their daughter Carol P. Poindexter of Raleigh and it remains in her ownership today (Lee County 2005).

7.4 ARCHITECTURAL CONTEXT

Ranch houses are commonly found in the rural and suburban areas of Piedmont North Carolina that developed in the 1950s and 1960s. The linear nature and large lots of Ranch style dwellings reflect the twentieth-century reliance and popularity of the automobile. Previously dwellings were constructed on narrow, street-facing lots that better accommodated pedestrians and streetcars. With the popularity of the automobile came linear "rambling" designs that were set back from the street and often include carports or detached garages. Ranch dwellings are characterized by their rectangular plans, low-pitched roofs, grouped windows, recessed entries, and running bond



Figure 7.3. Lula Mae Sloan Pettus House, Facing Northeast



Figure 7.4. Lula Mae Sloan Pettus House, Facing Northeast

brick exteriors (Gottfried and Jennings 2009). This Compact Ranch is a simplified example of the type that has been expanded with a carport. The Lula Mae Sloan Pettus House is typical of the simplified streamlined Ranch designs found in around Sanford. Like many in this region, the dwelling has been expanded with a carport

According to HPOWEB, 939 resources described as Ranch houses have been identified in previous surveys in North Carolina. No Ranch houses in North Carolina have been individually listed on the NRHP and only one Ranch House in Henderson County has been determined eligible for listing. Two Ranch houses have been placed on the North Carolina Study List, both of which are significant for their association with events that have made significant contributions to the broad patterns of history or maintain a direct association with a significant person. Only two Ranch houses have been placed on the North Carolina Study List, a Ranch dwelling (FY4199) in Forsyth County that is part of the Winston-Salem Air Force Radar Station Military Housing complex and a house was designed by notable African American architect, W. Edward Jenkins.

The 1992 Lee County survey identified the Palmer Drive and Denado Path neighborhood in Sanford as containing the best local examples of the style. As seen at 613 Palmer Drive, these dwellings are larger and feature influences of streamlined International designs with a prominent front-facing gables, recessed entries, and banks of steel-design hopper windows (Figure 7.5).

A cluster of more comparable, simplified Ranch designs are located approximately 0.4 mile to the southwest. Though larger, the dwelling at 2415 Tramway Road (constructed in 1950) is similar in form and design. Like the Lula Mae Sloan Pettus House, this dwelling has a side-gable roof, running bond brick veneer, and original windows set in banks. In this case, an enclosed garage is located on the east side of the façade and the main entry is recessed (Figure 7.6).

Approximately four miles east of the Lula Mae Sloan Pettus House at 1100 Broadway Road (LE0399) is a similar one-story Compact Ranch dwelling. Constructed in 1957, this dwelling has a similar cast concrete foundation, running bond brick veneer, and centralized main entrance with an original four-light, multi-panel glass and wood door. In this variation, the carport is integral to the dwelling and is located beneath the side-gable roof (Figure 7.7). This dwelling currently houses a hair salon, and in a letter dated April 26, 2013, the NC-SHPO determined that barring additional information to the contrary, this dwelling was not eligible for listing in the NRHP due to the commonality of its form and lack of integrity.

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Lula Mae Sloan Pettus House remains on its original site and is surrounded by similar mid-century development, strengthening



Figure 7.5. 613 Palmer Drive, Facing Southwest



Figure 7.6. 2415 Tramway Road, Facing Southeast



Figure 7.7. 1100 Broadway Road (LE0399), Facing Southeast

its integrity of location and setting. Although the Lula Mae Sloan Pettus House retains a substantial amount of original material and integrity of design, materials, workmanship, and feeling, it is representative of a common form that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP. Additionally, archival research did not reveal a significant association with a noteworthy person or event.

7.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of history at the local, state, or national level. The Lula Mae Sloan Pettus House is not associated with any event or pattern of events that would justify its eligibility under Criterion A. This dwelling is one of many Ranch houses constructed in Sanford as the city's population grew. Therefore, the Lula Mae Sloan Pettus House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with a person or persons significant within community, state, or national historic contexts. None of the residents of the house were found to be historically significant within local, state, or national historic contexts. Therefore, the Lula Mae Sloan Pettus House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although the Lula Mae Sloan Pettus House is an extant example of mid-century domestic

architecture in Lee County, it does not stand out as a significant example when evaluated alongside contemporary properties in and around Sanford. Although the dwelling retains most of its original materials, it is representative of a common type that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Lula Mae Sloan House is recommended not eligible for the NRHP under Criterion D.

8.0 JOHN W. JACKSON FARM (LE0603)

| | |
|-------------------------|--|
| Resource Name | John W. Jackson Farm |
| HPO Survey Site # | LE0603 |
| Location | 1525 and 1603 Fire Tower Road, Sanford |
| PIN | 9641-47-1693-00 |
| Date(s) of Construction | Circa 1910; circa 1915 |
| Recommendation | Not Eligible |



Figure 8.1. The John Jackson Farm, Façade and North Elevation, Facing Southeast

8.1 DESCRIPTION AND SETTING

The John W. Jackson Farm is located on a 32.07-acre parcel at 1525 and 1603 Fire Tower Road and is owned by Malcolm C. Jackson. The John W. Jackson Farm was previously surveyed by J. Daniel Pezzoni and David McCracken in 1992 for the HPO. The farm is situated in the northeast corner of the proposed Dignus Rural Historic District north of the project APE. The dwelling and outbuildings front the east side of Fire Tower Road and the parcel extends across the road to the west to include cultivated fields. A pecan grove, planted in the late 1930s by the Jackson family, is situated just south of the dwelling. The dwelling is accessed by an unpaved circular driveway that extends east from Fire Tower Road and is surrounded by mature trees and kept shrubbery. The farm's outbuildings are situated behind the main dwelling to the northeast and southeast. The dwelling is further characterized by the surrounding working agricultural fields containing soybeans and hay (Figure 8.2).

Figure 8.2. The John Jackson Farm, Parcel Boundary and Site Map



Source: 2018 Aerial

8.2 INVENTORY LIST

The following inventory includes descriptions of the five buildings located on the parcel, beginning with the primary dwelling.

8.2.1 *JOHN W. JACKSON DWELLING*

This dwelling was constructed by John Williams “J. Will” Jackson between 1910 and 1915. Constructed in two phases, the original section of the dwelling had a center hall plan and a side-gable roof; this section now serves as the rear wing of the house. Around 1915, the house was enlarged with a one and one-half story section that exhibits elements of both the Colonial Revival and Craftsman styles. The dwelling has a foundation of squared brownstone piers with running bond brick extending between each pier. The exterior is clad in vinyl siding and the gambrel roof has asphalt shingles with solid Craftsman-style brackets at the eaves. A one-story shed roof porch extends partially across the west façade and is supported by battered, vinyl-wrapped columns resting on vinyl-wrapped piers. The soffit, fascia, and porch ceiling have also been covered with vinyl. The main entrance is located centrally on the west façade and has an original single-pane, multi-panel glass and wood door that is flanked by single-pane, two-panel sidelights. The windows throughout the dwelling are circa 1915 double-hung, six-over-six wood sash. A gable-roof dormer is located centrally on the west façade and has three, four-over-four and six-over-six wood sash windows. There are two original, windows on the main block of the north façade, one on the first floor and one on the second. The third window, located on the first floor (likely the kitchen window due to its elevated position), is a circa 1940 three-over-one double-hung wood sash. There are two original windows on the south elevation, one on the first floor and one of the second. An exterior brick end-chimney is located on the north elevation and a cut stone chimney is located centrally within the dwelling. A circa 1940, shed roof wing that appears to be an enclosed porch is located on the south side of the rear wing. This section of the dwelling has a bank of five, one-over-one, circa 2000, vinyl sash windows. A circa 2000 wooden accessibility ramp provides access to the rear entrance which has a circa 1950 multi-panel, single-light glass and wood door (Figures 8.3-8.6).

The property owner was out of town and the time of survey and could not provide access to the dwelling’s interior, however; the owner provided a summary of the property’s history in a phone interview.

8.2.2 *MULTI-USE GARAGE*

Directly behind the dwelling is a two-story building constructed circa 1940 that (at the time of the 1992 survey) housed a garage, meat house, washroom, and a lofted storage space. The building has a brick-tile exterior and a gambrel roof of standing seam metal with exposed rafter ends. An



Figure 8.3. John W. Jackson Farm, Façade and South Elevation, Facing Northeast



Figure 8.4. John W. Jackson Farm, Façade and North Elevation, Facing Southeast.



Figure 8.5. John W. Jackson Farm, North and East Elevations, Facing Southwest.



Figure 8.6. John W. Jackson Farm, South and East Elevations, Facing Northwest

open garage bay is located on the building's façade and is flanked by a pedestrian entrance with a vertical board door. A single two-light, stationary window is located on the south elevation. A shed roof dormer is located on the building's north elevation (Figure 8.7-8.8).

8.2.3 MULTI-USE OUTBUILDING

A second, circa 1940 one and one-half story, multi-use outbuilding is located behind the dwelling to the southeast. This building is of frame construction with asphalt sheets covering the historic, horizontal board exterior. This building also has a gambrel roof of standing seam metal and a solid wood door on the west elevation. A cellar or storage area of brick and brick tile construction is located on the west elevation. This section has an asphalt shingle shed roof and a small, vertical board door (Figure 8.9-8.10).

8.2.4 CENTER AISLE BARN

A circa 1940 lofted, barn with a center aisle is situated to the northeast of the main dwelling. This barn has a brick and brick tile foundation, an exterior of asphalt shingle sheets, and a gambrel roof of standing seam metal with exposed rafter ends. The main entrance is located on the south side and has two, vertical board doors. A loft opening is situated above this entrance and has been enclosed with synthetic sheets. A secondary entrance with a vertical board door on an overhead, sliding track is located on the west side. This entrance is flanked by two open windows (Figure 8.11-8.12).

8.2.5 EQUIPMENT SHED

A circa 1950, two-bay equipment shed is located directly south and west of the multi-use garage. This frame, equipment shed has a canted roof of metal sheets and an exterior of asphalt sheets. A rough-sawn post divides the bays (Figure 8.13).

8.3 HISTORIC CONTEXT

This parcel was originally part of a 100-acre tract purchased by John "J. Will" William Jackson in 1908. According to an interview with Malcolm C. Jackson (son of J. Will Jackson) conducted in 1992 by J. Daniel Pezzoni, the Jackson family farmed cotton and tobacco but primarily operated a general farm producing crops of corn and potatoes. J. Will Jackson worked intermittently as a carpenter for the Sanford Sash and Blind Company and resided at the property until his death in 1961 with his wife Mamie Holleman Jackson and their four children: Mavaline, Alvis, Clarence, and Malcolm. The 1930 census lists Jackson's primary occupation was general farming and that he owned his land and dwelling (U.S. Census Bureau 1930). The property is currently managed by Patrick Kelly, the great-grandson of the original property owner who continues to farm the parcel the now 32-acre parcel, with crops of soybeans, hay, and tobacco (Kelly, personal communication, 2019) (Figure 8:14-8.15).



Figure 8.7. John W. Jackson Farm, Multi-use Garage, Facing Northeast



Figure 8.8. John W. Jackson Farm, Multi-use Garage, Facing Southwest



Figure 8.9. John W. Jackson Farm, Multi-use Outbuilding, Facing Southeast



Figure 8.10. John W. Jackson Farm, Multi-use Outbuilding, Facing Southwest



Figure 8.11. John W. Jackson Farm, Center Aisle Barn, Facing North



Figure 8.12. John W. Jackson Farm, Center Aisle Barn, Facing Northeast



Figure 8.13. John W. Jackson Farm, Equipment Shed, Facing Northeast



Figure 8.14. John W. Jackson Farm, Fields, Facing East



Figure 8.15. John W. Jackson Farm, Pecan Grove, Facing South

8.4 ARCHITECTURAL CONTEXT

The John W. Jackson Farm is an example of an early twentieth-century farmstead in rural Lee County. The dwelling and outbuildings illustrate the common practice of updating the anchor dwelling of a farm as families grew and gained financial success. The addition of the front, one and one-half story wing and elements of the Colonial Revival and Craftsman-styles, such as the gambrel roof and bracketed eaves also illustrate this trend. Outbuildings, constructed circa 1940 incorporate similar stylistic elements creating an architecturally cohesive setting.

