



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 28, 2019

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report, Chatham Parkway from US 64 Bypass to US 15/501,
R-5930, PA 19-08-0017, Chatham County, ER 19-5309

Thank you for your December 9, 2019 memorandum, transmitting the above-referenced report. We have reviewed the report and concur that the following properties are not eligible for listing in the National Register of Historic Places under any criteria for the reasons outlined in the report.

- Hatley House (CH0825)
- Oldham House (CH0824)

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

Received: 12/09/2019
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 19-5309

December 9, 2019

MEMORANDUM

Due -- 1/7/20

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

H- RJE - ER 19-5309
12/27/19

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: R-5930: Chatham Parkway from US 64 Bypass to US 15/501, PA No. 19-08-0017, Chatham County

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

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1020 BIRCH RIDGE RD
RALEIGH NC 27610

**Historic Structures Survey Report
Chatham Parkway from US 64 Bypass to US 15/501
Chatham County, North Carolina
TIP# R-5930
WBS# 48548.1.1
PA# 19-08-0017**

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

Prepared by:
Mdm Historical Consultants Inc.
Post Office Box 1399
Durham, NC 27702
919.368.1602

November 20, 2019

**Historic Structures Survey Report
Chatham Parkway from US 64 Bypass to US 15/501
Chatham County, North Carolina
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November 20, 2019

Jennifer F. Martin, Principal Investigator
MdM Historical Consultants Inc.

Date

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

Date

**Historic Structures Survey Report
Chatham Parkway from US 64 Bypass to US 15/501
Chatham County, North Carolina TIP# R-5930
WBS# 48548.1.1/PA# 19-08-0017**

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to construct Chatham Parkway from US 64 Bypass to US 15/501 in Chatham County, North Carolina. The project area, which is approximately two-and-half-miles in length, is located northeast of Pittsboro. The project begins at the newly-built Chatham Parkway interchange on US 64 Bypass east of Pittsboro. From there, it proceeds in a northerly then northwesterly direction, terminating just to the northwest of US 15/501 and approximately three-and-half miles north of the historic Chatham County courthouse (CH0006, NRHP 1979) in Pittsboro.

An NCDOT architectural historian defined an Area of Potential Effects (APE) and conducted preliminary research and a reconnaissance-level survey to identify and assess all resources of approximately fifty years of age or more within the APE. Following this initial survey, NCDOT staff identified two individual resources, believed to be located within the APE, that warranted an intensive evaluation of individual eligibility for the National Register of Historic Places (NRHP).

NCDOT requested Mdm Historical Consultants (Mdm) evaluate the NRHP eligibility of the two historic resources located within the project area. As part of the project, Mdm intensively evaluated the resources and provided a written report that included photographs of the resources and landscapes; historic and architectural contexts (as needed); evaluations of NRHP eligibility; comparisons to similar types of resources; and carefully delineated and justified NRHP boundaries, as appropriate.

In November 2019, architectural historian and principal investigator Jennifer Martin conducted fieldwork and research then authored this report. The following table identifies the resources evaluated and summarizes the recommendations regarding their eligibility.

Property Name and Survey Site Number	Address and PIN	NRHP Eligibility Recommendation and Criteria
Hatley House CH0825	500 Rock Springs Church Road Pittsboro NC 975300522332	Not Eligible
Oldham House CH0824	3580 US 15/501 N Pittsboro NC 975300333075	Not Eligible

This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). The historic architectural survey within the APE associated with the construction of Chatham Parkway from US 64 Bypass to US 15/501 in Chatham County, North Carolina was carried out in accordance with the provisions of the Secretary of the Interior’s standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled *Historic Architectural Resources: Survey Procedures and Report Guidelines* (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.



US 15/501 near the north end of the project area, view to the south

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South end of project area on US 64 Business east of Pittsboro, view to the east

I. Project Description and Methodology

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This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). An NCDOT architectural historian defined an Area of Potential Effects (APE) and conducted preliminary research and a reconnaissance-level survey to identify and assess all resources of approximately fifty years of age or more within the APE. Following this initial survey, NCDOT staff identified two individual resources, believed to be located within the APE, that warranted an intensive evaluation of individual eligibility for the National Register of Historic Places (NRHP). NCDOT requested MdM Historical Consultants (MdM) evaluate the NRHP eligibility of the two historic resources located within the project area and identified by an NCDOT architectural historian.

