

**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

April 23, 2020

Ellen Turco
Richard Grubb & Associates
525 Wait Avenue
Wake Forest, NC 27587

eturco@rgaincorporated.com

Re: Construct Poe Property mixed-use subdivision, South Salem Street, Apex, Wake County,
ER 20-0601

Dear Ms. Turco:

Thank you for your email of March 6, 2020, regarding the above-referenced undertaking, as well as your email of April 13, 2020, transmitting the draft "Historic Structure Survey Report: Maynard Farms Parcel, Town of Apex, White Oak Township, Wake County, North Carolina". We have reviewed the submittal and offer the following comments.

We concur that the surveyed properties, WA0845, WA1056, WA8306, and WA8307, are not eligible for listing on the National Register of Historic Places. Therefore, the project as proposed will have no effect on historic properties.

However, we found that the comparison property discussions are lacking in detail. We recommend that you revise the report to elaborate further on those properties. We prefer that you include photographs, descriptions, and analysis of the comparison properties rather than a simple listing of the property name and Survey Site Number.

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.

Sincerely,



 Ramona Bartos, Deputy
State Historic Preservation Officer

HISTORIC STRUCTURES SURVEY REPORT



MAYNARD FARMS PARCEL
Town of Apex, White Oak Township,
Wake County, North Carolina

SUBMITTED TO:

Spangler Environmental, Inc.
4338 Bland Road
Raleigh, North Carolina 27609

February 2020

Technical Report # 2019-318NC

| RICHARD GRUBB & ASSOCIATES

HISTORIC STRUCTURES SURVEY REPORT

MAYNARD FARMS PARCEL

Town of Apex, White Oak Township, Wake County, North Carolina

Principal Investigator:

Ellen Turco

Authors:

Ellen Turco, Principal Senior Historian

Olivia Heckendorf, Architectural Historian

Prepared by:

Richard Grubb & Associates, Inc.

106 North Avenue

Wake Forest, North Carolina 27587

Submitted to:

Spangler Environmental, Inc.

4338 Bland Road

Raleigh, North Carolina 27609

Date:

February 24, 2020

Technical Report # 2019-318NC

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1.0 MANAGEMENT SUMMARY

Richard Grubb & Associates, Inc. (RGA) has completed a Historic Structures Survey Report (HSSR) of the proposed subdivision at the 153-acre Poe Property which lies in the southwest portion of the Town of Apex in White Oak Township, Wake County, North Carolina. The survey was conducted on behalf of Spangler Environmental, LLC. The proposed undertaking on the Poe Property is anticipated to require a U.S. Army Corps of Engineers permit. The purpose of this HSSR was to identify and evaluate historic resources present within the project's Area of Potential Effects (APE) in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

The project area is located along the west side of South Salem Street, approximately 1.5 miles southwest of downtown Apex and approximately 460 feet south of the intersection of South Salem Street (State Route [SR] 1011) and Apex Barbecue Road. The APE for the undertaking was defined and limited to the six parcels currently owned by members of the Poe family between South Salem Street and Interstate 540 (parcels 731676714, 731761944, 731766588, 731564395, 731750984, and 731657166).

In January 2020, RGA architectural historians recorded all above-ground resources approximately 50 years of age or more within the APE (Appendix A). Each resource was evaluated using the National Register of Historic Places (NRHP) Criteria for Eligibility (Table 1.1; see Appendix B). As a result of this evaluation, for the purposes of compliance with the NHPA, as amended, RGA recommends the Maynard Farm, the Wood-Maynard Farm, the Cleave A. Maynard House, and the William A. Poe House not eligible for listing in the NRHP.

Table 1.1: Resources studied and summary of their NRHP eligibility.

Survey Site No.	Resource Name	NRHP Eligibility Recommendation
WA0845	Maynard Farm	Not Eligible
WA1056	Wood-Maynard Farm	Not Eligible
WA8306	Cleave A. Maynard House	Not Eligible
WA8307	William A. Poe House	Not Eligible

NRHP – National Register of Historic Places

2.0 PROJECT DESCRIPTION AND METHODOLOGY

In January 2020, under contract to Spangler Environmental, LLC, RGA completed a Historic Structures Survey Report (HSSR) and National Register of Historic Places (NRHP) Evaluation for the 153-acre proposed Poe Property house development site. The purpose of the survey and this report was to identify and evaluate historic resources present within the project's Area of Potential Effects (APE) in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended. This report meets the requirements of Section 106 and the manual *Report Standards for Historic Structure Survey Reports/Section 106/110 Compliance Reports in North Carolina* (North Carolina State Historic Preservation Office 2019).

2.1 Project Location and Setting

The proposed Poe Property housing development (the Project) will be sited southwest of the Town of Apex in White Oak Township, Wake County, North Carolina (Figure 2.1). The project area is roughly bounded by South Salem Street (SR 1011) to the east, several forested parcels to the south, Interstate 540 to the west, and Apex Barbecue Road to the north.

2.2 Project Description

The plans for the Poe Property are still being developed. A preliminary general schematic drawing has been provided by the developer (Figure 2.2). The subdivision project includes the construction of 1,195 residential units as well as buildings for retail, restaurants, and office space. The proposed project also includes a system of roads, parking lots, and several retention ponds.

2.3 Area of Potential Effects

Section 106 of the NHPA, as amended, defines the APE as “the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking” (Figure 2.3). The recommended APE for this project is defined as the six parcels that will be developed (731676714, 731761944, 731766588, 731564395, 731750984, and 731657166).

2.4 Background Research and Previous Surveys

Research was conducted to locate previously identified historic properties in the APE and near the project area to identify the potential for additional surveyed resources over 50 years of age and to develop an appropriate historic context. Research was primarily conducted at the Raleigh office of the North Carolina Historic Preservation Office (HPO) and online at Ancestry.com, Newspapers.com, GenealogyBank.com, the Library of Congress website, and the University of North Carolina's map collection. The National Register Form for the Apex Historic District (Longleaf Historic Resources 1993) was reviewed and provided background research for the preparation of this HSSR. The HPO records did not identify any previously recorded historic properties in or adjacent to the APE that have been listed in or are eligible for listing in the NRHP.

2.5 Field Methods

On January 21, 2020, RGA Architectural Historian Olivia Heckendorf conducted a visit to the Poe Property. Property owner William D. Poe accompanied Ms. Heckendorf and assisted in locating the standing structures in the APE. In addition to two previously surveyed resources, two newly surveyed

resources were visually inspected, and the exterior and settings of each were documented with notes and digital photographs. The interiors of the two previously surveyed properties, the Maynard Farm (WA0845) and the Wood-Maynard Farm (WA1056), were documented; however, access was not granted to the interiors of the newly surveyed resources (Table 2.1). The historical development, architecture, cultural significance, and physical integrity of each property were assessed and evaluated within their respective historic contexts according to the established NRHP criteria. The HPO issued survey site numbers for the two newly identified resources in the APE.

2.6 Reporting

The results of this HSSR are presented in the following chapters. Section 3 provides a background history and historical context for the Town of Apex that focuses on the cultivation of tobacco and the impact of the railroad to the area in the late nineteenth century and twentieth century. Sections 4 through 7 describe and evaluate the four resources individually, from the north end of the APE to the south. Each of the four sections contains a physical description of the buildings, a summative history of the property, and evaluates the property for individual listing by applying the NRHP Criteria for Evaluation.

This report meets the HPO's *Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. Ellen Turco, Principal Senior Historian, served as the Principal Investigator and co-author. Olivia Heckendorf, Architectural Historian, conducted fieldwork and background research, interviews, and drafted the report. Ms. Turco and Ms. Heckendorf meet the professional qualifications standards of 36 CFR 61 set forth by the National Park Service (see Appendix A). Patricia McEachen produced the report graphics. Catherine Smyrski served as technical editor and formatted the report.

Table 2.1: Newly identified resources in the APE.