Craftsman-style and Bungalow dwellings were commonly constructed in the residential neighborhoods in and around Sanford in the 1920s. The earliest Craftsman houses were built in the 1910s, however, by the 1920s entire blocks of one and one-half story Bungalows began to define the city's urban landscape. In the rural areas, sizable, double-pile Craftsman residences were often constructed as anchor dwellings on farmsteads. The sizable, James P. McDavid House (LE348) at 2126 Courtland Drive in Sanford, is representative of this trend and was added to the North Carolina Study List in 1992. It features a one-story, wrap-around porch supported by battered wood columns resting on brick piers.

Unlike the James P. McDavid House, most rural Craftsman-influenced dwellings in Lee County are one and one-half story, modest bungalow representations of the style. The Craftsman variation found at the John W. Jackson Farm, featuring a central dormer on the main façade is commonly seen in this section of Lee County. Two dwellings exhibiting a similar form are located approximately

four miles north and east of the John W. Jackson Farm in the Broadway community, just east of Jonesboro Heights. Like the dwelling at the John W. Jackson Farm, the dwelling at 1127 Broadway Road (LE0406) is two-stories in height and features character-defining elements of the Craftsman style. Constructed in 1922, this dwelling has a continuous brick foundation, an exterior of German siding, and a side-gable roof with exposed rafter ends and knee-brace brackets at the eaves. A prominent gable-roof dormer is centered on the façade and contains two original windows. The windows throughout the dwelling are paired, original four-over-one wood sash (Figure 8.16). A full-width integral porch extends across the façade and is supported by battered wood columns resting on brick piers. In a letter dated April 26, 2013, the NC-SHPO concurred that barring additional information to the contrary, due to commonality of form, this dwelling is not eligible for listing in the NRHP.

Another variation of the type is found at 1902 Broadway Road (LE0583). This one and one-half story dwelling was constructed around 1925 and is located on an active farmstead. This dwelling features a continuous brick foundation, an asbestos siding exterior, and a side-gable roof of pressed tin shingles. A shed roof dormer is located centrally on the façade and contains three, original three-light stationary windows. A full-width, integral porch extends across the façade and is supported by battered wood columns resting on brick piers. The windows are one-over-one vinyl replacement sash (Figure 8.17). The parcel includes a handful of supporting outbuildings including a frame tobacco barn and the field surrounding the dwelling to the east and west are actively cultivated. In a letter dated April 26, 2013, the NC-SHPO concurred that barring additional information to the contrary, due to commonality of form, this dwelling is not eligible for listing in the NRHP.

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The John W. Jackson Farm is still owned by Jackson family and remains on its original site, surrounded by a portion of the historic agricultural fields. These factors strengthen the resource's integrity of location, setting, feeling, and association, however; a number of other factors have negatively impacted the building's material integrity. Although the house is in good condition, it has loss a great deal of the original exterior material. The original weatherboard siding has been replaced with vinyl and the porch ceiling, soffit, frieze beam, battered columns, and piers supporting the one-story shed roof porch have been wrapped in vinyl. The gambrel roof is clad in circa 2000 asphalt shingles and a one-story wing and wooden accessibility ramp have been added to the rear elevation. These factors have negatively impacted the dwelling's integrity of design, materials, and workmanship. Additionally, all of the supporting outbuildings have been altered with the addition of asphalt sheets on the exterior. This dwelling is representative of a common form that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP.



Figure 8.16. 1127 Broadway Road (LE0406), Facing Southeast



Figure 8.17. 1902 Broadway Road (LE0583), Facing Northwest

8.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The John W. Jackson House, is not associated with any event or pattern of events that would justify its eligibility under Criterion A. This dwelling and farm are a common example of buildings constructed in Sanford's rural areas in the early-twentieth century. Therefore, the John W. Jackson Farm is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with a person significant within community, state, or national historic contexts. None of the residents of the house were found to be historically significant within local, state, or national historic contexts. Therefore, the John W. Jackson Farm is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although the dwelling and outbuildings at the John W. Jackson Farm are extant examples of early-to-mid-century domestic and agricultural architecture in Lee County, the resource does not stand out as a significant example when evaluated alongside contemporary properties in Sanford. The dwelling does not retain sufficient material integrity and is representative of a common type that is prevalent in this section of Lee County. A number of comparable dwellings and farmsteads located within a five-mile radius of the farm have been previously evaluated and determined not eligible for listing in the NRHP under Criterion C due to lack of architectural distinction and commonality of form. Therefore, the John W. Jackson Farm is not recommended eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the John W. Jackson Farm is recommended not eligible for the NRHP under Criterion D.

9.0 LANELIA GRAY PETTUS HOUSE (LE0861)

| | |
|-------------------------|-------------------------------|
| Resource Name | Lanelia Gray Pettus House |
| HPO Survey Site # | LE0861 |
| Location | 1706 Fire Tower Road, Sanford |
| PIN | 9641-45-3256-00 |
| Date(s) of Construction | 1966 |
| Recommendation | Not Eligible |



Figure 9.1. Lanelia Gray Pettus House, Façade and South Elevation, Facing Northwest

9.1 DESCRIPTION AND SETTING

Owned by Lanelia Gray Pettus, this house occupies a 0.99-acre parcel at 1706 Fire Tower Road. This parcel was once part of the Worthy family's landholdings and is near the former site of K.H. Worthy and Son's sawmill and turpentine distillery. John H. Worthy conveyed this tract to the Pettus family in 1952. The Lanelia Gray Pettus House was not previously surveyed by the HPO. The 1966 dwelling is centered on the parcel and is accessed by a paved driveway that extends west from Fire Tower Road. The parcel is characterized by the surrounding open agricultural fields and has minimal landscaping with the exception of a row of four shrubs planted along the dwelling's façade. Two non-historic outbuildings and an in-ground pool constructed between 2010 and 2012 are enclosed in an iron fence bordered by a row of shrubbery (Figure 9.2).

9.2 INVENTORY LIST

The following inventory includes descriptions of the three buildings located on the parcel, beginning with the primary dwelling.

Figure 9.2. Lanelia Gray Pettus House, Parcel View



Source: 2018 Aerial

9.2.1 LANELIA GRAY PETTUS HOUSE

According to Lee County's on-line tax record, this one-story Linear Ranch house was constructed in 1966. The dwelling features a continuous cast concrete foundation, a running bond brick veneer, and a low-pitched, side-gable roof of asphalt shingles. The main entrance is offset on the east façade and has an original two-pane, four-panel glass and wood door. The windows are circa 2000 vinyl sash with simulated divided-panes and brick sills. Often paired, the windows are flanked by inoperable paneled shutters. A simulated divided-pane landscape picture window flanks the main entrance to the north and is surrounded by two one-over-one, vinyl sash windows with simulated divided lights. There are two circa 2000 vinyl sash windows with simulated divided-panes and brick sills on the south elevation. These windows are also flanked by inoperable paneled shutters. An attached carport extends from the north elevation that includes an enclosed storage area clad with vertical board siding (Figure 9.3).

Multiple attempts to contact the property owner were unsuccessful therefore the dwelling's interior was inaccessible.

9.2.2 FRAME GARAGE

A circa 1990 metal frame garage with a corrugated metal exterior is located behind the dwelling to the southwest. A metal, overhead track garage door is situated on the east elevation and is flanked by a single pedestrian entrance with a solid metal door (Figure 9.4).



Figure 9.3. Lanelia Gray Pettus House, Façade and North Elevation, Facing Southwest

9.2.3 PRE-FABRICATED STORAGE BUILDING

A circa 2000 frame, pre-fabricated storage building with vinyl siding and a gable roof of asphalt shingles is adjacent to the dwelling to the northeast (Figure 9.5).

9.3 HISTORIC CONTEXT

The parcel containing this house was historically part of the Worthy family's landholdings and is part of the 50-acre tract conveyed by J.H. and Ruby Worthy to David and Lula Mae Sloan Pettus in November 1952. Coy David Pettus and Lula Mae Sloan Pettus lived in the house on the southeastern section of the property near the northeastern corner of Fire Tower Road and Tramway Road. In July 1966, Coy David and Lula Mae Sloan Pettus conveyed this approximately one-acre parcel to their son Robert W. (1941-2016) and his wife Lanelia Gray Pettus shortly after their marriage in 1961 (Lee County 1961). Per the Lee County on-line tax record, Robert and Lanelia constructed the Ranch dwelling that same year. Robert Wayne Pettus attended Sanford Central High School and worked as a maintenance technician for Lee Moore Oil Company (Sloan 2016). Lanelia Gray Pettus currently owns the dwelling and parcel. She was unavailable for interview.

9.4 ARCHITECTURAL CONTEXT

As stated previously, Ranch houses were common in the rural and suburban areas around Sanford, with the most high-style examples clustered in the Palmer Drive-Denado Path neighborhood. Like the Lanelia Gray Pettus House, most of the Ranch houses are on large linear lots along the highway at the city's periphery. Most Ranch dwellings in Lee County exhibit a simple linear form with side-gable roofs, running bond brick veneers, and attached carports or garages. A similar Linear Ranch house is at 2476 Tramway Road, roughly 0.4 miles southwest of the Lanelia Gray Pettus House and just south of the Dignus Rural Historic District boundary. Constructed in 1968, this dwelling also has a side gable roof, running bond brick veneer, original two-over-two, horizontal light sash windows, set in pairs, and an integral carport on the east side of the façade (Figure 9.6).

Also sited along this section of Tramway Road is a more high-style variation of the type. The dwelling at 2407 Hickory House Road, is a Linear-with-Clusters-Ranch house built in 1958. This form is defined by the cluster of rooms projecting from the north façade giving the dwelling a truncated T-Shape. This Ranch has elements of the Contemporary-style popularized in the 1960s, such as a low-pitched cross gable roof with standing seam metal and a prominent exterior end chimney (Figure 9.7).

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Lanelia Gray Pettus House remains on its original site and the Pettus family continues to utilize the property as a residence, strengthening



Figure 9.4. Frame Garage, Facing Northwest



Figure 9.5. Pre-fabricated Storage Building, Facing Northwest



Figure 9.6. 2476 Tramway Road, Facing South



Figure 9.7. 2407 Hickory House Road, Facing Southeast

its integrity of location, setting, and association. Although the Lanelia Gray Pettus House retains a substantial amount of original material, it is representative of a common form that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP.

9.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Lanelia Gray Pettus House is not associated with any event or pattern of events that would justify its eligibility under Criterion A. This dwelling is just one of many Ranch houses constructed in Sanford as the city's population rose. Therefore, the Lanelia Gray Pettus House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with person significant within community, state, or national historic contexts. Although it is known that Robert and Lanelia Pettus constructed and occupied the dwelling for most of its history, none of the associated residents were found to be historically significant within local, state, or national historic contexts. Therefore, the Lanelia Gray Pettus House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although the Lanelia Gray Pettus House is an intact example of mid-century domestic architecture in Lee County, it does not stand out as a significant example when evaluated alongside contemporary properties in and around Sanford. Although the dwelling retains most of its original materials, it is representative of a common type that is prevalent in this section of Lee County and does not retain the individual architectural distinction required for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Lanelia Gray House is recommended not eligible for the NRHP under Criterion D.