In November 2019, MdM evaluated the resources as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT's current Historic Architecture Team Procedures and Work Products and the NCHPO Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina. As part of the project, MdM intensively evaluated the resources and provided a written report that included photographs of the resources and landscapes; historic and architectural contexts (as needed); evaluations of NRHP eligibility; comparisons to similar types of resources; and carefully delineated and justified NRHP boundaries, as appropriate.

MdM architectural historian Jennifer Martin, who meets the Secretary of Interior's qualifications for architectural history (CFR 36 CFR Part 61), conducted the fieldwork and research, analyzed the resources, and drafted this report in November 2019. As part of this effort, she contacted the property owners to obtain access to the properties and historical information about each resource. The architectural historian sent a letter to Wilma C. Williams, who subsequently contacted the historian and provided her with valuable information about the Hatley House (CH0825). The historian also contacted Eugene and Pierre Oldham, owners of the Oldham House, via letter. After receiving no response, the historian spoke in-person to Eugene Oldham at his place of business but was told that he did not want to participate in the project. The historian sent a letter to Pierre Oldham, a resident of Asheboro, but received no response. She followed up with a phone call to Pierre Oldham, but the phone number was no longer in service. As a result of the lack of involvement from the

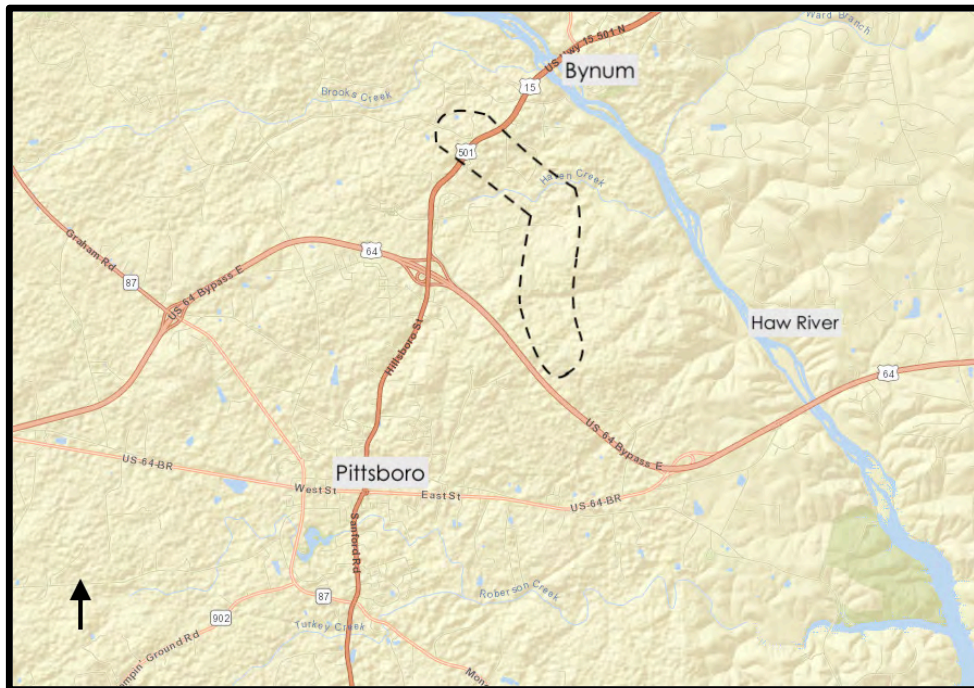
owners of the Oldham House, this report contains only photographs of the house's façade and no oral history about the property.

As a result of its analyses, MdM recommends that neither the Hatley House (CH0825) nor the Oldham House (CH0824) merits NRHP eligibility under any criteria.

The project is located entirely within Chatham County. Its project area and locations of resources are depicted on the following maps.



Location of Chatham County, map from NCPedia.com



Project area map, created from HPOWEB



Evaluated properties map (APE shaded in green), map courtesy of NCDOT



Near the northern end of project area at US 15/501 and Russell Chapel Road, view to the northeast

II. Property Descriptions and Evaluations

Hatley House: Property Description and Evaluation

Resource Name	Hatley House
HPO Survey Site Number	CH0825
Location	500 Rock Springs Church Road, Pittsboro vic.
PIN	975300522332
Construction Date	Ca. 1880, 1993-1996
Recommendation	Not eligible under any criteria



Facade, view to the west

Description

The Hatley House stands in a rural setting on a two-acre parcel on the west side of Rock Springs Church Road, about three-and-a-half miles northeast of the town center of Pittsboro in Chatham County. Rock Springs Church Road is an unpaved road that originates on the east side of US 15/501 just south of Rock Springs Baptist Church. The road is a loop, which has become nearly impassable on its south end. Neighboring properties on Rock Springs Church Road are mostly single-family, non-farm residences. Historically, farm fields flanked both sides of Rock Springs Church Road, including the area around the house. A 1965 aerial photograph indicates agricultural fields or pastures on all sides of the Hatley House.