Survey Site No.	Resource Name
WA8306	Cleave A. Maynard House
WA8307	William A. Poe House

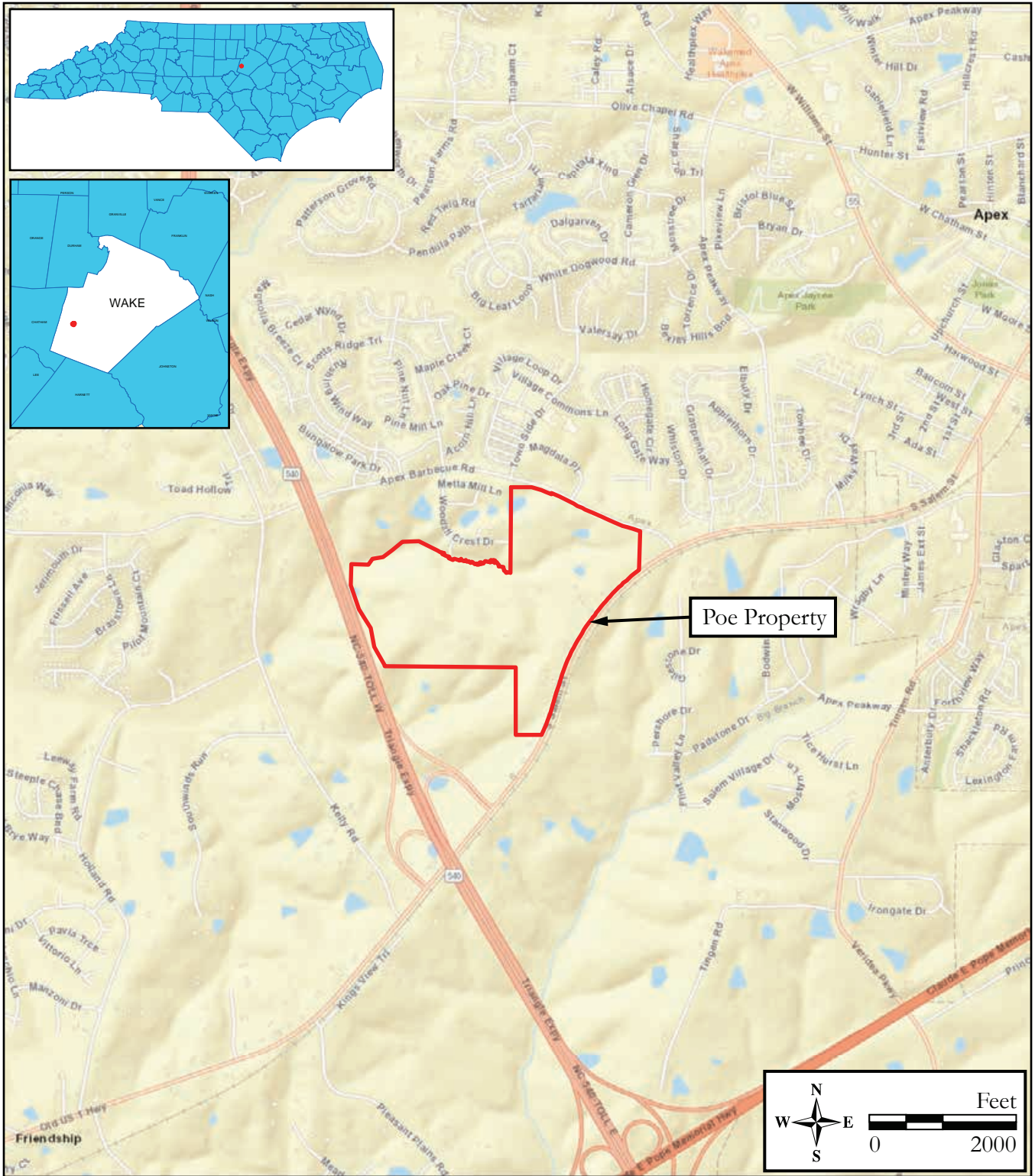


Figure 2.1: Road Map showing the Poe Property (World Street Map, ESRI 2019).



Figure 2.2: Master Plan for the Poe Property (Spangler Environmental, LLC).



Figure 2.3: Aerial photograph showing historic properties within the APE (World Imagery, ESRI 2019).

3.0 HISTORIC CONTEXT

This section presents the history of Apex as it pertains to the current survey and covers topics important to the area, including the impact of the railroad, the cultivation of tobacco, and the Maynard and Poe families, the families who currently own the subject parcels.

3.1 Establishment and Early Growth of Apex

The Town of Apex was chartered on February 28, 1873 (Johnson and Murray 2008:535). Apex is in White Oak Township in western Wake County, approximately 12 miles southwest of the county seat and state capitol of Raleigh. The development of the town has been directly linked to the tobacco industry and its proximity to the railroad.

Prior to European settlement, the area known today as Apex was inhabited by Native Americans, namely the Eno, Sisspahaw, and Shakori (Holleman 2010:11). When Europeans began to settle on the eastern banks of North Carolina, the Tuscarora were forced to the west and also lived for a time in the Apex vicinity (Holleman 2010:11). It was not until the late eighteenth century that European settlers made their way to Apex and even then, the area remained rural. Before the outbreak of the Civil War, the hamlet that would become Apex was primarily woodlands with interspersed farms, a sawmill operation, turpentine distillery, and a general store (Holleman 2010:3).

Much of the land that now composes Apex was owned by two families, the Ellingtons and Bells (Longleaf Historic Resources 1993:24). As early as 1867, the two families began subdividing and selling smaller parcels of land (Longleaf Historic Resources 1993:24). Early purchasers included the Chatham Rail Company, W.R. Eatmon, Henry C. Olive, W.H. Harward, Q.I. Hudson, Reverend A.N. Betts, Guilford Lewis, among others (Longleaf Historic Resources 1993:24).

In 1869, the Chatham Railroad was completed through Apex and included the construction of the Apex Depot (Longleaf Historic Resources 1993:23; Holleman 2010:21). The construction of the Chatham rail line had started in 1857 but was halted due to the outbreak of the Civil War (Monohan 2008:12). The rail line, which ran from Raleigh to Haywood in Chatham County, was used primarily for the transportation of lumber, but was also used to ship turpentine, farming products, and mineral resources from the region to Raleigh (Longleaf Historic Resources 1993:24; Holleman 2010:17). Two years after its completion, the Chatham Railroad went bankrupt and in 1871, the Raleigh & Augusta Air Line Railway Company assumed ownership of the rail line (Holleman 2010:17).

With the introduction of the railroad, Apex began to grow. In 1871, the first post office was established in the local grocery store (Longleaf Historic Resources 1993:24; Holleman and Holleman 2010:21). Due to its growth and recognition as a developing trade center, Apex was incorporated in 1873 (Lally 1994:334; Holleman 2010:25). The community was given the name “Apex” due to its location at the longest and most arduous climb along the Chatham Railway line, which flattened out after getting through Apex (Holleman 2010:17, 22). By the time of Apex’s incorporation, there existed industrial, service-oriented, and civic structures including: two lumber mills; several general stores; a sash, blind, and door factory; turpentine distillery; wheel manufacturer; and Baptist, Methodist and Christian churches (Longleaf Historic Resources 1993:25; Holleman 2010:26).

In 1876, the Atkinson Plug Tobacco Company was founded by H.C. Olive, G.W. Atkinson, and J. McC. Ellington. The building was located on a lot known as “Factory Hill,” which is located on the southwest corner of the current intersection of South Salem Street (SR 1011) and Highway 55 (Holleman 2010:41). The establishment of the Atkinson Plug Tobacco Company initiated a decades-long tobacco industry boom to Apex.

The introduction of another railroad in 1899 gave Apex an additional economical boost. The Cape Fear & Northern Railroad, chartered in 1891, stretched south from Apex to the Jakes Williams’ farm near Angier in Harnett County (Holleman 2010:33). It was during this time that the turpentine industry

gave way to the timber industry in the area and the primary purpose of the Cape Fear & Northern Railroad was to haul timber (Holleman 2010:33). In 1905, the Cape Fear & Northern Railroad was purchased by the Duke family of Durham and renamed the Durham & Southern Railroad. The railroad was expanded north from Apex to Durham to facilitate the transportation of the growing tobacco industry (Longleaf Historic Resources 1993:25). Both the addition and extension of this rail line put Apex at the junction of two important rail lines and spurred development into the twentieth century.

3.2 The Twentieth-Century and the Tobacco Industry

At the outset of the twentieth century, Apex emerged as a farm-to-market hub where bright leaf tobacco was the chief cash crop as was the case throughout Wake County between 1880 and 1900 (Lally 1994:66; Holleman 2010:41). Tobacco production within Wake County was concentrated in White Oak Township, along with Little River, Marks Creek, and Middle Creek townships (Lally 1994:68). This concentration and influx of tobacco production in Wake County was due to a bacterial disease called the Wilt, which struck Granville County. Farmers in Granville County were forced to move to western Wake County in order to continue their production of bright leaf tobacco (Lally 1994:67).