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10.0 DIGNUS COMMUNITY CLUB (LE0862)

| | |
|-------------------------|----------------------------|
| Resource Name | Dignus Community Club |
| HPO Survey Site # | LE0862 |
| Location | 2210 Tramway Road, Sanford |
| PIN | 9641-44-2783-00 |
| Date(s) of Construction | Circa 1945 |
| Recommendation | Not Eligible |



Figure 10.1. Dignus Community Club, Façade and East Elevation, Facing Northwest

10.1 DESCRIPTION AND SETTING

The Dignus Community Club lies on a 0.11-acre parcel at 2210 Tramway Road and has been owned by the Dignus Community Club and representative of the Pettus family since 1963. As previously stated, this lot was once part of the Worthy family's landholdings and was conveyed to the club by James H. Worthy in 1940. This building was not previously surveyed by the HPO. The building encompasses most of the parcel and is surrounded by mature trees with little to no landscaping. Due to lack of use, the unpaved driveway that extends north from Tramway Road is barely visible. No additional buildings or structures are on the parcel (Figure 10.2).

10.2 DIGNUS COMMUNITY CLUB

This concrete block civic building was constructed circa 1945 and features a continuous cast concrete foundation, a concrete block exterior, and a side-gable roof of asphalt shingles. An exterior-end concrete block chimney is located on the east elevation. The main entrance is located

Figure 10.2. Dignus Community Club, Parcel View



Source: 2018 Aerial

centrally on the south façade and has an original two-pane, four-panel glass and wood door. The windows are original four-light aluminum casements with scored concrete lintels. There is no additional fenestration on the east and west elevations (Figure 10.3).

The current property owner does not live nearby and was unavailable to provide interior access. Although the interior was inaccessible for photographs, a majority of the building's interior was visible from the exterior. The building consists of an open floor plan with a kitchen along the west wall. The western half of the building has been partitioned to include two small restrooms. The building's roof has failed leaving a significant section of the building open to the elements. Despite its condition, the building retains some of the original furniture utilized by the community group including chairs and large tables.

10.3 HISTORIC CONTEXT

According to correspondence with the current property owner, the Dignus Community Club was founded by the Worthy, Martin, Knight, Hartley, and Bowman families. On June 12, 1940, James H. and Ruby Worthy conveyed a 0.1124-acre section of their property on the north side of Tramway Road to the Dignus Community Club. The deed defined the club as “an organization composed of members of the community in, around and about Worthy, Martin, Knight, Hartley and Bowman community.” The conveyance provided a place of meeting and community gatherings for the club's duration and stipulated that in the event the club ceased to exist, the property would revert to the ownership of the grantors (Lee County 1940).



Figure 10.3. Dignus Community Club, Facing Northeast

A 1938 State Highway Public Work's Commission Map indicates that a lodge was located near the corner of Tramway Road and Fire Tower Road, suggesting that this area may have been used by the Dignus Community Club or another organization prior to the Worthy's official conveyance of the parcel (North Carolina State Highway and Public Works Commission 1938) (Figure 10.4). A Lee County Highway Culture Map indicates that in 1967, the building on the site was used as a town or community hall (North Carolina State Highway Commission 1967) (Figure 10.5).

In November 1950, James H. and Ruby Worthy conveyed the 50-acre lot containing the former K.H. Worthy & Son's site and the rights to the land containing the Dignus Community Club to their son and daughter-in-law, John H. and Modest Worthy (Lee County 1950). Census records indicate that the couple did not live there, but resided in Durham and later relocated to Georgia. Shortly after gaining the property, the couple sold the 50 acres to David and Lula Mae Sloan Pettus, who are affiliated with a portion of the property today and in the 1960s constructed two Ranch dwellings near the corner of Tramway Road and Fire Tower Road (LE0863 and LE0861) (Lee County 1952). The Dignus Community Club may have folded in the 1950s, as the property title reverted back to the Pettus family between 1952 and 1963. In 1963, the Pettus family conveyed the small 0.1112-acre tract back to the Dignus Community Club (Lee County 1963).

According to the current property owner, all of the community members that utilized the building have since passed and the community club is no longer in use.

10.4 ARCHITECTURAL CONTEXT

According to HPOWEB, nine resources associated with civic or recreational clubs have been identified in previous surveys in North Carolina, three resources have been listed in or determined eligible for the NRHP, and two have been placed on the North Carolina Study List. None of the previously identified or listed resources are located in Lee County. Four of the previously identified resources are associated with a golf course or a country club. None of the 65 home demonstration clubhouses or civic clubhouses once extant in Lee County have been previously surveyed, listed, or determined eligible for the NRHP.

A review of the previously identified civic and community club buildings reveals that all of the previously identified and evaluated resources are located in urban settings and are representative of more high-style building types. A sampling of the resources are associated with recreational areas such as the Glen Cannon Country Club in the Pisgah National Forest.

The nearest listed civic club is located in nearby Wake County. The Fuquay-Varina Woman's Club (WA4420) at 602 North Ennis Street was listed in the NRHP in 2007 under Criterion A for its significance in the area of social history. This one-story, single-pile building was constructed in 1937 to house the woman's club and has been continuously used by the club since its construction. The

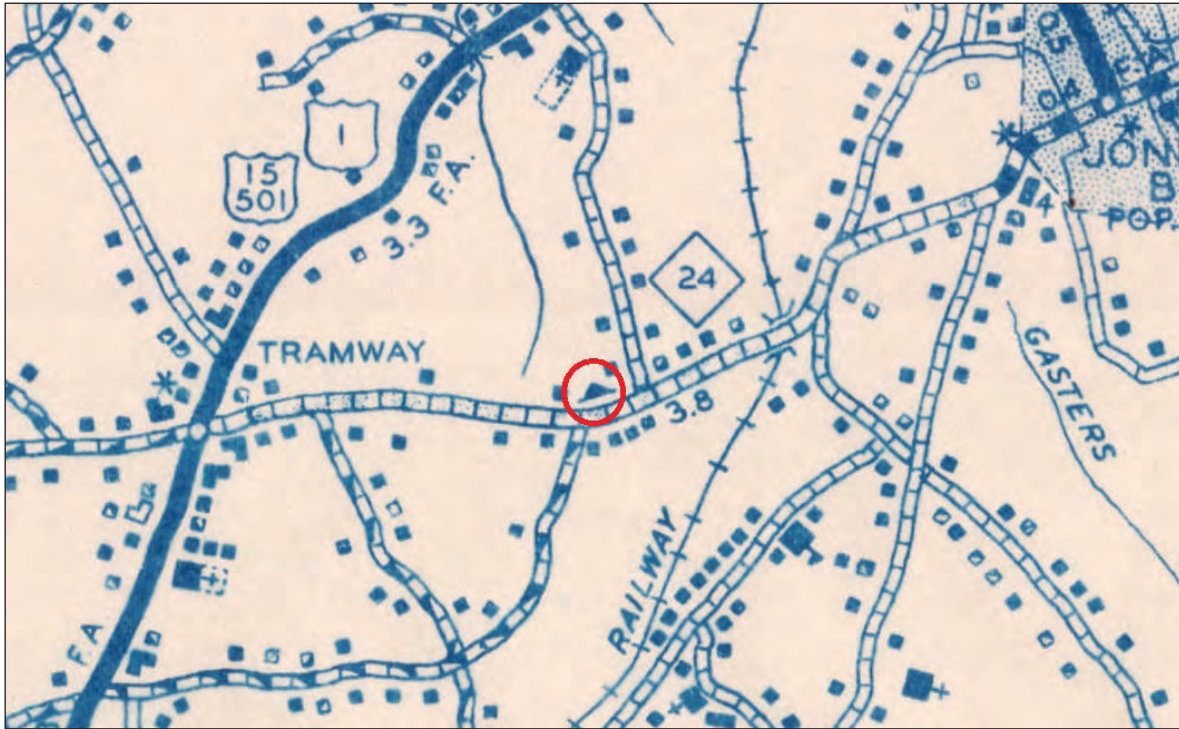


Figure 10.4. 1938 State Highway Public Work's Commission Map



Figure 10.5. 1967 Highway Culture Map, Lee County

building features elements of the Craftsman style including broad over-hanging eaves supported by triangular knee-brace brackets and exposed rafter ends (Figure 10.6). The building contains an open rectangular meeting room and rear ell that houses a kitchen, small pantry, and a bathroom. According to the NRHP nomination form, the interior retains its original pine paneling on the walls and ceilings.



Figure 10.6. The Fuquay-Varina Woman's Club (WA4420), Facing Southeast

The Fuquay-Varina Woman's Club is a member of the General Federation of Women's Clubs (GFWC), one of the world's oldest nonpartisan, non-denominational women's volunteer service organizations. Chartered in 1926 and originally called the Varina Woman's Club, the organization was started by eight community-minded women including Amorette Judd who deeded the land containing the clubhouse to the organization in 1936. The club was federated with the GFWC and GFWC-North Carolina in 1927. Each club selected its own community agenda and the North Carolina branches were instrumental in the foundation of public and traveling libraries. In North Carolina, 53 percent of the state's public libraries were established by the GFWC-NC. As of 2007, only 15 woman's club clubhouses were documented by the GFWC although many clubs were active and chose to congregate in member's homes (Simmons 2007).

The Wallace Woman's Club (DP0497) clubhouse at 2016 Northeast Railroad Street in Duplin County was constructed in 1938 as part of a WPA project. This building has a sizable, rectangular plan that includes a large central meeting room with a wing on each side. Like the Fuquay-Varina

Woman's Club, this building has original weatherboard siding and incorporates elements of the Craftsman style including exposed rafter ends and knee-brace brackets beneath the eaves. The Wallace Woman's Club was placed on the North Carolina Study List in 1993.

A similar form with Colonial Revival elements is found at the Southern Pines Civic Club (MR0214) at 105 S Ashe Street in nearby Moore County. Helen Boyd Dull founded the Southern Pines Civic Club in 1907 in an effort to beautify the town. The club oversaw the installation of street signs and the construction of parks, playgrounds, and drinking fountains. In 1917, the club purchased two lots for the construction of a clubhouse. The clubhouse has a gable-on-hip roof with a stucco exterior and Colonial Revival elements including paired brackets beneath the eaves (Southern Pines Civic Club 2019). The Southern Pines Civic Club was added to the North Carolina Study List in 1987 (Figure 10.7).



Figure 10.7. Southern Pines Civic Club (MR0214), Facing Southwest

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Dignus Community Club remains on its historic site and is still associated with the Pettus family, however; the building no longer possesses integrity of association. Its current condition and informant interviews reveal that the building has not been utilized by the club in the last decade. Although the building retains most of

its original exterior building materials, structural issues such as large holes in the building's roof have resulted in rapid deterioration and large portion of the building's interior has been open to the elements for some time, negatively impacting its material integrity. While the Dignus Community Club is a unique resource and rural representation of a community organization in Lee County, it does not retain sufficient material integrity to qualify for listing in the NRHP.

10.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Dignus Community Club is a unique resource associated with Lee County' rural community, however, the building lacks material integrity and a direct association with any event or pattern of events that would justify its eligibility under Criterion A. When compared to listed community and civic clubs in Piedmont North Carolina, it is evident that the Dignus Community does not retain the association and continuity of use necessary for listing in the NRHP under Criterion A. Therefore, the Dignus Community Club is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with a person significant within community, state, or national historic contexts. Community records did not reveal that any persons associated with the Dignus Community Club were historically significant within local, state, or national historic contexts. Therefore, the Dignus Community Club is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although the building that housed the Dignus Community Club retains a significant amount of original material, deferred maintenance has negatively impacted the building's material integrity. While the Dignus Community Club is unique resource and an extant example of a rural, mid-century community club in Lee County, the resource does not stand out when evaluated alongside NRHP listed civic clubs in Piedmont North Carolina. All of the listed and previously identified examples of buildings that housed community groups or civic clubs are intact structures that have been consistently utilized by the club. Therefore, the Dignus Community Club is not recommended eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Dignus Community Club is recommended not eligible for the NRHP under Criterion D.