The Hatley House is a one-story, side-gabled, board-and-batten dwelling with a gabled rear ell and several shed-roofed additions. A brick chimney rises from the center of the ridge of the standing-seam metal roof. Weatherboard sheathes the upper gable ends on the east and west elevations.

Charles Williams, deceased husband of the current owner, Wilma C. Williams, heavily altered the house beginning in 1993. To renovate and expand the house, Mr. Williams removed the original board-and-batten siding and replaced it with new board-and-batten siding. He converted the full-façade, shed-roofed porch to a shed-roofed porch that shelters only the entrance. He removed the original windows, decreased the height of the window bays, and inserted new, six-over-six, double-hung wood sash. Finally, he added four rooms to the house: a shed-roofed dressing room on the north gable end, a shed-roofed bathroom on the rear (west) side of the north bedroom, a shed-roofed kitchen to the south side of the dining room ell, and a shed-roofed back porch just off the east side of the dining room.¹

A two-room plan forms the interior's core. Just inside the single-leaf, divided-light wooden front door, a small entrance foyer contains doors on two canted walls that lead to the equal-sized parlor and bedroom. Both rooms feature plaster walls and modern mantels. The parlor includes a built-in bookcase in the space originally occupied by a closet door. The bedroom finishes and mantel are similar to those in the parlor. The dining room located in the rear ell

¹ Wilma C. Williams, interview with Jennifer Martin, November 7, 2019.

features plaster walls and exposed ceiling joists. The wood forming the wainscoting on a portion of the walls originally served as the ceiling sheathing.



Northeast (front) corner of the house, view to the southwest



Northwest (rear) corner, view to the southeast



1993 kitchen addition on south elevation, view to the north-northwest



Parlor (south, front room) with view into foyer, view to the north



Mantel and door into 1993 bathroom addition in north, front room, view to the west



Dining room in rear ell with view into rear porch addition, view to the east



Barn built circa 1993, view to the north-northwest



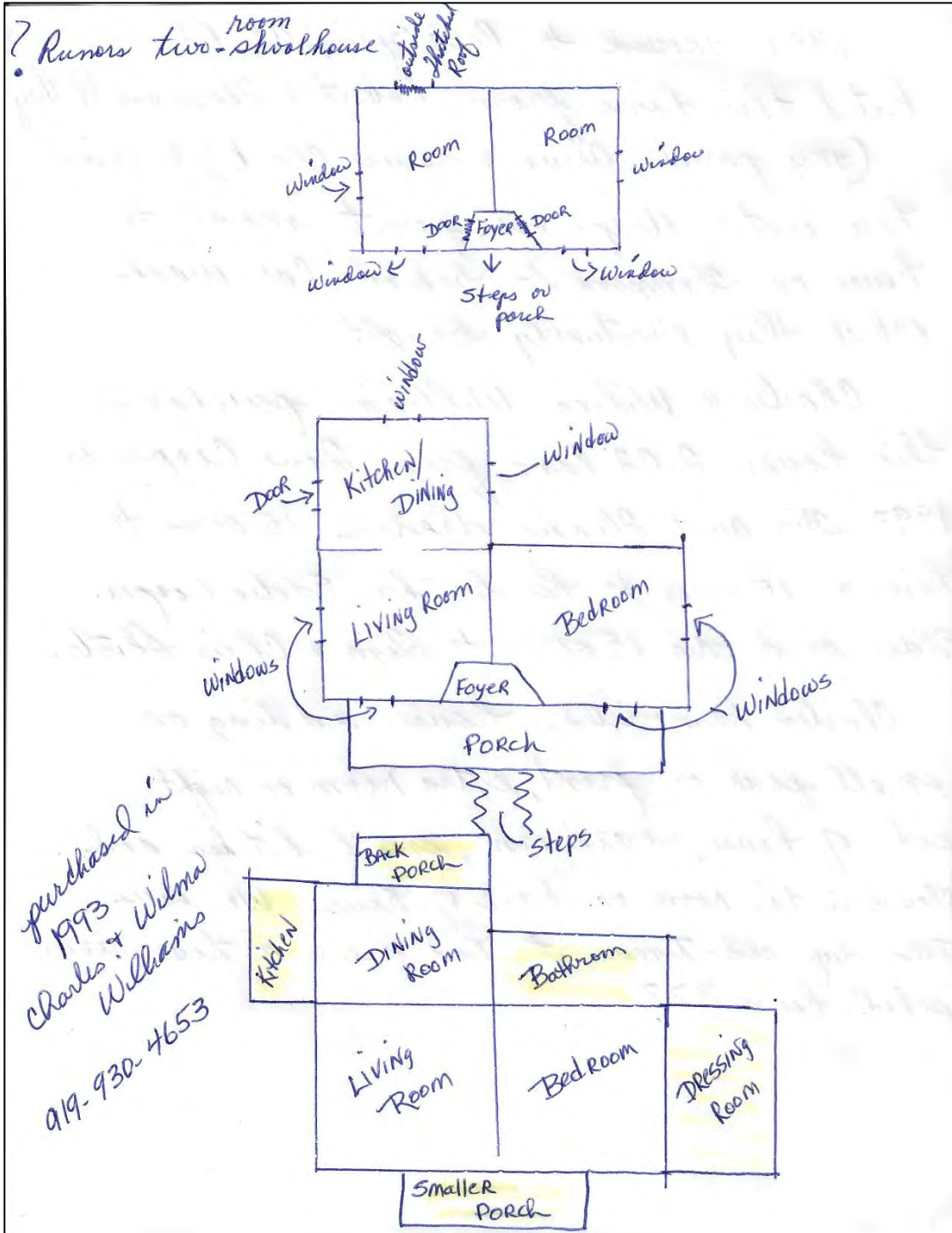
Shed built circa 1993, view to the west-southwest