In 1905, the Golden Leaf Tobacco Warehouse Co. was organized, the first of its kind outside the City of Raleigh (Longleaf Historic Resources 1993:26; Holleman 2010:17). The red brick structure was located at the northwest corner of the intersection of Hunter and Salem streets in Apex (Holleman 2010:41). The opening day of the Golden Leaf Tobacco Warehouse Co. warranted great success with "...more than 50,000 pounds of tobacco..." sold (Holleman 2010:41). The tobacco market was so successful in its first year that another warehouse, the Apex Planter's Warehouse, opened immediately west of the Golden Leaf Tobacco Warehouse (Longleaf Historic Resources 1993:26; Holleman 2010:43). In 1919, a third warehouse, Jackson Warehouse, was built on North Salem Street across from the rail depot, Apex Union Depot (Longleaf Historic Resources 1993:26). The tobacco market's proximity to local farmers encouraged an increase in the acreage of tobacco cultivation.

The typical tobacco farmstead at the turn of the twentieth century saw a decrease in acreage but an increase in outbuildings (Lally 1994:90). Tobacco cultivation is a labor-intensive process that requires specialized buildings in order to cure and handle the crop (Lally 1994:90). At the minimum, a farm had curing barns, a packhouse for storage, and a building to prepare the tobacco for transport to the market (Lally 1994:90).

A typical tobacco barn ranged in size and was typically 16-, 20-, or 24-foot square (Scism 1978:119). From the ground to the eaves, the height of the building was anywhere from 14 to 20 feet (Scism 1978:121). These barns were gabled and often had open sheds attached to one or both sides to shelter workers preparing for or attending to the curing process (Scism 1978:121; Lally 1994:92). As for the materials, the tobacco barn's foundation was usually of concrete or stone (Scism 1978:121).

In the case of the tobacco barns within the subject parcels at Maynard Farm (WA0845), several rest on a concrete block foundation, while one rests on a brick foundation. The foundation walls of the barns feature ventilator openings, which is the only point from which air could enter the structure (Scism 1978:122). Tobacco barns were typically constructed of logs using simple square, saddle, or half-dovetail notching (Scism 1978:121). The space between the logs was filled with either mud or mortar chinking (Scism 1978:121). The log tobacco barn on the Maynard Farm utilizes square notching and mortar can still be seen. Log barns were recognized as being especially good for retaining heat during the curing process (Lally 1994:92). Log barns were sometimes planked over in order to retain airtightness and to prevent the chinking from falling off (Scism 1978:124). Often times, this was done when the barn was being converted from wood heat to oil or gas (Scism 1978:124). Due to their ability to retain heat well, log barns were constructed as late as the 1940s (Lally 1994:150). Frame tobacco barns only became popular when suitable logs became scarce (Scism 1978:123). Frame barns were

not as well-insulated as log barns, so they were covered with tar paper, siding, and sheet metal (Scism 1978:123; Lally 1994:92). In general, tin was the most common roofing material utilized for tobacco barns, both log and frame (Scism 1978:123). Metal flues, first introduced around the Civil War, often project from one face of the roof of the barn (Scism 1978:121).

The interior of a typical tobacco barn was accessed by a small door centered on the side of the barn, which measured about 5.5 x 3.5 feet (Scism 1978:121-122). This door opened up into one large room where tobacco was hung to be cured (Scism 1978:121). The floors were composed of dirt and a furnace was usually located at one end of the barn (Scism 1978:122-123). Wood was the most common fuel choice until after World War II; afterwards the fuel choice was oil or gas.

The tobacco industry in Apex began its decline in the 1920s. In 1922, Apex's tobacco warehouses were converted to cooperative ownership through the Tri-State Tobacco Growers' Cooperative Association (Longleaf Historic Resources 1993:27). Prior to this, tobacco was sold by auctioneers to the highest tobacco company bidder (Holleman 2010:52). The cooperative ownership was meant to protect farmers from below-average prices and the associated warehouse set a single price for each lot of tobacco (Holleman 2010:52). This meant that if the price was too high, tobacco companies would not purchase the product and farmers were forced to take their tobacco crop to another market. In turn, stiff competition presented itself at the Fuquay Springs and Durham tobacco markets and many farmers chose to take their crop to either location (Longleaf Historic Resources 1993:27; Holleman 2010:52). The decline of tobacco production caused an economic stagnation that lasted into the 1960s (Longleaf Historic Resources 1993:23).

3.3 The Maynard and Poe Families in Apex

The Maynard and Poe families, owners of the subject parcels, were supported by the two major economic drivers in the Apex community: the railroad and the tobacco industry. The figurehead of the family, Cleave A. Maynard, was born to parents Hubbard A. and Bettie Morgan Maynard on August 9, 1892 in White Oak Township (North Carolina State Board of Health 1967). The earliest record of Cleave A. Maynard following his birth is the 1900 United States Federal Census, which records Maynard as being seven years old and living with his parents in White Oak Township (United State Bureau of the Census [US Census] 1900). Ten years later, Maynard was still living with his parents in White Oak Township (US Census 1910). At 17, Maynard was listed as working as a farm laborer at the home farm. The location of the family farm has not been determined.

On May 24, 1914, Maynard married Norma Lee Yates (WCRD 1914). Yates was born on July 9, 1899 to Junius and Annie Yates (North Carolina State Board of Health 1965). Much like her husband, Yates was raised in a farming household in White Oak Township (US Census 1900). According to the 1920 census, the couple owned a home on Chatham Street in Apex (US Census 1920). At this time, Maynard had transitioned from farming to the position of laborer at the Durham & Southern Railroad freight depot (US Census 1920).

Two years prior to the Great Depression, Cleave A. and Norma Maynard purchased what is known as the Maynard Farm (WA0845) from Junius W. and Addie Lassiter for \$500 (Wake County Register of Deeds [WCRD] 1927 570:587). This sale included the house and an undetermined number of outbuildings on the 44.16-acre property. Three years later, in 1930, the census lists the Maynards as living in White Oak Township with their daughter, Katherine. The census indicates that Maynard was still working for the Durham & Southern Railroad but now as a flagman (US Census 1930). In addition to their family, the Maynards were joined by an African American lodger by the name of John Ligon, who worked as a farm laborer (US Census 1930). It is likely that Maynard grew tobacco on the farm with the help of Ligon while also working for the railroad. Other possible crops grown on site include corn and hay that was housed in the corn crib and hay loft of the livestock barn. By 1940, evidence indicates that the Maynards were renting out the main house and the tenant house that are part of the Maynard Farm complex (US Census 1940).

In 1939, Maynard constructed the bungalow-style Cleave A. Maynard House (WA8306). In 1944, Maynard purchased the circa 1900 Wood-Maynard House (WA1056) (WCRD 1944 915:395). One year later, the Maynard's daughter, Katherine, married William A. Poe and the newlyweds moved into the Wood-Maynard Farm house (WCRD 1945; Interview with William D. Poe, January 21, 2020). The Poes then purchased a one-acre tract of land from the Maynards in 1953 and built the Ranch-style house that currently stands on the lot, which is known as the William A. Poe House (WCRD 1953 1115:159). Today, the property is still in the hands of the descendants of the Maynard and Poe families and is cared for by William Douglas Poe, grandson of Cleave A. Maynard.

4.0 NATIONAL REGISTER EVALUATION OF THE CLEAVE A. MAYNARD HOUSE

Table 4.1: Cleave A. Maynard House Information Table.

Resource Name	Cleave A. Maynard House
HPO Survey Site #	WA8306
Location	1216 South Salem Street
PIN	0731766588
Date(s) of Construction	Circa 1939
Recommendation	Not Eligible



This section contains a physical description of the Cleave A. Maynard House (WA8306), a summative history of the property, and evaluates the property as a historic resource for listing in the NRHP by applying the NRHP Criteria for Evaluation.

4.1 Setting

The Cleave A. Maynard House is located on northwest side of South Salem Street (SR 1011), also known as Old US Highway 1, in Apex, White Oak Township, Wake County, North Carolina (Plates 4.1-4.5; Figure 4.1). The house lies approximately 0.25 miles southwest of the intersection of South Salem Street and Apex Barbecue Road and is 1.5 miles southwest of downtown Apex. The Cleave A. Maynard House faces southeast and is positioned in the northern half of a 6.06-acre parcel (0731766588), which also contains the Maynard Farm (WA0845). The outbuildings associated with the Maynard Farm are situated southwest of the Cleave A. Maynard House (see Figure 4.1). The parcel on which the Cleave A. Maynard House sits is one of six parcels owned by the Poe family. The rectangular parcel is bounded by an agricultural field to the northeast, South Salem Street and the CSX Transportation Railroad line to the east, and a wooded area to the northwest. The house lies roughly 50 feet from the road on a flat grassy area.