11.0 RAYMOND R. KNIGHT FARM (LE0647)

| | |
|-------------------------|----------------------------|
| Resource Name | Raymond R. Knight Farm |
| HPO Survey Site # | LE0647 |
| Location | 2303 Tramway Road, Sanford |
| PIN | 9641-44-5026-00 |
| Date(s) of Construction | 1932-1933 |
| Recommendation | Not Eligible |

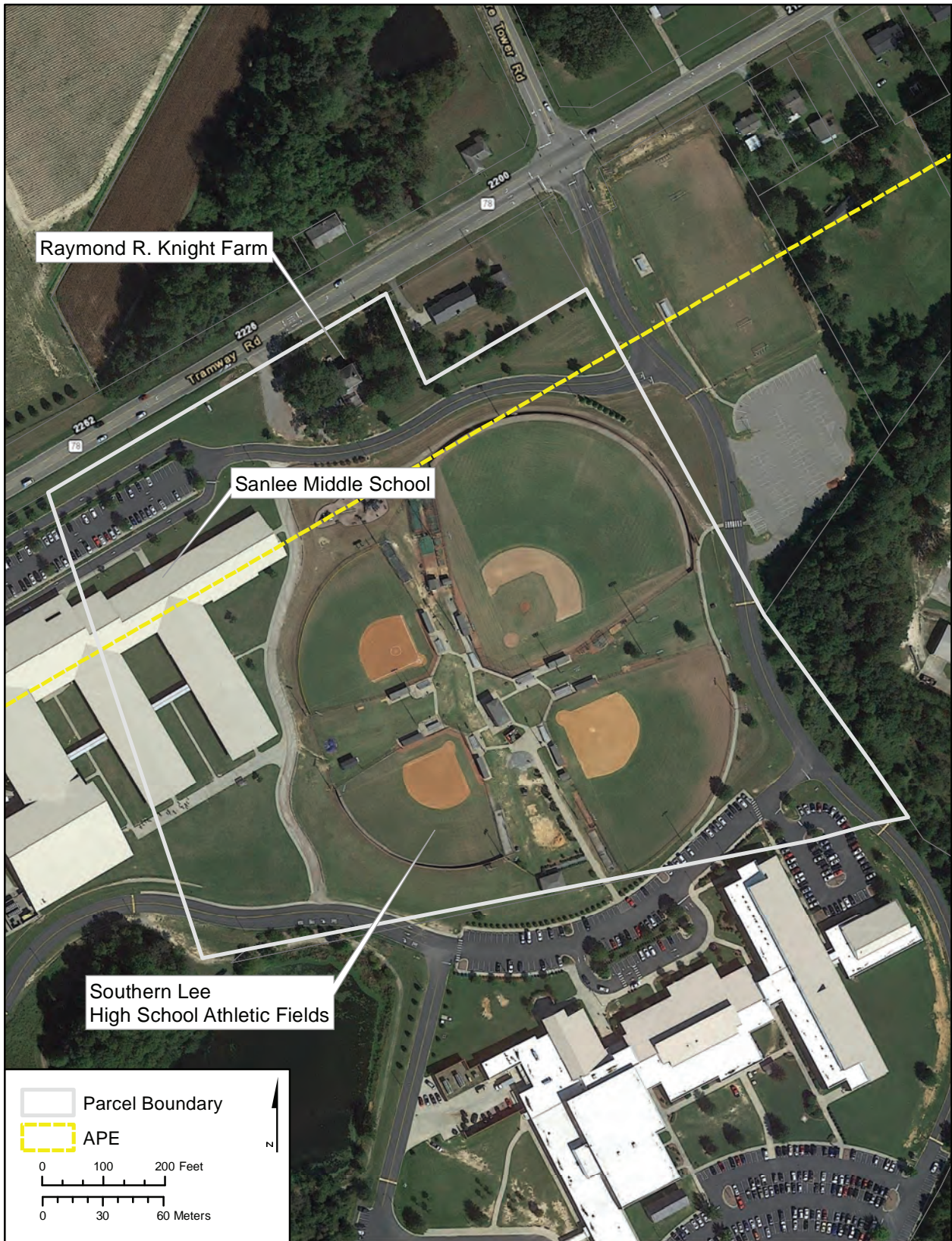


Figure 11.1. Raymond R. Knight Farm, Façade and East Elevation, Facing Southwest

11.1 DESCRIPTION AND SETTING

The Raymond R. Knight Farm is located on a 21.69-acre parcel at 2303 Tramway Road owned by Lee County. As addressed in Section 2.4 of this report, this land was historically owned by the Worthy family. The farm was previously surveyed by J. Daniel Pezzoni in 1992. The 1932 dwelling is situated on northeast corner of the parcel and fronts Tramway Road. The dwelling currently houses the Lee County Parks and Recreation Department and shares the parcel with Sanlee Middle School, a playground, and four baseball fields. The dwelling is situated in a grove of mature trees with minimal shrubbery. The main entrance is accessed by a wooden accessibility ramp constructed in 2005 (Figure 11.2). In 1992, the farm consisted of the dwelling, a concrete-block garage, a tractor shelter, a frame tenant house, and a gambrel roof dairy barn. A review of historic aerials reveals that these buildings were demolished or moved between 1999 and 2006.

Figure 11.2. Raymond R. Knight Farm, Parcel View



Source: 2018 Aerial

11.2 INVENTORY LIST

The following inventory includes descriptions of the two buildings located on the parcel, beginning with the primary dwelling.

11.2.1 RAYMOND R. KNIGHT HOUSE

Exterior

In an interview with J. Daniel Pezzoni in 1992, Betty Jean McKinney stated that the dwelling has a brick tile core. These are scored square tiles that were popular in Sanford in the 1930s. Manufactured at local brick plants, they are found throughout the domestic and agricultural buildings of the county. Lee County is still a leading producer of brick products in the state (Pezzoni 1992b).

The dwelling at the Raymond R. Knight Farm has a gabled-ell form with elements of the Craftsman-style. It was constructed by mason, H.A. Ellis and carpenter, Charles M. Baker (Pezzoni 1995). The foundation is constructed of continuous brick with a soldier course water table, and the brick tile core of the house is encased with running bond brick. The hipped roof and projected gable are clad with asphalt shingles and the dwelling has two interior brick chimneys.

The main entrance is centrally located on the north façade beneath a shed roof porch with an arched entrance. The entrance retains its original arched two-panel, two-pane glass and wood door. The windows are original paired, double-hung six-over-six wood sash with original wood surrounds, brick sills, and soldier course lintels. A one-story flat roof wing extends from the west elevation that has original, double-hung four-over-four wood windows in banks of three and five. A one-story, flat roof porch extends from the east elevation. The porch roof is supported by Craftsman-style, battered wood columns resting on brick piers with a stacked brick balustrade. The original one-story rear porch was enclosed in the 1950s and a carport and brick clad storage room were constructed. The carport was enclosed in the 2000s. At this time, a pedestrian entrance and two overhead track garage doors were added. This wing was then clad with vinyl siding. A wooden accessibility ramp was added to the north façade in 2005 (Figure 11.3-11.5).

Interior

The dwelling exhibits a typical Craftsman-style plan with a room at each corner of the dwelling. The main entrance provides access to a center hallway with an original open, straight-run staircase with a circle end starting step, original volute newel post and rail, and solid square balusters (Gottfried and Jennings 2009). Although the space has been re-purposed to house offices, the interior retains many of its original features including the plaster cornice, wood door surrounds, and multi-pane French doors. The chimneys retain their original stacked, Craftsman-style brick mantels. The kitchen is located in the southwestern corner of the house and lends access to the enclosed porch and garage behind the dwelling (Figure 11.6-11.8).



Figure 11.3. Raymond R. Knight Farm dwelling, Façade and West Elevation, Facing Southeast.



Figure 11.4. Raymond R. Knight Farm dwelling, South Elevation, Facing Northwest

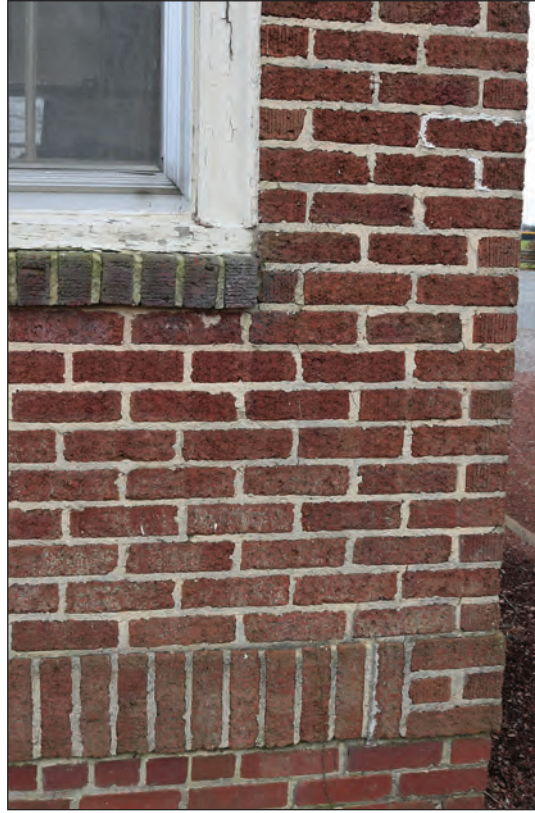


Figure 11.5. Raymond R. Knight Farm Dwelling, Material Detail



Figure 11.6. Interior Mantel Detail, Southeast Office, Facing North

*Figure 11.7. Interior Mantel Detail, Northeast Office,
Facing Southeast*



*Figure 11.8. Interior First Floor Stair Detail,
Facing Southwest*

11.2.2 PRE-FABRICATED STORAGE BUILDING

A circa 2000 prefabricated outbuilding with a vertical board exterior is situated directly behind the dwelling to the south. This building has an entrance on the east side and no additional fenestration (Figure 11.9).



Figure 11.9. Pre-fabricated Storage Building, Facing Southeast

11.3 HISTORIC CONTEXT

Raymond R. Knight built this two-story brick dwelling between 1932 and 1933. Knight, a sawmill equipment salesman for the Raleigh-based Jones Supply Company, bought the land from the Worthy family. Knight did not fare well during the Great Depression and lost his property. In 1939, Iroclus F. McKinney (1908-1983) purchased the property. According to his 1940 draft card, McKinney was self-employed farmer in Rockingham County (Ancestry.com 2010). At the time of the 1992 survey, a dairy barn, tobacco packhouse, and tenant house were extant on the property, indicating that the McKinney's operated a large-scale farm (Pezzoni 1992b). The house remained in the McKinney family until 2003, when Lee County acquired it for the construction of SanLee Middle School (Lee County 2003). The house is used as office space by Lee County Parks and Recreation.

11.4 ARCHITECTURAL CONTEXT

The dwelling at the Raymond R. Knight Farm is one of the many brick dwellings constructed for Sanford's middle-class professionals in the early twentieth century. The dwelling is representative of a transitional era in which traditional Craftsman house forms such as bungalows and foursquares were constructed alongside revival-style dwellings. This particular example has elements of both the Colonial Revival and Craftsman styles, both of which were popular in Sanford in the 1930s. The Rosemount-McIver Park Historic District (LE0795) in Sanford contains 169 contributing buildings, about 80 percent being classified as Craftsman, Colonial Revival, or transitional hybrid styles. Most of the traditional Craftsman style houses in the Sanford vicinity are one to one-and-one-half stories high and clad in weatherboard siding. After the foundation of Lee County's brick industry in the 1920s, brick and brick tile products were widely incorporated into the city's building stock (Pezzoni 1995) .