Circa 1993 north of the house, view to the west



Rock Springs Church Road, just north of the Hatley House, view to the south



Hand-drawn floor plan from property owner Wilma C. Williams dated November 2019. Top drawing shows original configuration of house. Middle drawing shows house in 1993 before renovations. Bottom drawing shows alterations by Charles Williams starting in 1993.

History

The early history of the Hatley House remains unknown. The current owner remembers now-deceased neighbors informed her that at different times the house was a school and a tenant house. Deeds indicate that the earliest-known owner, Flonnie Cooper Hatley and Robert L. Hatley, purchased the house and forty-eight acres during a public auction at the Chatham County courthouse in 1949. In 1951, Louise and Alvin Clark (1922-2007) rented the house from the Hatleys before moving to Pittsboro in 1964 where they purchased a house. The Clark's daughter, Wilma Jean Clark Williams (b. 1948), who was sixteen in 1964 when the family moved to Pittsboro, recalls the large garden her parents tended in the rear yard. During the Clark's occupancy, the house consisted only of the two main front rooms and the rear ell.

In 1992, Flonnie Hatley sold the house and fifteen acres to her nephew, Tave Cooper. In 1993, Cooper sold the house and two acres to Charles Vernon Williams (1944-2013) and his wife Wilma C. Williams, who had lived in the house as a child. Mr. Williams remodeled and expanded the house and built several outbuildings. Mr. Williams passed away and currently Wilma C. Williams leases the house to tenants.

Context: Board-and Batten Buildings in Chatham County

Horticulturalist, designer, and author Andrew Jackson Downing (1815-1852) popularized board-and-batten siding in the United States in the mid-nineteenth century. In his 1851 book, *The Architecture of Country Houses*, he noted that the vertical siding was preferable to horizontal sheathing "because not only is it more durable, but because it has an expression of strength and truthfulness."² The picturesque-style houses Downing promoted displayed exuberant detail including steep gables, bargeboard, and Gothic Revival elements. The circa 1861 London Cottage (NRHP, 1982) on Old Graham Road in Pittsboro is a local interpretation of the picturesque style espoused by Downing. Built for Henry Adolphus London, the intact dwelling features bracketed gables, a projecting wing with a rectilinear bay supporting a small pedimented window in the gable, and board-and-batten siding.

The types of buildings featured in Downing's work have little relation to the humble vernacular houses and buildings with board-and-batten siding found in the rural piedmont of North Carolina. From the late nineteenth century into the mid-twentieth century, carpenters and builders typically applied board-and-batten siding to the most basic frame buildings, primarily small, one-story, side-gabled houses and agricultural outbuildings.