The property is accessible by way of two grassy drives off of South Salem Street. The northern drive grants access to the attached carport and the detached garage. The south drive gives access to the attached carport and the grassy farm road that links five of the six parcels to one another. The house is surrounded by mature foliage, including evergreens, pine trees, and shrubs.

South Salem Street, also known as the former US Highway 1, is a major north-south thoroughfare that bisects the heart of Apex. In recent decades, the land along South Salem Street near the Maynard Farm has transitioned from open and agrarian in nature to more developed. Moving northeast along South Salem Street from Maynard Farm, the buildings in the area are primarily residential until the official town line where the buildings transition to a mix of residential and commercial.

4.2 Physical Description

The Cleave A. Maynard House, constructed circa 1939, is a one-and-one-half story Bungalow-style dwelling with an intersecting gable roof. The house is oriented with its primary elevation facing the southeast. It rests on a brick pier foundation that has been infilled with concrete blocks. The exterior is encased by vinyl siding, and the house is capped by a composite shingle roof. An interior brick chimney pierces the north roof face of the front-facing gable.

The primary (southeast) elevation is three bays wide. The primary elevation is characterized by two gables and a wrap-around hipped roof porch that runs from the southeast to the northeast elevation. The porch is supported by battered piers atop brick bases. The porch flooring consists of wood strips and the ceiling is covered with beadboard. A set of two concrete steps is centered on the house and grants access to the porch. The front door, located in the northernmost bay, is a single-leaf Craftsman Bungalow-style sash door composed of three vertical inset lights surmounted by three square lights. The windows throughout the house are vinyl replacement windows with a six-over-one configuration. These windows can be found both single and paired.

The southwest façade has a modern wood staircase running up to single-leaf door at the half-story level. The door is composed of six lights over panels and is protected by a vinyl screen door. The rear (northwest) elevation has a shed roof carport with a concrete slab foundation, square post supports, and a composite shingle roof.

A one-and-one-half-story, front-gable shed with rear shed roof additions is located immediately north of the Cleave A. Maynard House. The structure rests on a brick foundation and is wrapped with plain weatherboards. It is capped by a metal roof with exposed rafter tails. The primary (southeast) elevation is three bays wide. The single-leaf personnel door is located in the center bay and flanked by open garage bays. A one-over-one wood sash window surmounts the personnel door.

4.3 History and Architectural Context

The following architectural context is adapted from American Bungalow and Craftsman Styles (Report Draft) (Mattson, Alexander and Associates, Inc., 2020).

The construction of Bungalow houses is closely related to the American Arts and Crafts Movement of the 1890s and the early twentieth century. During this time, the Bungalow style rose in popularity in North Carolina and the country as a whole. The Bungalow was featured in pattern books and architectural magazines geared towards the American middle and working classes. They were promoted as affordable, efficient, informal, and visually striking without heavy ornamentation. The Bungalow-style house has taken on countless variations but there are a few principal elements, which include low, irregular massing; broad, bracketed eaves with exposed rafter tails; deep porches supported by sturdy piers; an abundance of windows; and an open interior plan. Throughout the 1920s in North Carolina, one-and-one-half-story Bungalow farmhouses that dotted the rural environment were a symbol of rural economic attainment. This is certainly the case with the circa-1939 William A. Poe House, as well as several other nearby by examples including the James E. Ragan Farm (WA1071), the Clarence Goodwin House (WA1079), and WA7917.

The property on which the Cleave A. Maynard House now sits was purchased by Cleave A. and Norma Maynard in 1927 from Junius W. and Addie Lassiter for \$500 (Wake County Register of Deeds [WCRD] 1927 570:587). At the time, this parcel included the Maynard Farm and a number of outbuildings (WA0845). According to the current owner and grandson of the Maynards, William D. Poe, the Cleave A. Maynard House was completed in 1939 (Interview with William D. Poe, January 21, 2020). Cleave A. Maynard enlisted the help of his brother, Herbert, to construct the house (Interview with William D. Poe, January 21, 2020). Aerial photographs from the United States Department of Agriculture (USDA) corroborate this timeline of events. The 1938 aerial image shows the Maynard Farm to the south very clearly, and what could possibly be the Cleave A. Maynard House during construction (United States Department of Agriculture [USDA] 1938; Figure 4.2). Due to the clarity of the photograph, it cannot be determined with certainty whether or not the Cleave A. Maynard House was under construction at this time. The 1940 census indicates that the Maynard family moved between 1935 and 1940 (US Census 1940). The census enumerator recorded the family as living in the “same place” rather than the “same house,” indicating that the family had moved within White Oak Township. The 1959 USDA aerial image clearly shows the Cleave A. Maynard House and its associated garage (USDA 1959; Figure 4.3).

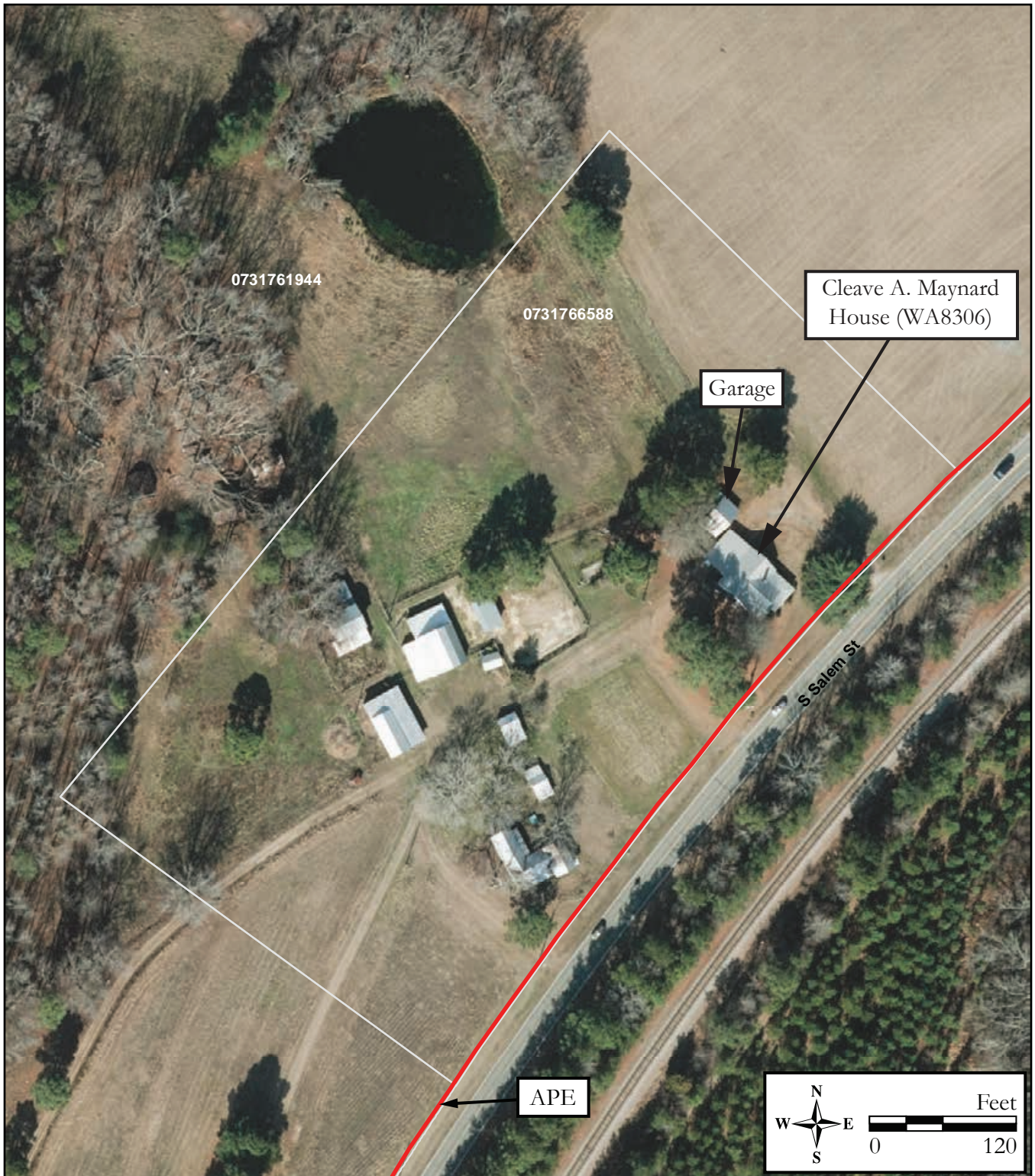


Figure 4.1: Location map for the Cleave A. Maynard House (World Imagery, ESRI 2019).