Although the Colonial Revival style was popular in Piedmont North Carolina during in this era, there are few examples that incorporate the gabled-ell plan seen at the Raymond R. Knight Farm. Broadly defined as an interpretation of the architecture of the nations' colonial period, Colonial Revival dwellings are often two-stories in height with symmetrical façades, hipped or side-gable roofs, and understated ornamentation such as soldier course lintels and crown pediments or fanlights over the main entrance. In most cases, hybrid versions of the style, as seen at the Raymond R. Knight Farm, possess the style's substantial, symmetrical massing, soldier course lintels and brick sills around the windows, and hipped or flat roof side porches on the supporting elevations. The dwelling at the Raymond R. Knight Farm also exhibits features typical of Craftsman style houses including paired windows, a shed roof entry bay, and battered wood columns.

The J.C. Pittman House at 311 N. Gulf Street in Sanford is representative of the understated Colonial Revival dwellings found in the Sanford vicinity. Listed on the NRHP in 1997 as contributing to the Rosemount-McIver Park Historic District (LE0795), the house was built for attorney J.C. Pittman around 1940. It has a symmetrical three-bay façade with a side porch supported by wood Tuscan columns and original, six-over-six and eight-over-eight wood sash windows (Figure 11.10).

The Isenhour Duplex (LE0019) at 206 N. Gulf Street in Sanford is similar in mass, form, and style to the dwelling at the Raymond R. Knight Farm. This duplex was constructed in 1936 for Lewis D. Isenhour, an executive at the Isenhour Brick Company. Like the dwelling the Raymond R. Knight Farm, the Isenhour Duplex is a hybrid form, with a hipped roof, six-over-six wood windows with soldier course lintels and brick sills, and a soldier course water table. Each of the primary elevations has five-bays and a one-story, hipped roof porch, reminiscent of the porch and side-wing seen at the Raymond R. Knight Farm (Figure 11.11). The Isenhour Duplex is a contributing resource in the Rosemount-McIver Park Historic District (LE0795).



Figure 11.10. J.C. Pittman House, 311 N. Gulf Street, Facing Southeast



Figure 11.11. Isenhour Duplex (LE00019) at 206 N. Gulf Street, Facing Southeast

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Raymond R. Knight Farm remains on its original site but several factors have compromised its integrity. With the exception of the rear carport, which was enclosed in the early 2000s, the dwelling retains a relatively high degree of material integrity on both the interior and exterior. However, the house no longer possesses integrity of association and has not been used as a residence since 2003 when it was sold to Lee County and was re-purposed to house office space for the Lee County Parks and Recreation Department. All of the associated farm buildings have been demolished or moved from this location and the historic farmlands have been redeveloped. The dwelling now shares a parcel with non-historic development including Sanlee Middle School and the athletic fields and playgrounds associated with Southern Lee High School, constructed between 2003 and 2007. These intrusions have detracted from the resource's historic, association, setting, and feel. Furthermore, the dwelling is representative transitional Craftsman and Colonial Revival architecture, widely constructed in and around Sanford in the 1930s. For these reasons, the Raymond R. Knight Farm does not possess the requisite integrity or architectural distinction to qualify for listing in the NRHP.

11.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Raymond R. Knight Farm does not retain its association with Lee County's rural agricultural economy and is not associated with any event or pattern that would justify its eligibility under Criterion A. Therefore, the Raymond R. Knight Farm is not recommended eligible for listing in the NRHP under Criterion A.

Properties can also be eligible for listing on the NRHP if they are associated with a person or persons that have made contributions significant to our past under Criterion B. Archival research did not reveal that the building is associated with individuals whose activities were demonstrably important within a local, state, or national historic context. Therefore, the Raymond R. Knight Farm is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although the Raymond R. Knight Farms is an intact example of 1930s transitional architecture with elements of the Colonial Revival and Craftsman styles, when evaluated alongside other houses of the same period, it is evident that dwellings with similar features were commonly constructed in Sanford. The dwelling at the Raymond R. Knight Farm is unique in that brick dwellings of

this style are not commonly found in the rural sections of Lee County; however, the dwelling was constructed as part of a farm complex that is no longer extant at this location. Additionally, the dwelling does not retain its historic agricultural setting. Therefore, the Raymond R. Knight Farm does not possess the integrity or architectural distinction required for listing under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Raymond R. Knight Farm is recommended not eligible for listing on the NRHP under Criterion D.

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12.0 KENNETH H. WORTHY HOUSE (LE0649)

| | |
|-------------------------|----------------------------|
| Resource Name | Kenneth H. Worthy House |
| HPO Survey Site # | LE0649 |
| Location | 2410 Tramway Road, Sanford |
| PIN | 9641-25-0146-00 |
| Date(s) of Construction | 1884 |
| Recommendation | Not Eligible |



Figure 12.1. Kenneth H. Worthy House, Façade, Facing South

12.1 DESCRIPTION AND SETTING

The Kenneth H. Worthy House occupies a 231.36-acre parcel at 2410 Tramway Road and has been part of the Ruby and Ernest McSwain-Worthy Lands Trust since 2010. As noted in Section 2.4, the house, built about 1884, is the oldest extant dwelling in the district. It was likely constructed of lumber produced nearby at the (no longer extant) K.H. Worthy & Son's sawmill.

The Kenneth H. Worthy House was surveyed by J. Daniel Pezzoni in 1992 and was nominated to the NC Study List as an individual resource in 2018. It is situated on the southern edge of the parcel fronting Tramway Road. The dwelling is surrounded by shrubbery and a small grove of mature trees, while the overall property is enclosed by wood rail and wire fences. A stone path leads to the front, and a basketball goal and trellis are located behind the dwelling to the northeast. An unpaved driveway extending southwest from the driveway of the adjacent parcel provides access to the house and rear outbuildings. A line of small trees separates the property from the adjacent parcel. Development surrounding the parcel includes the Lee County Co-Op Extension Services building to the northwest and Sanlee Middle School across Tramway Road to the southeast (Figure 12.2).

Figure 12.2. Kenneth H. Worthy House, Parcel View.



Source: 2018 Aerial

12.2 INVENTORY LIST

The following inventory includes descriptions of the five buildings located on the parcel, beginning with the primary dwelling.

12.2.1 KENNETH H. WORTHY HOUSE

The Kenneth H. Worthy House is a two-story, frame double-pile Italianate dwelling constructed around 1884. The dwelling features a stacked stone foundation shielded by painted wood boards, a weatherboard siding exterior, two interior brick chimneys, and a hipped roof with a centered gable clad with circa 2000 standing seam metal. A one-story hipped roof porch, also with a centered gable, extends across three bays of the south façade. The porch is supported by slender posts in groups of two and three. These posts are capped with scrollwork brackets with double drops and rest on paneled wood pedestals with a vasiform balustrade extending between each post. The main entrance is located centrally on the south façade and has a replacement four-panel metal door that is flanked by original three-pane, single-panel sidelights with a four-pane transom above. The cornice is dominated by large eave brackets arranged in pairs with small rectangular panels in the gable field. The windows throughout the main block of the dwelling are circa 2000 vinyl sash with simulated divided panes, each window is flanked by decorative louvered shutters. Bay windows are located on the east and west elevations. The east and west elevations each contain two bays (Figures 12.3-12.8).

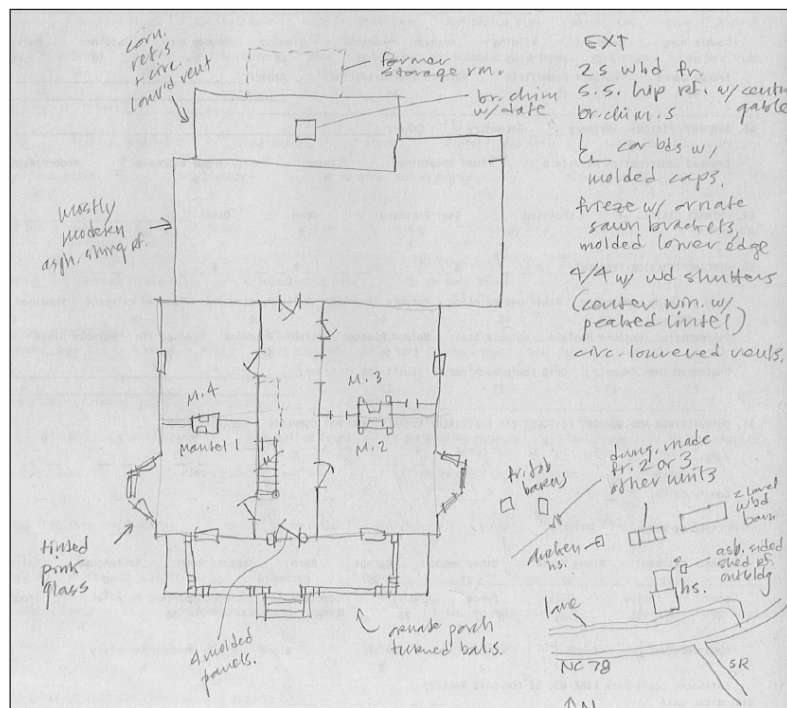


Figure 12.3. Kenneth H. Worthy House, Site Plan, Sketch by Daniel Pezzoni (1992c)



Figure 12.4. Kenneth H. Worthy House, Façade and West Elevation, Facing Northeast



Figure 12.5. Kenneth H. Worthy House, Façade and East Elevation, Facing Northwest



Figure 12.6. Kenneth H. Worthy House, North and West Elevation, Facing Southeast



Figure 12.7. Kenneth H. Worthy House, West Elevation, Facing East



Figure 12.8. Kenneth H. Worthy House, Site and Lee County Co-op Extension, Facing South

About 1945, the main dwelling was connected to a one-story kitchen building (contemporary to the dwelling) via a flat-roof hyphen. A screened porch was added to the rear (north) elevation of this building in 2009.

Multiple efforts to contact the manager of the McSwain's trust by letter and phone were unsuccessful. Therefore, the dwelling's interior was inaccessible.

12.2.2 STORAGE SHED

This flat roof storage shed is located behind the house to the northeast. Possibly adapted from an earlier shed, this building has a vinyl siding exterior and a canted roof of circa 2000 standing seam metal. The shed is accessed by an entrance on the south elevation (Figure 12.9).

12.2.3 GABLE-ROOF STORAGE SHED

This storage shed is located behind the dwelling to the northeast and likely dates to the 1980s. The shed has no foundation, a board and batten exterior, and a gable-roof of standing seam metal (Figure 12.10).



Figure 12.9. Storage Shed, Facing East



Figure 12.10. Gable-roof Storage Shed, Facing South

12.2.3 CHICKEN COOP

This chicken coop is located behind the house to the northwest and has a foundation of concrete blocks, a weatherboard siding exterior, and a canted roof of standing seam metal. A vertical board door on the east side lends access to the building. Three window openings are located on the south side of the coop (Figure 12.11).

12.2.4 GUEST HOUSE

The circa 1980 board and batten guest house is behind the dwelling to the north. The house has a U-shaped plan, a concrete block foundation, and each wing has a front-gable roof of standing seam metal installed about 2000. The windows are one-over-one wood sash. An imposing exterior-end brick chimney is located on the east elevation. Rounded screened porches have been added to the east and west elevations. Notes from the previous survey indicate that this guest house was built from remnants of the barns and outbuildings that previously stood on the site (Pezzoni 1992c) (Figure 12.12).