Only a few buildings with board-and-batten siding remain in Chatham County and most date to the end of the nineteenth century through the early to middle decades of the twentieth century. The original portion of the Robert Burns House (CH0343) remains intact near Pittsboro and is a one-story, side-gabled, board-and-batten house. Constructed around 1870, it features a boxed cornice and a stone chimney. Around 1890, the dwelling became a kitchen

² A.J. Downing, *The Architecture of Country Houses* (New York: Dover Publications, Inc. 1969) (re-publication of 1850 work published by D. Appleton & Co., New York), 51.

when the side-gabled main part of the house was added to the board-and-batten building's gable end. Two board-and-batten wings were added to the Fearington-Kenfield Log House (CH0313) near Bynum around 1950. The board-and-batten has been covered with modern siding. The log house dates to around 1880 and likely served as an outbuilding for a nearby house.



An outbuilding on NC 902 southwest of Pittsboro is one of the few board-and-batten buildings remaining in the county

Evaluation

The Hatley House remains in its original location on unpaved Rock Springs Church Road in rural Chatham County and therefore retains its integrity of setting and location. In 1993, the current owner added four additions to the side and rear elevations, decreased the width of the front porch, altered the size of the windows, and replaced the sash. All of the original siding was removed and replaced with new board-and-batten. The alterations compromise the dwelling's integrity of design, materials, workmanship, feeling, and association.

Properties can be eligible for the NRHP under Criterion A if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Because of alterations, the Hatley House lacks integrity. Historically, the Hatley House stood as part of a farmstead, but evidence of its agricultural history, such as fields or historic outbuildings, is not present. The Hatley House does not possess sufficient significance or integrity to be eligible under Criterion A.

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with individuals whose activities are demonstrably important within a local, state,

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or national context. No one individual associated with the Hatley House achieved demonstrable significance, therefore, the property is not recommended eligible for the NRHP under Criterion B.

For a property to be eligible for significance under Criterion C, it must retain integrity and embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Hatley House is a typical late-nineteenth-century rural dwelling that has been altered with additions, the replacement of windows, and the application of replacement board-and-batten in 1993. The Hatley House is an undistinguished example of a vernacular rural dwelling and lacks integrity to be eligible for the NRHP under Criterion C.

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



Circa 1993 shed (left) and portion of kitchen addition (right), view to the west

Oldham House: Property Description and Evaluation

Resource Name	Oldham House
HPO Survey Site Number	CH0824
Location	3580 US 15/501 N, Pittsboro vic.
PIN	975300333075
Construction Date	Ca. 1870; ca. 1900
Recommendation	Not recommended under any criteria



House and garage, view to the east

Description

The house stands on the southeast side of US 15/501, three-and-a-half miles northeast of the town of Pittsboro and one-and-a-half miles southwest of the community of Bynum. The thirty-three-acre parcel is heavily wooded.

The L-plan house consists of two parts: the late-nineteenth-century, side-gabled main block with a front-gabled porch likely added in the first half of the twentieth century and the front-gabled, south elevation wing built in the early twentieth century. The main block displays nine-over-six windows and an interior brick chimney. The property owner would not allow any access to the property, but aerial photos indicate that a gabled ell extends from the rear of the main block. A front-gabled weatherboard garage stands just north of the house. A small greenhouse-type structure is to the south. The rear yard was not accessible.