Plate 4.1: View of the primary façade (southeast side) of the Cleave A. Maynard House.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 4.2: View of the northeast elevation of the Cleave A. Maynard House.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 4.3: View of the northwest and southwest elevations of the Cleave A. Maynard House.

Photo view: East

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 4.4: View of the front porch and entry of the Cleave A. Maynard House.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 4.5: View of the detached garage on the subject parcel.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020

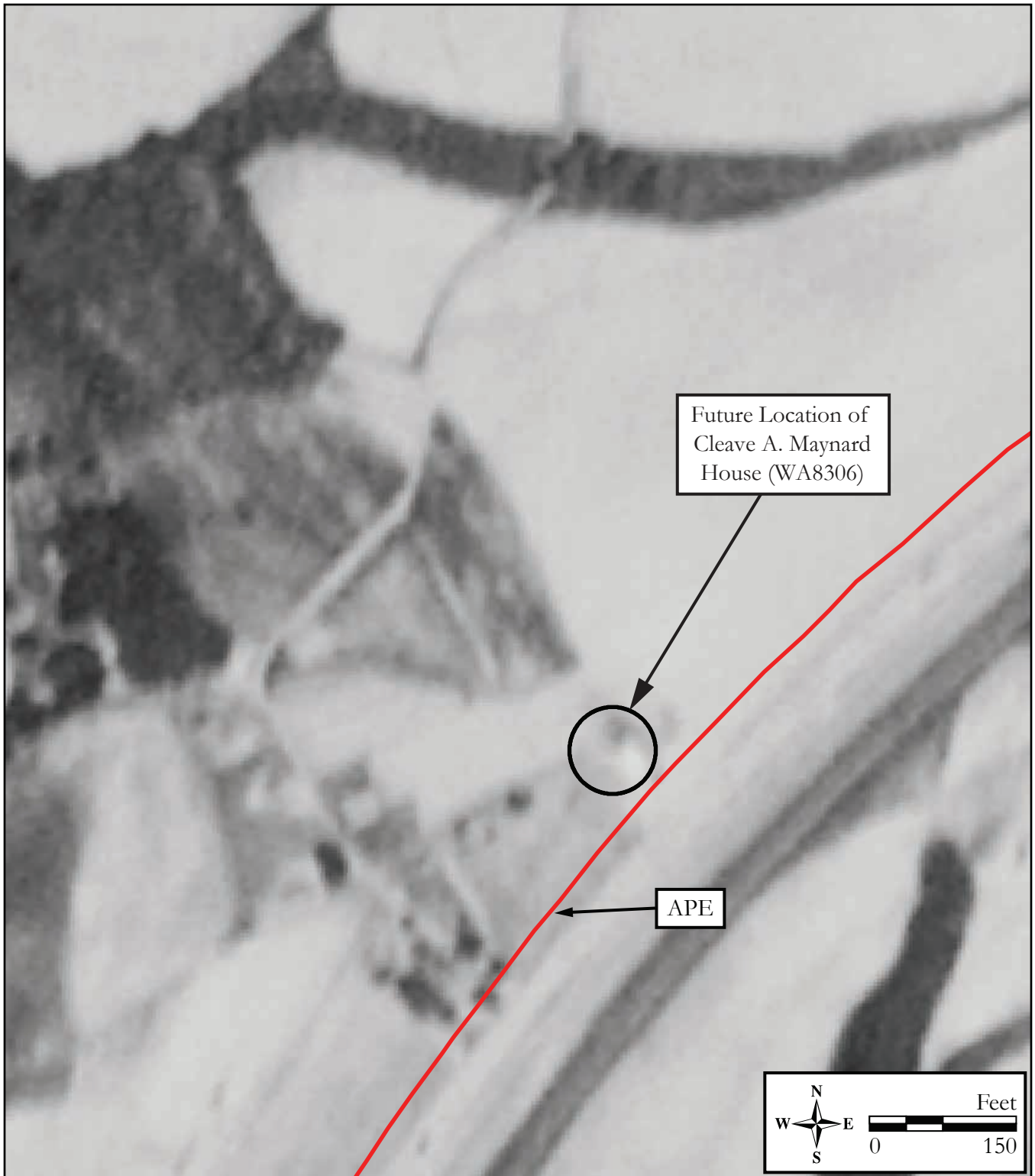


Figure 4.2: 1938 USDA aerial photograph showing the Cleave A. Maynard House and Maynard Farm (USDA, Raleigh, North Carolina).

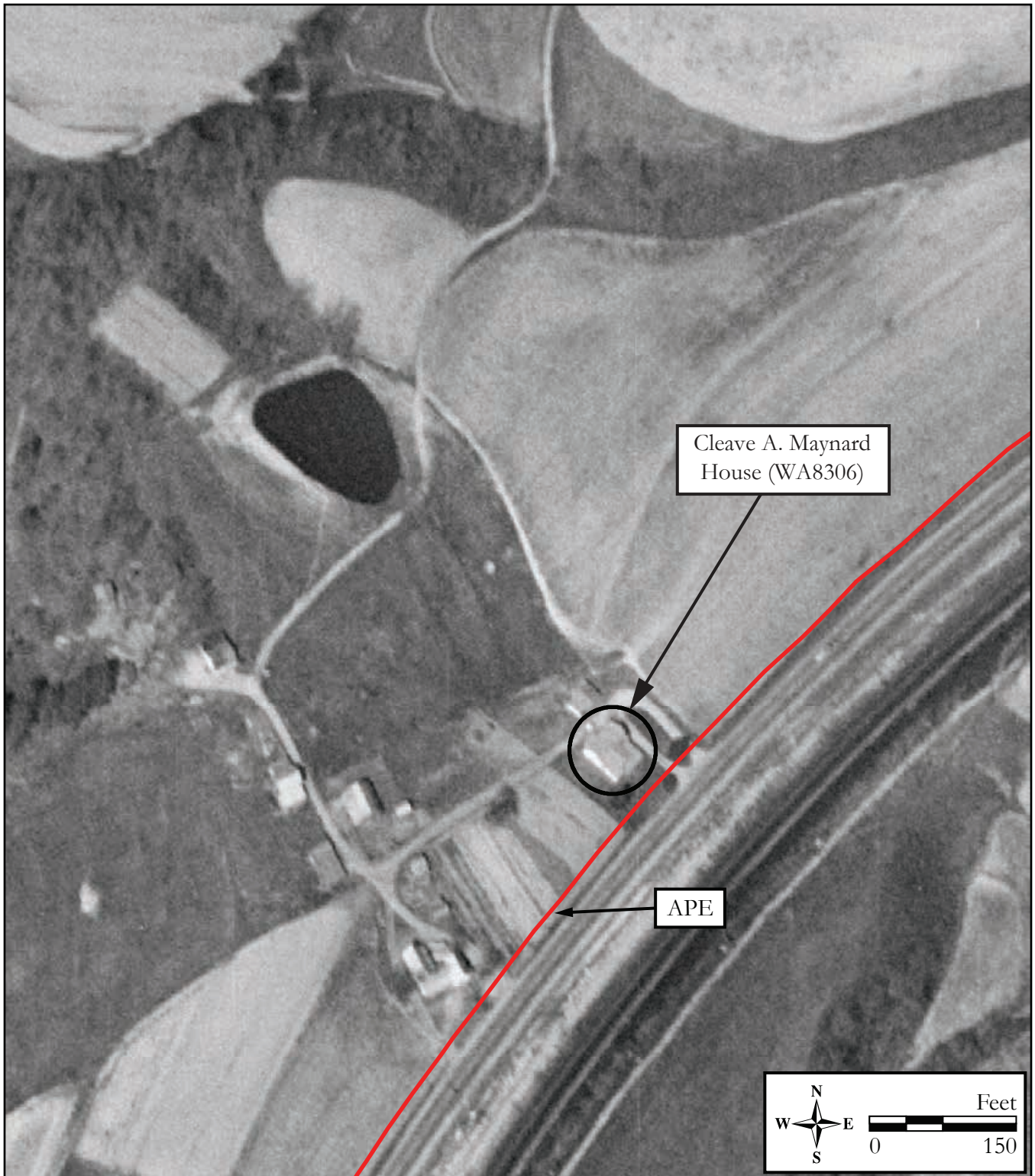


Figure 4.3: 1959 USDA aerial photograph showing the Cleave A. Maynard House (USDA, Raleigh, North Carolina).