12.3 HISTORIC CONTEXT

Kenneth Henderson Worthy began construction of this dwelling as early as 1874. Arguably the district's most prominent resident, he was the son of James (1787-1864) and Jane Murchison Worthy (1782-1820) of Vass, North Carolina. Kenneth was born in March 1820 and received a land grant for 10.5 acres near Little Governors Creek (roughly 10 miles west of the Dignus Rural Historic District) in 1851. Worthy served as the Moore County Sheriff from 1850 to 1856 and again from 1860 to 1871. The 1860 census listed his personal estate at \$8,000 and real estate at \$10,000 (U.S. Census Bureau 1860). In 1857, he purchased a large tract of land in the Lemon Springs vicinity overlooking the Fayetteville & Western Plank Road, where he lived until building this house. In 1874 and 1876, he was elected to the North Carolina Senate and began construction of this two-story, double-pile Italianate dwelling (LE0649) just north of Tramway Road. Centrally located within the Dignus Rural Historic District, this dwelling was larger and more ornate than the neighboring farmhouses and was likely constructed of timber milled at the family sawmill, K. H. Worthy & Son's. Kenneth and his wife, Margaret Eliza Worthy, had four children: Isabela Murchison Barnes, Elizabeth McFayden, Stephen Berryman, and Mary Catherine Weatherly (Pezzoni 1995).

It is unclear when the bulk of the historic Worthy lands left the family but most of the land in the center of the district was under the ownership of Cagle Enterprises, Inc. by the 1970s. Beginning in the 1970s, Ernest and Ruby C. McSwain acquired approximately 240 acres in the district and it is now held in the McSwain –Worthy Lands Trust (Lee County 2010). In 2007, Ruby C. McSwain deeded a 17.85-acre parcel in the center of the district to the North Carolina Agriculture Foundation for the construction of the Lee County Co-Op Extension Services building (Lee County 2007).



Figure 12.11. Chicken Coop and Guest House, Facing East



Figure 12.12. Guest House, Porch Detail

12.4 ARCHITECTURAL CONTEXT

The Italianate style grew popular in the United States around 1845 after the publication of Andrew Jackson Downing's architectural treatises of 1842 and 1850. Inspired by the Italian Renaissance, boxy forms, low-pitched hipped roofs, and ornate millwork including large, often paired, eave brackets and paneled insets along the cornice are typical. As with the Kenneth H. Worthy House, Italianate dwellings often have single-height porches with detailed scrollwork brackets and supports.

HPOWEB indicates that 388 dwellings with Italianate style elements have been surveyed in North Carolina. Approximately 95 of these dwellings are listed on the NRHP and 12 have been determined eligible for listing. None of the previously identified or listed dwellings are located in Lee County and there are few comparable examples in the surrounding counties. Most of the previously identified or listed examples are concentrated around the state's railroad hubs and port cities such as Wilmington, which contains a particularly large collection of Italianate dwellings. As railroads extended through the state, the style gained popularity in the inland counties. Like the Kenneth H. Worthy House, most rural representations of the style in North Carolina exhibit simple rectangular plans combined with understated Italianate details (Seapker and Turberg 2004).

The Dr. Holt House (MR0361) in neighboring Moore County is an urban example of the style. Located at 560 E Massachusetts Avenue in Southern Pines, this house was built in 1924. A streamlined example of the style, this two-story, triple-pile dwelling has a low-pitched hipped roof with curvilinear brackets along the cornice, a stucco exterior, and original two-over-two wood sash windows. A one-story, one-bay flat-roof porch centered on the east façade is supported by Tuscan wood columns resting on a closed brick railing. A picketed balustrade is above the porch. The porch roof is accessible from via a multi-light glass and wood door (Figure 12.13).



Figure 12.13. Dr. Holt House (MR0361), 560 E. Massachusetts Avenue in Southern Pines, Facing Southwest

A comparable rural representation of the style can be found two counties west in Sampson County. Constructed circa 1870, the William E. Faison House (SP0099) was listed in the NRHP under Criterion C for its architectural distinction in 2004. This two-story, double-pile dwelling has a hipped roof edged with delicate dentil molding and curved brackets are situated beneath the eaves. As seen at the Kenneth H. Worthy House, a one-story hipped roof porch is located on the façade. The porch is supported by square wood columns with curvilinear vergeboard between each post and a turned balustrade. The main entrance is located in the central bay and has a four-panel wood door flanked by original five-light sidelights. According to the National Register nomination, although the interior plaster has been removed, the dwelling retains a majority of the original interior details including the original mantels with pilasters, wide lintels, and molded shelves. The staircase retains the original polygonal newel post, square balusters, and walnut railing (Figure 12.14). The William E. Faison retains a substantial amount of original material and a high degree of material integrity (Seapker and Turberg 2004).

An elaborate representative of the style, the Walter Livingston Hicks House was identified as a contributing resource in the Faison Historic District (DP0612) in 1996. This two-story, double-pile dwelling was constructed circa 1880. The dwelling is characterized by its low-pitched hipped roof, paired curved brackets and dentil molding at the cornice line, and an elaborate two-story porch on the façade. The porch is supported by square wood columns accented by heavy lace-work brackets with a vasiform balustrade extending between each column. The windows are original six-over-six wood sash with original, peaked hoods. The main entrance has an original four-panel wood door flanked by three-light sidelights and a capped with a four-light transom (Figure 12.15). According to the district's nomination, the interior retains the original arched marble mantels, an elaborate stairway and newel post, and multi-panel wood doors (Turberg 1996).

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Kenneth H. Worthy House remains on its original site, surrounded by agricultural fields but has lost integrity in other areas. Although the house is in good condition, the historic exterior materials have been altered to a large extent. The original weatherboard siding is intact but the original windows were replaced with vinyl sash with simulated divided-panes and the roof was replaced with standing seam metal, both around 2000. The main entrance has a replacement four-panel metal door. Each of these alterations have negatively impacted the building's integrity of design, materials, and workmanship. Further, the house no longer possesses integrity of association. It has not been used as a residence for some time and was re-purposed as a restaurant in the 1990s. It is likely that the interior of the house was altered to accommodate this function. According to the 2018 Study List application, the current owner plans to use the house for private meetings and functions. In February 2019, the HPO determined that the Kenneth H. Worthy House was not eligible for individual listing on the NRHP.



Figure 12.14. William E. Faison House (SP0099)



Figure 12.15. Walter Livingston Hicks House

12.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Kenneth H. Worthy House, is not associated with any event or pattern of events that would justify its eligibility under Criterion A. Therefore, the Kenneth H. Worthy House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with person or persons significant within community, state, or national historic contexts. Kenneth H. Worthy was a prominent resident in this section of Lee County. Worthy was the Moore County sheriff from 1850 to 1856 and again from 1860 to 1871 and served as a U.S. senator in the 1870s, however the dwelling does not retain an association with the Worthy family and is no longer used as a residence. Prior to residing in this dwelling, Kenneth H. Worthy constructed a two-story frame house on a large tract along the Fayetteville & Western Plank Road in the southern portion of the county. Worthy lived at this property during his tenure as Moore County sheriff and later passed it to his son Stephen Worthy. A review of the HPOWEB and 2019 aerial photography reveals that this house remains extant at its original location and was added to the North Carolina Study List in 1992. This dwelling is more illustrative of Worthy's time as Sheriff and political career in the surrounding counties. Therefore, the Kenneth H. Worthy House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although the Kenneth H. Worthy House is a rural representation of Italianate architecture in rural Lee County it does not retain sufficient integrity to be eligible for listing in the NRHP under Criterion C. Replacement materials including circa 2000 vinyl sash windows, rear additions, and the metal front door have detracted from the resource's integrity. Additionally, the resource no longer retains integrity of association. The dwelling was repurposed to house a restaurant in the 1990s and is currently slated to be used as private meeting space. Although the dwelling's interior was inaccessible at the time of survey, it was likely altered to accommodate this change in use.

When compared to comparable properties in the surrounding counties, the Kenneth H. Worthy House does not stand out as a significant example due to extensive alterations. Therefore, the Kenneth H. Worthy House is not recommended eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Kenneth H. Worthy House is recommended not eligible for the NRHP under Criterion D.

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13.0 LUCY A. LAWRENCE HOUSE (LE0602)

| | |
|-------------------------|------------------------|
| Resource Name | Lucy A. Lawrence House |
| HPO Survey Site # | LE0602 |
| Location | Tramway Road, Sanford |
| PIN | 9641-14-2832-00 |
| Date(s) of Construction | Circa 1910 |
| Recommendation | Not Eligible |



Figure 13.1. Lucy A. Lawrence House, Façade and East Elevation, Facing Northwest

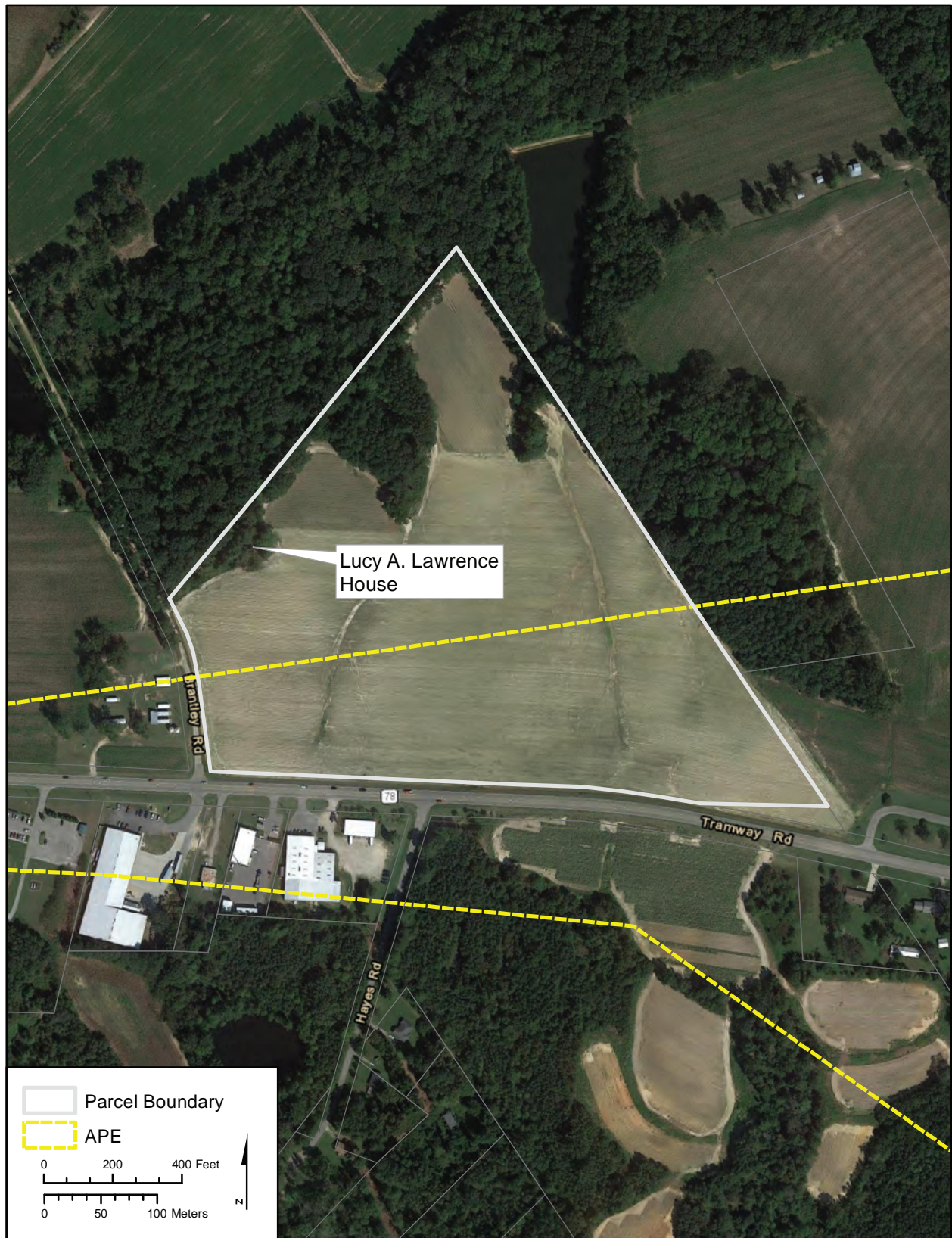
13.1 DESCRIPTION AND SETTING

The Lucy A. Lawrence House occupies a 38.01-acre parcel on the north side of Tramway Road (Figure 13.2). This dwelling and tract of land have been associated with the Lawrence family since the early twentieth century and are currently owned by Lucy A. Lawrence of Black Mountain, North Carolina. The dwelling was surveyed by J. Daniel Pezzoni and David McCracken in 1992. Bounded to the north by a dense wooded area, the dwelling is setback a substantial distance from Tramway Road and is fronted by a large agricultural field (Figure 13.3). It is accessed by an unpaved driveway that extends east from Brantley Road and is surrounded by dense vegetation.