Driveway to house from the east side of US 15/501, view to the east



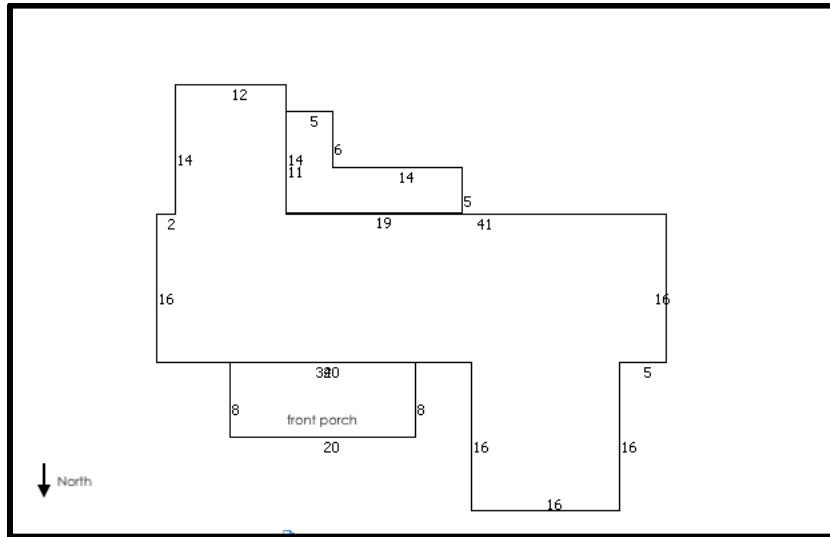
Main block, view to the east



Front-gabled wing, view to the southeast



Front-gabled wing with part of greenhouse visible, view to the southeast



Oldham House plan from Chatham County tax records



Site plan, created from HPOWEB

History

The Hackney family is the dwelling's earliest known owner. In January 1907, Martha J. and John J. Hackney sold the thirty-nine acres where the house stands to their son, Clarence E. Hackney, and his wife, Nannie Lee Garner Hackney.³ The property remained in the Hackney family until 1936, when Nonie Hackney and her husband, J. H. Hackney sold it to Martha and Alonzo Campbell.⁴ The Campbells, who owned the property for over thirty years, transferred it to their daughter, Audrey Campbell Oldham (1926-2003) and her husband, Edward Chapin Oldham, in the 1980s.⁵ Edward Chapin Oldham (1923-2014) served in World War II.⁶ After the death of Mr. Oldham, his sons, the current owners, inherited the house.

Context: L-Plan Houses from the Late Nineteenth and Early Twentieth Centuries

Several dwellings in Chatham County demonstrate the tradition of expanding a vernacular nineteenth-century house by adding an addition set at a right angle during the first few decades of the twentieth century. Several intact rural houses from this period illustrate the inclination of families to add space as their members increased and their fortunes rose.



Will Harris House (CH0310), view to the north

The house on the Will Harris Farm (CH0310) near Bynum is a one-and-a-half-story, side-gabled dwelling built in the mid-nineteenth century. It includes a stone, gable-end chimney and replacement hip-roofed front porch. In the early twentieth century, farmer Will Harris

³ Chatham County Deed Book EN, page 426, dated January 1, 1907.

⁴ Chatham County Deed Book HR, page 434, dated November 19, 1936.

⁵ Chatham County Deed Book 472, page 485, dated July 6, 1984.

⁶ Edward Chapin Oldham obituary, North Carolina Obituary and Death Notice Archive, www.genlookuos.com, August 4, 2019.

connected a new two-room wing to the north elevation with a breezeway. Asbestos siding covers the exterior. The house remains mostly intact and well-tended.



Dean House at 1521 Old Sanford Road

Several altered L-plan houses remain in the county including the Dean House at 1521 Old Sanford Road in southern Chatham County. Built around 1900, the house displays vinyl siding and replacement windows. The Burns House at 2388 Chatham Church Road south of Pittsboro is a heavily altered one-story, L-plan dwelling with replacement windows. The one-story, L-plan house at 2329 Hanks Chapel Road retains two-over-two windows but is covered in aluminum siding.



Burns House at 2388 Chatham Church Road



2329 Hanks Chapel Road

Evaluation

The Oldham House remains in its original location and therefore retains its integrity of location. It stands on a heavily wooded parcel on the east side of US 15/501. The surrounding acreage was partially pasture or farmland in 1980, according to an aerial photograph. Overall, the house retains its integrity of setting. The house retains its original windows and siding and therefore retains its integrity of design, materials, workmanship, feeling, and association.

Properties can be eligible for the NRHP under Criterion A if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Oldham House likely once stood as part of a farmstead, but there is no visible evidence of outbuildings or intact field patterns that would suggest its eligibility in the area of agriculture under Criterion A.

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with individuals whose activities are demonstrably important within a local, state, or national context. No one individual associated with the Oldham House appears to have achieved demonstrable significance, therefore, the property is not recommended eligible for the NRHP under Criterion B.

For a property to be eligible for significance under Criterion C, it must retain integrity and embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Oldham House is a circa 1870 house with a turn-of-the-twentieth-century side elevation addition. The L-plan form that results from the vernacular dwelling's evolution is quite common in Chatham County, but many of these dwellings have been covered in synthetic siding. While the house is intact, it does not appear to possess any particular architectural significance and is therefore not eligible under Criterion C.

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

Bibliography

Ancestry.com

Chatham County Register of Deeds. Pittsboro, North Carolina.

Downing, A.J. *The Architecture of Country Houses*. New York: Dover Publications, Inc. 1969. Re-publication of 1850 work published by D. Appleton & Co., New York.

Edward Chapin Oldham obituary. North Carolina Obituary and Death Notice Archive.
www.genlookuos.com. Created August 4, 2019.

Wilma C. Williams. Interview with Jennifer Martin. November 7, 2019