Cleave A. and Norma Maynard continued to live out their days at the house until their respective deaths, which occurred two years apart. Norma Maynard passed first on June 17, 1965 and Cleave A. Maynard passed away on February 5, 1967 (North Carolina State Board of Health 1965; 1967). Maynard's final will gave his lands to his only child, Katherine Maynard Poe (WCRD 1973 2249:015).

The Cleave A. Maynard House was subsequently occupied by the Maynard's grandson, William D. Poe (WCRD 1971 2042:219). Under the William D. Poe ownership, the Cleave A. Maynard House was altered. Alterations include the addition of the shed roof carport at the rear, the installation of vinyl siding, and the replacement of the original wood sash windows (USDA 1971).

4.4 Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, the property must possess significance under at least one of the four NRHP evaluation criteria. The Cleave A. Maynard House retains its integrity of location, design, setting, workmanship, feeling, and association. The dwelling remains in its original location and the setting remains relatively unchanged from its construction around 1939, according to aerial photography (USDA 1938; 1959; 1971). The Cleave A. Maynard House retains integrity of design and workmanship as it retains its overall footprint from its initial construction in 1939. In addition, the dwelling remains in the hands of the Maynard-Poe family; therefore, retaining its feeling and association. The integrity of the materials has been compromised due to the installation of vinyl siding and windows.

4.5 NRHP Evaluation

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix B). The Cleave A. Maynard House has a minimal association with tobacco farming. The property shares a parcel with Maynard Farm (WA0845), which has a higher degree of historical association with tobacco farming. Furthermore, research undertaken for this project indicates that the Cleave A. Maynard House has functioned as a residence since its construction, and this use was not identified as a historically significant trend in Apex. *Therefore, the Cleave A. Maynard House is recommended not eligible for listing in the NRHP under Criterion A.*

Properties can be eligible under Criterion B if they are associated with person of significance within the community, state, or national historic contexts (see Appendix B). The Cleave A. Maynard House has been home to both Cleave A. Maynard and his grandson, William D. Poe, since its construction around 1938. Neither Cleave A. Maynard and his wife nor William D. Poe and his wife are known to be of transcendent importance to local, state, or national historic contexts. *Therefore, the Cleave A. Maynard House is recommended not eligible for listing in the NRHP under Criterion B.*

Properties can 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 (see Appendix B). The Cleave A. Maynard House does not compare favorably with other Craftsman Bungalow-style houses of the time. The design of the house is not notable or distinguished and the integrity of the materials has been compromised with the installation of modern building materials post-1971. *Therefore, the Cleave A. Maynard House is recommended not eligible for listing in the NRHP under Criterion C.*

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix B). It is unlikely the Cleave A. Maynard House would yield any unretrieved data not discoverable through informant interviews and documentary sources. *Therefore, the Cleave A. Maynard House is recommended not eligible for listing in the NRHP under Criterion D.*

5.0 NATIONAL REGISTER EVALUATION OF MAYNARD FARM

Table 5.1: Maynard Farm Information Table.

Resource Name	Maynard Farm
HPO Survey Site #	WA0845
Location	1216 South Salem Street
PIN	0731766588; 0731761944
Date(s) of Construction	Circa 1900; Circa 1920
Recommendation	Not Eligible



This section contains a physical description of the Maynard Farm (WA0845), a summative history of the property, and evaluates the property as a historic resource for listing in the NRHP by applying the NRHP Criteria for Evaluation.

5.1 Setting

The Maynard Farm is farm complex on the northwest side of South Salem Street (SR 1011), also known as Old US Highway 1, in Apex, White Oak Township, Wake County, North Carolina (Plates 5.1-5.21; Figures 5.1a and 5.1b; Table 5.1). The farm complex is 0.25 miles southwest of the intersection of South Salem Street and Apex Barbecue Road and 1.5 miles southwest of downtown Apex. The Maynard Farm farmhouse faces southeast and is positioned in the southern half of a 6.06-acre parcel (0731766588), which also contains the Cleave A. Maynard House (WA8306) and a number of outbuildings that are situated northwest of the house. The house parcel is adjacent to a 58.73-acre parcel (0731761944) that contains a tenant house and several additional outbuildings. The parcel on which the Maynard Farm rests is one of six parcels owned by the Poe family. The rectangular parcel is bounded by an agricultural field to the northeast, South Salem Street and the CSX Transportation Railroad line to the east, and a wooded area to the northwest. The Maynard Farm sits on a flat parcel.

The property is accessed by a grass driveway on the northwest side of South Salem Street. The drive leads to the rear of the lot and connects with unpaved farm roads that link five of the six parcels together. Several mature trees are located around the house. Other buildings on the site include a well, five tobacco barns, a smokehouse, equipment shed, two barns, corn crib, and tenant house, all located northwest of the house.

South Salem Street, also known as the former US Highway 1, is a major north-south thoroughfare that bisects the heart of Apex. In recent decades, the land along South Salem Street near the Maynard Farm has transitioned from open and agrarian in nature to more developed. Moving northeast along South Salem Street from Maynard Farm, the buildings in the area are primarily residential until the official town line where the buildings transition to a mix of residential and commercial.

5.2 Physical Description

The Maynard Farm is a turn of the twentieth century tobacco farmstead, which includes a main farmhouse and 12 outbuildings (see Plates 5.1-5.21). Although a firm construction date could not be determined, the main house was likely built around the turn of the twentieth century. Many of the structures that make up the Maynard Farm are vacant and deteriorating.

Farmhouse, circa 1900

The house is a one-story, side-gabled house with additions at the rear and side and minimal Victorian-style detailing (see Plates 5.1-5.10). The house is oriented with its primary elevation facing the southeast. Once resting on a continuous brick foundation, the house is now supported by interspersed brick piers. The exterior is sheathed in plain weatherboard siding. The various roof sections are capped by sheet metal. An interior brick chimney projects from the apex of the main block of the house. The rear ell has two additional chimneys: an interior brick chimney and exterior stuccoed rubble chimney with a brick stack on the northwest elevation.

The primary (southeast) elevation is four bays wide. It features a shed roof porch with wood strip flooring and beadboard ceiling. The porch is supported by four square posts with decorative sawn brackets. Sheltered by the sawn work porch, two single-leaf entry doors are located in the two center bays. The single-leaf doors feature three panels surmounted by a single pane of glass. Both doors are protected by screen doors. The doors are flanked by six-over-six double-hung wood sash windows.

The circa 1920 side addition, located off the northeast elevation of the main block, is a two-bay, side-gabled structure with a single-leaf entry door on the northeast elevation. This standard five cross-panel door is covered by a one-bay gabled porch with an arched ceiling supported by four turned posts. The two-over-two wood sash window north of the entry door is surmounted by bracketed pent. The windows on the northwest and southeast elevations are six-over-six wood sashes.

The rear ell may be contemporaneous with the main block or was erected shortly after the main block. It projects off the west bay of the main block of the house. This ell includes a shed roof porch off the northeast elevation that has plywood half walls surmounted by screens. A single-leaf entry door is protected by the porch. An identical door is located on the opposite (southwest) elevation. Both doors are composed of a single panel surmounted by four lights. There are two types of window light configurations in this part of the house. Four-over-four wood sashes are the most common and there is a pair of two-over-two wood sashes.

The house's exterior massing reflects its interior floor plan (Figure 5.2). The two front doors on the primary elevation lead into the two rooms of the main block of the house. These east and west rooms are separated by a wall with back-to-back fireplaces that share a centralized chimney. The side addition is also composed of two rooms and is accessed by a doorway on the northeast wall of the east room of the main block. The rear ell is accessed from the west room of the main block.