13.2 LUCY A. LAWRENCE HOUSE

This one-story, frame dwelling has undergone few alterations since the 1992 survey. This dwelling was likely constructed in two phases, the west side of the house is the oldest part of the dwelling and was constructed circa 1910 in the hall and parlor plan. This section has an added L-shaped wing with a side porch and entrance on the east elevation. The east side of the dwelling was probably

Figure 13.2. Lucy A. Lawrence House, Parcel View



Source: 2018 Aerial



Figure 13.3. Adjacent Cotton Field, Facing Southeast

added circa 1920 and exhibits a similar hall and parlor form. The two wings are joined by a central room. The dwelling features a cut stone foundation with a brick veneer, weatherboard cladding on the west side and shiplap cladding on the east side, and a side-gable roof of standing seam metal. There are brick end chimneys on the east and west elevations. A shed roof porch extends across the south façade and is supported by rough sawn wood posts. There are two entrances on the south façade; the west entrance has a circa 1940 six-pane, two-panel glass and wood door and the east side has a circa 1930, six-panel solid wood door. The dwelling retains a few of the original double-hung, four-over-four wood sash windows. There are two windows on the east end of the rear (north) elevation. Remnants of a circa 1930 brick well or cistern are located behind the dwelling to the northeast (Figure 13.4).

Multiple attempts to contact the property owner were not successful. Consequently, the dwelling's interior was inaccessible.



Figure 13.4. Lucy A. Lawrence House, West and North Elevations, Facing Southwest

13.3 HISTORIC CONTEXT

Archival research reveals that this parcel and dwelling were affiliated with Daniel C. Lawrence by the early twentieth century. Lawrence worked in both banking and farming and as early as 1930, maintained a residence within the Sanford city limits (Ancestry.com 2011). The farm operations were passed to his son, Lewis C. Lawrence (1914-1986) who worked in the livestock trade and resided in Sanford while maintaining ownership of the property in the Dignus Rural Historic District. This dwelling likely served as a tenant house while the main dwelling was located at the corner of Tramway Road and present-day Brantley Road (LE0703). The Lawrence residences in Sanford suggest that the Lawrence family also rented the circa 1910 farmhouse (no longer extant) and did not live on site. This circa 1910 dwelling (LE0703), described in the latter sections of this report, was moved or demolished between 2010 and 2012. The land and extant tenant house (LE0602) are currently owned by members of the Lawrence family who do not live in the area.

13.4 ARCHITECTURAL CONTEXT

The Lucy A. Lawrence House is representative of the modest frame dwellings constructed throughout the late nineteenth and early twentieth centuries in rural North Carolina to house tenant farmers. In 1890, between 25 and 30 percent of the farms in present-day Lee County were farmed by sharecropping. The Lee County Architectural Survey conducted in 1992 indicated that tenant houses were often “far-flung” of the farm’s primary dwelling and were often one roof deep and representative of the hall and parlor, saddlebag, or center hall plans (Pezzoni 1993). The Lucy A. Lawrence House typifies those dwellings in both method of construction and setting along a secondary road in the midst of an agricultural field (NCPedia 2019).

A review of HPOWEB reveals that 14 tenant houses in North Carolina have been identified in previous surveys. Only one of these resources, the North Washington Avenue Workers Houses have been listed on the NRHP. Constructed between 1915 and 1920 in Rockingham County, this resource is not comparable to the Lucy A. Lawrence House due to its urban setting and industrial rather than agricultural association. Additionally, two farms that contain tenant houses have been determined eligible for the NRHP and three have been placed on the North Carolina Study List.

Of these resources only one, the Kelly-Flynn Farm (LE0665) near 1876 Cedar Lane Road in Lee County has been individually identified. This one-story frame tenant house was constructed circa 1915 in the Vass community in southwestern Lee County to house tobacco farmers. The Kelly-Flynn Farm tenant house is similar in form and construction to the Lucy A. Lawrence House with a side-gable roof and a full-width shed-roof porch on the main façade. Like the Lucy A. Lawrence House, this dwelling has two entrances on the main façade indicating that the interior

was divided to accommodate two tenant families or was constructed in multiple phases (Figure 13.5). In contrast, this dwelling is situated on a main highway rather than set back in an agricultural field. The dwelling is situated between an equipment shed and a tobacco barn, which help to preserve its historic agricultural context.

The Smith Tenant House at 8101 Swift Creek School Road in Wayne County was identified in 2019. Constructed circa 1920, this tenant house is representative of the Bungalow form with a front-gable roof and partial-width, gable-front porch supported by square wood posts. Constructed as tenant or worker housing, this site is related to the adjacent O.J. Smith Cotton Gin and farm. The dwelling is deteriorated but retains its original weatherboard siding on the façade. The supporting elevations are open to the elements and, as of May 2018, were wrapped in synthetic sheets. The dwelling retains a sampling of original six-over-six and two-over-two wood sash windows, although many have been replaced with one-over-one vinyl sash. The main entrance has a five-panel wood door and an added metal storm door. In a letter dated February 7, 2019, the NC-SHPO determined that this dwelling was not eligible for listing in the NRHP due to lack of integrity (Figure 13.6).

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Lucy A. Lawrence House remains on its original site and is adjacent to a cultivated tobacco field, however, has lost its historic association. The dwelling is no longer used as a residence and does not retain any the historic agricultural outbuildings that would have once been associated with the Lawrence farm. Furthermore, the related anchor dwelling, also owned by the Lawrence family, was moved or demolished between 2010 and 2012. Although the Lucy A. Lawrence House retains a substantial amount of historic material, deferred maintenance has resulted in the beginning stages of structural failure, which has detracted from the resource's integrity of design, materials, and workmanship. Many of the dwelling's original windows are no longer intact and portions are open to the elements. Dense vegetation is encroaching upon the dwelling's north and west elevations. The Lucy A. Lawrence House does not retain the material integrity or individual architectural distinction required for listing in the NRHP.

13.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. Though representative of Lee County's agricultural history, the Lucy A. Lawrence House is not demonstrably associated with any event or pattern of



Figure 13.5. Kelly-Flynn Farm (LE0665), 1876 Cedar Lane Road in Sanford, Facing Southwest



Source: Kimberly D. Hinder

Figure 13.6. 8101 Swift Creek School Road in Wayne County, Facing Southwest

events that would justify its eligibility under Criterion A. This dwelling is a common example of a tenant dwelling constructed in Sanford in the early twentieth century. Therefore, the Lucy A. Lawrence House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons significant within community, state, or national historic contexts. Though the Lucy A. Lawrence House retains its association with the Lawrence family, the tenants who resided at this property are unknown and archival research did not reveal an association with a resident considered historically significant within local, state, or national historic contexts. Therefore, the Lucy A. Lawrence House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although the Lucy A. Lawrence House is an example of a tenant dwelling in Lee County, it does not retain sufficient material integrity or stand out when evaluated alongside contemporary properties in Sanford. Lee County dwellings of a similar age, type, and condition have been previously evaluated and determined not eligible for listing in the NRHP under Criterion C due to lack of material integrity and architectural distinction. Although the dwelling retains most of its original materials, material degradation has negatively impacted its integrity and the Lucy A. Lawrence House is not recommended eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Lucy A. Lawrence House is recommended not eligible for the NRHP under Criterion D.

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14.0 SHIRLEY B. WALL HOUSE (LE0865)

| | |
|-------------------------|-----------------------------|
| Resource Name | Shirley B. Wall House |
| HPO Survey Site # | LE0865 |
| Location | 2100 Brantley Road, Sanford |
| PIN | 9631-86-5489-00 |
| Date(s) of Construction | 1928 |
| Recommendation | Not Eligible |

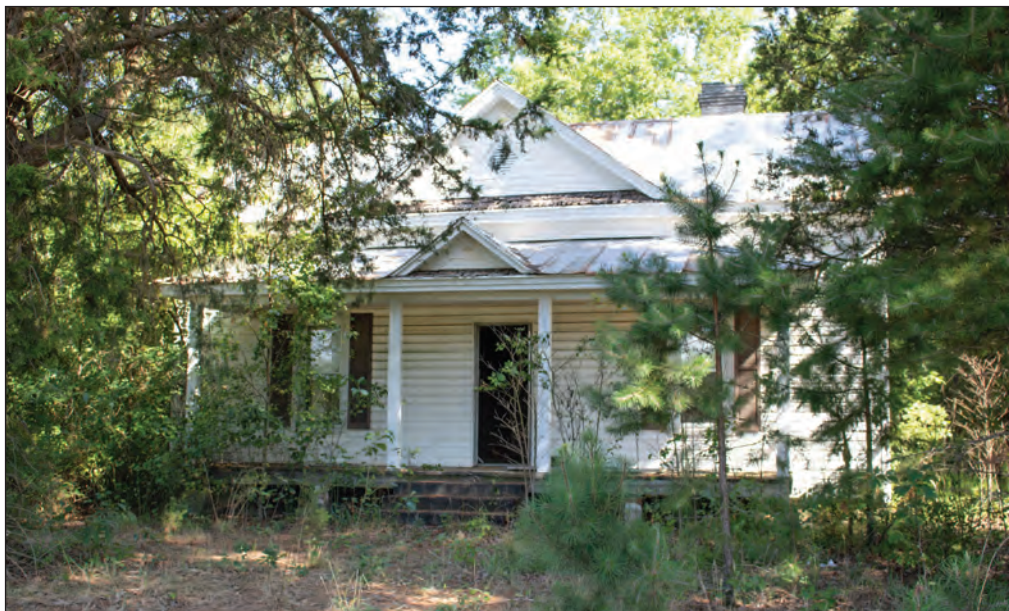


Figure 14.1. Shirley B. Wall House Façade and East Elevation, Facing Northwest

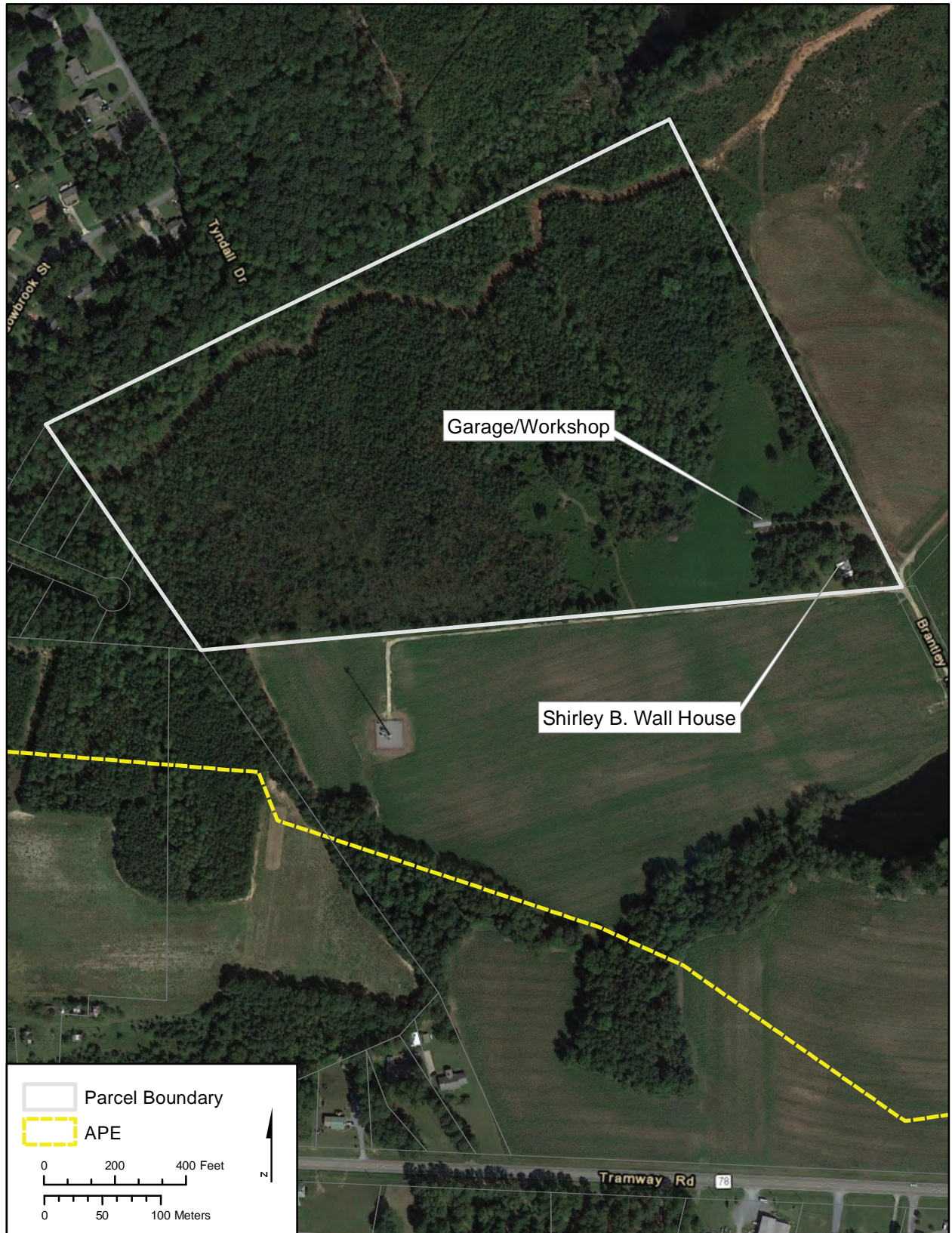
14.1 DESCRIPTION AND SETTING

The Shirley B. Wall House is located on a 48.22-acre parcel at 2100 Brantley Road owned by Shirley B. Wall. This dwelling was not previously surveyed by the HPO and is located within the proposed Dignus Rural Historic District boundary. The 1928 dwelling is situated on the southeast corner of a parcel that is characterized by a dense wooded area. The dwelling is accessed via an unpaved driveway that extends west from Brantley Road and is surrounded by open, cultivated tobacco fields. Each of the adjacent fields contains a cell tower complex. Aerial imagery reveals a gable-roof outbuilding to the northwest of the dwelling, this outbuilding was inaccessible from the public right-of-way. The dwelling was surrounded by dense foliage and multiple private property signs. Due to these limitations, the supporting elevations were not photographed (Figure 14.2).

14.2 INVENTORY LIST

The following inventory includes descriptions of the two buildings located on the parcel, beginning with the primary dwelling.

Figure 14.2. Shirley B. Wall House, Parcel View



Source: 2018 Aerial

14.2.1 SHIRLEY B. WALL HOUSE

According to Lee County's on-line tax record, this one-story, frame dwelling with a T-shaped plan and triple-A roof form was constructed in 1928. The dwelling features a foundation of brick piers, a vinyl siding exterior, an interior brick chimney, and a side-gable roof of original standing seam metal. The front-facing gable is closed with a row of wood shake siding. A one-story hipped roof porch with a centered gable-front extends across three bays of the south façade and is supported by square wood posts. The main entrance is located centrally on the south façade and has an original five-panel wood door. The windows are circa 2000 replacement, one-over-one vinyl sash flanked by circa 1980 decorative louvered shutters (Figure 14.3).

14.2.2 GARAGE/WORKSHOP

A linear plan, concrete block garage and workshop is located behind the dwelling to the northwest. This side-gable garage is of concrete block construction with an asphalt shingle roof. There is vinyl siding in the gable fields. This garage was engulfed in dense vegetation, but a pedestrian entrance and two window openings are visible on the south side of the building (Figure 14.4).

14.3 HISTORIC CONTEXT

A review of historic deeds reveals that this 48.22-acre tract was once part of the "Make Black" lands. Archival research revealed little information on the root of the name but a man named Make Black resided in this section of Lee County (which at the time was part of Moore County) as early as 1879. This tract of land was associated with the Underwood and Spivey families as early as 1910 and the dwelling and 52 acres of property were owned by George M. Spivey (1883-1972) and his wife, Maggie Spivey prior to 1962. According to the 1930, U.S. Federal Census, the Spivey's operated a general farm. Prior to owning their farm, George and Maggie resided and worked at a farm owned by Maggie's father, Able Underwood. A review of deed records reveals that the Able family owned land north the present-day 48.22-acre tract, indicating that this tract may have been associated with the Underwood family and was likely deeded to Maggie and her husband upon their marriage in 1906 (U.S. Census Bureau 1930). George M. Spivey is buried at the nearby Buffalo Cemetery.

In September of 1962, the Spivey's conveyed the tract, which at the time contained 52-acres, to John D. and Louise P. Brantley (Lee County 1962). According to the 1950 U.S. City Directories, the Brantley's previously lived on Goldsboro Avenue in Sanford (Ancestry.com 2011).

In 2006, the Brantley's conveyed the dwelling and 52-acre to Shirley Brantley Wall who owns the house today (Lee County 2006). While the surrounding agricultural fields and dwelling's exterior are maintained, the dwelling appears abandoned.



Figure 14.3. Shirley B. Wall House Façade and East Elevation, Facing Northwest



Figure 14.4. Shirley B. Wall House, Garage/Workshop, Facing Northeast

14.4 ARCHITECTURAL CONTEXT

The Shirley B. Wall House is a common example of a twentieth-century center hall, frame dwelling with a T-Shaped rear wing and triple-A roof form. Defined by the application of a center, front-gable to a side-gable roof, the triple-A roof form was ubiquitous across rural North Carolina in the late nineteenth and early twentieth centuries. Beginning in the 1850s, the triple-A roof form was popularized in Piedmont North Carolina and can be found on a range of dwellings from two-story I-Houses to more modest, one-story cottages.

Variations of this plan and roof form are commonly found throughout the historically rural areas of Lee County. Another example of the type is located approximately nine miles east at 2501 Broadway Road. Constructed circa 1910, this one-story, single-pile dwelling incorporates the triple-A roof form and has a similar T-Shaped wing extending from the rear elevation. A one-story, hipped roof porch extends partially across the south façade and east elevation. Like the Shirley B. Wall House, this dwelling has been clad in replacement vinyl siding and is in poor condition (Figure 14.5). Due to a lack of material integrity, in a letter dated April 26, 2013, the NC-SHPO determined that barring additional information to the contrary, this dwelling was not eligible for listing in the NRHP.

Another one-story variation of this plan and roof form is seen at the Adams Family House (HT1183) at 4280 Benson Road in neighboring Harnett County. This dwelling was constructed circa 1890 by Joseph O. Adams and his wife, Florence Pleasant who operated a mid-sized tobacco farm at this location. This one-story, single-pile dwelling has a triple-A roof clad in non-historic standing seam metal. A two-bay rear hyphen connects the main house to a rear kitchen wing. Like the Shirley B. Wall House, this dwelling was clad with vinyl siding and most of the four-over-four wood sash windows have been replaced with vinyl sash (Figure 14.6). Due to the loss of material integrity, in a letter dated June 22, 2015, the NC-SHPO determined that the Adams Family House was not eligible for listing in the NRHP (Alexander 2015).

Another local example is located approximately two miles east, at 1637 Fire Tower Road. Constructed in 1913, this dwelling features a continuous brick foundation, a weatherboard siding exterior, and a side gable roof of replacement asphalt shingles. The dwelling incorporates elements of the Queen Anne-style including octagonal shingles in the main, west-facing gable field and two, interior brick chimneys with corbeled caps. As seen at the Shirley B. Wall House, a one-story, hipped roof porch extends across the five-bay west façade that is supported by Tuscan wood columns. The gable-front is repeated over the central bay and is edged with scalloped millwork (Figure 14.7).



Figure 14.5. 1120 Broadway Road, Facing Southeast



Figure 14.6. 4280 Benson Road, Harnett County, Facing Southwest



Figure 14.7. 1637 Fire Tower Road, Facing Southeast

INTEGRITY

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Shirley B. Wall House remains on its original site surrounded by working agricultural fields, however, several factors have comprised its integrity. The dwelling is owned by a member of the Brantley family but appears to no longer be used as a residence. Additionally, the dwelling has lost a substantial amount of historic material. The dwelling's original siding has been removed and replaced with vinyl siding and the original windows have been replaced with circa 2000 one-over-one vinyl sash flanked by circa 1980 decorative louvered shutters. These alterations have detracted from the resource's historic design, materials, and workmanship.

14.5 NRHP EVALUATION

Properties can be eligible for listing on the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Shirley B. Wall House is not associated with any event or pattern of events that would justify its eligibility under Criterion A. This dwelling is one of many of its kind constructed in rural Lee County in the early twentieth century. Therefore, the Shirley B. Wall House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons significant within community, state, or national historic contexts. Archival research reveals that this dwelling and parcel are associated with three Lee County families, the Spiveys, the Brantleys,

and the Underwoods. None of the associated residents were found to be historically significant within local, state, or national historic contexts. Therefore, the Shirley B. Wall House is not recommended eligible for listing in the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although the Shirley B. Wall House is an extant example of early twentieth-century architecture in rural Lee County, it does not stand out as a significant example when evaluated alongside contemporary properties in and around Sanford. Alterations including the addition of vinyl siding to the dwelling's exterior and the replacement of the original windows with one-over-one vinyl sash have detracted from the resource's material integrity. Comparable dwellings in rural Lee County have been evaluated under Criterion C and determined not eligible for listing in the NRHP due to similar integrity issues including the replacement of exterior materials. Therefore, the Shirley B. Wall House does not retain the individual architectural distinction and integrity required for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Shirley B. Wall House is recommended not eligible for the NRHP under Criterion D.

15.0 GRACE R. LAWRENCE HOUSE (LE0703)

| | |
|-------------------------|----------------------------|
| Resource Name | Grace R. Lawrence House |
| HPO Survey Site # | LE0703 |
| Location | 2704 Tramway Road, Sanford |
| PIN | 9631-95-2119-00 |
| Date(s) of Construction | Not extant |
| Recommendation | N/A |



Figure 15.1. Site of the Grace R. Lawrence House, Facing Northwest

15.1 DESCRIPTION AND SETTING

The Grace R. Lawrence House was previously surveyed by J. Daniel Pezzoni and David McCracken for the HPO in 1992 and its associated tobacco fields create the western boundary of the district. The dwelling was located at the 2704 Tramway Road near the northwest corner of Tramway and Brantley roads. The previously surveyed dwelling was demolished or moved between 2010 and 2012 and is no longer extant at this location. The 67.74-acre parcel is owned by Grace R. Lawrence of Raleigh, NC. A circa 1990 mobile home, two metal silos, pole barn, and six non-historic tobacco bunkers are located on the site (Figure 15.1).

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