The interior of the house retains a fair degree of circa 1900 materials (see Plates 5.6-5.10). The rear ell is less materialistically intact than that of the main block and side addition. The circa 1900 finishes include the horizontal board finish on both the walls and ceiling on the east room on the main block and both rooms of the side addition. The original strip flooring appears to be intact in all sections of the building but is partially covered by mid-twentieth-century carpeting in the west room of the main block and rear ell. Other original features include a very simple wood mantel in the east room of the main block. The doors throughout are comprised of five panels. The trim work throughout the main block and side addition appears to be original.

Notable changes to the interior materials are concentrated in the west room of the main block and the rear ell. The walls in the west room are clad with panels of drywall. The walls of the rear ell are sheathed with a combination of faux wood paneling and panels of drywall. The ceiling of the west room of the main block and the rear ell has been covered by plywood.

The following is an inventory of the outbuildings associated with the Maynard Farm. There are 12 in total, which are all concentrated to the northwest of the main house (see Plates 5.11-5.21).

Well, circa 1930

The well is constructed of concrete blocks. A gabled canopy protects the well. It is supported by log posts and capped by a metal roof. The well and gabled canopy are in fair condition.

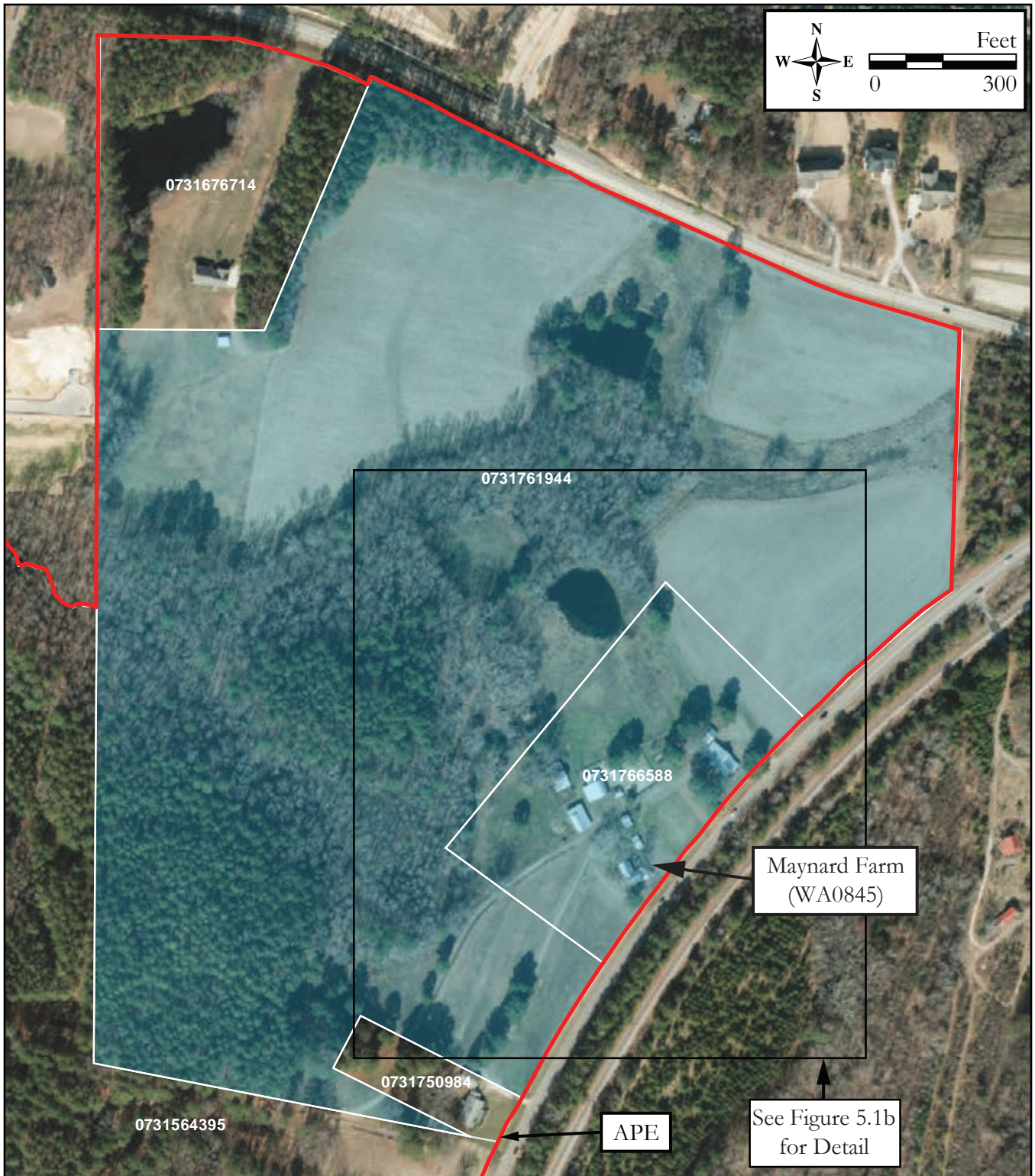


Figure 5.1a: Location map for Maynard Farm (World Imagery, ESRI 2019).

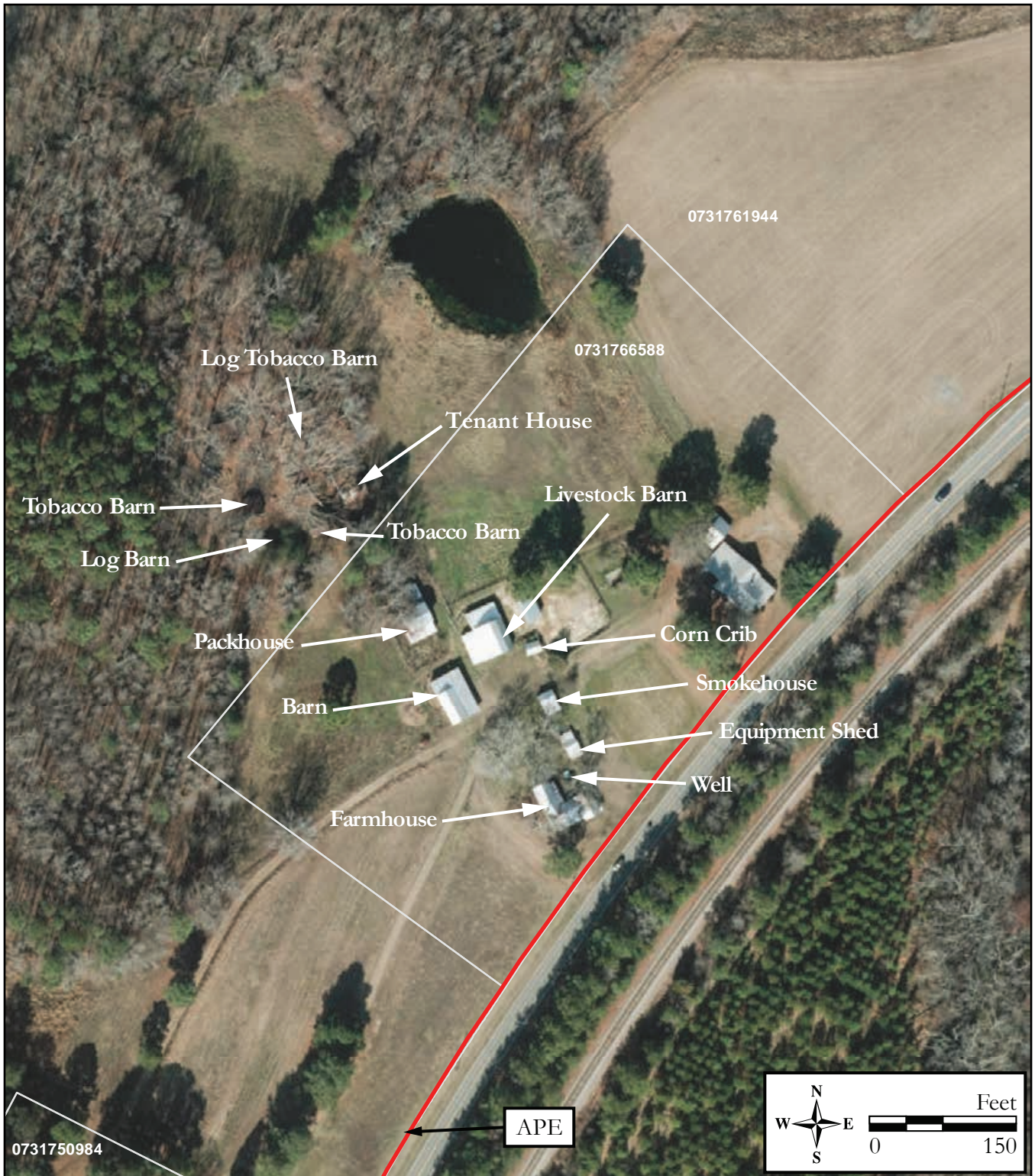


Figure 5.1b: Detailed overview map for Maynard Farm (World Imagery, ESRI 2019).



Plate 5.1: View of the primary façade (southeast side) of the Maynard Farm house.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.2: View of side addition (northeast side) of the Maynard Farm house.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.3: View of the rear, including side addition, main block and ell of the Maynard Farm house.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.4: View of the rear ell (northwest and southwest sides) of the Maynard Farm house.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.5: View of rear ell and main block (southwest side) of the Maynard Farm house.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.6: View of the east room in the main block of the Maynard Farm house.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.7: View of fireplace in the east room of the main block of the Maynard Farm house.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.8: View of the entry door in the west room of the main block of the Maynard Farm house.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.9: View of the south room of the side addition of the Maynard Farm house.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.10: View of the rear ell looking toward the doorway into the main block of the Maynard Farm house.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020

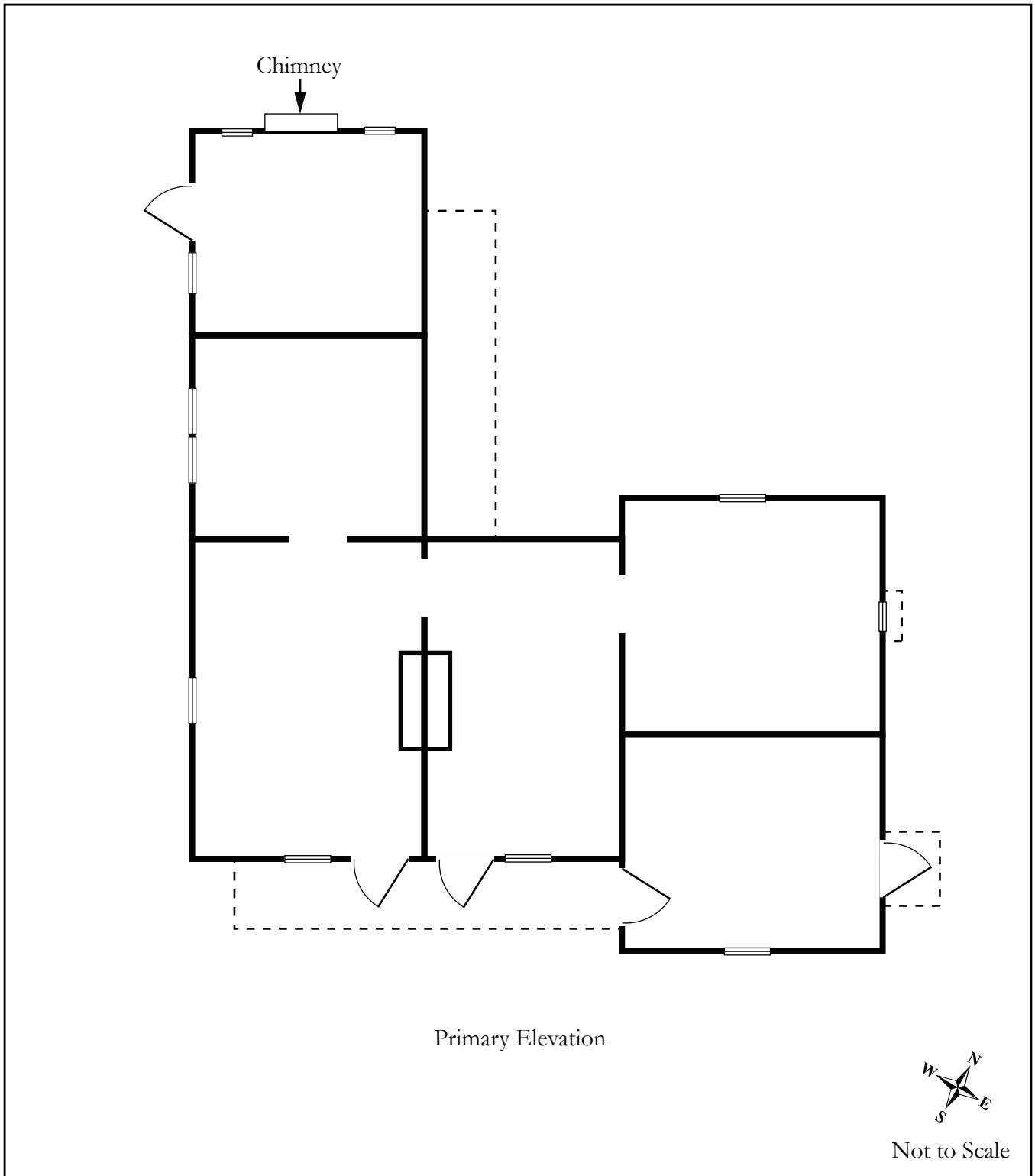


Figure 5.2: Floor plan of the Maynard Farm house.



Plate 5.11: View of the well on the subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.12: View of an equipment shed on the subject parcel.

Photo view: North

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.13: View of the smokehouse on the subject parcel.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.14: View of a corncrib on the subject parcel.

Photo view: East

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.15: View of a gambrel roof livestock barn on the subject parcel.

Photo view: North

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.16: View of the tobacco packhouse on the subject parcel.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.17: View of the tenant house on the subject parcel.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.18: View of a tobacco barn on the subject parcel.

Photo view: East

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.19: View of a deteriorating log barn on the subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.20: View of a log tobacco barn on subject parcel.

Photo view: East

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 5.21: View of a tobacco barn on subject parcel.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020

Equipment Shed, circa 1900

The front-gable equipment shed is clad with board-and-batten siding and capped by a metal roof. The structure has flanking storage wings that are open with shed roofs. The interior is accessed by a centered single-leaf paneled door. The equipment shed is in fair condition.

Smokehouse, circa 1900

The smokehouse has a front-gable with faux brick siding over horizontal wood plank siding. The building is capped by a metal roof. An enclosed shed roof addition flanks the southeast elevation. A brick chimney flue projects from the apex of the roof. The smokehouse is deteriorated condition.

Corn Crib, circa 1930

This is an open front-gable log corn crib. It is supported by log posts at the four corners and is capped by a metal roof. The corn crib is severely deteriorating and in poor condition.

Livestock Barn, circa 1930

This one-and-one-half-story gambrel-roof livestock barn rests on a concrete block foundation and is clad with plain weatherboard siding. The structure is capped by a metal roof. The primary (southeast) elevation has a bay opening. This opening is surmounted by a second story opening to the hayloft. The livestock barn is in good condition.

Barn, circa 1930

The one-story frame barn is sheathed with vertical wood planks and capped by a metal roof. A wing with a hipped roof runs along the northeast and northwest elevations of the barn and used as open storage. The barn is in good condition.

Packhouse, circa 1930

The packhouse is a two-story barn with a combination of plain weatherboard siding on the side elevations and board-and-batten on the primary (northeast) façade. The structure is supported by interspersed concrete blocks. A plywood double-leaf door is centered on the primary façade. The building is flanked by shed roof wings. All roof sections are covered by metal. The barn is in fair condition.

Tenant House, circa 1900

The one-story, side-gabled house is oriented with its primary façade facing the southeast. The exterior is wrapped with plain weatherboard and it is capped by a metal roof. There is a shed roof addition at the rear. An exterior brick chimney flue projects from the southwest elevation. The windows throughout are six-over-six wood sashes. The house is vacant and deteriorating.

Tobacco Barn, circa 1930

This tobacco barn rests on a concrete block foundation. The exterior is wrapped with green tar paper and the structure is capped by a metal roof. The barn is in good condition.

Log Barn, circa 1930

The collapsing log barn is front-gabled. Remains of metal siding over the logs remains visible. The building is capped by a metal roof. The log barn is in ruinous condition.

Log Tobacco Barn, circa 1910

This log tobacco barn rests on a brick foundation. The builder utilized a square notching system for the logs, and the structure is capped by a metal roof. The barn is in fair condition but shows signs of deterioration due to a collapsed roof.

Tobacco Barn, circa 1910

This tobacco barn is supported by a brick foundation. The exterior is composed of vertical wood planks with horizontal wood planks in the gables. The structure is capped by a metal roof with two metal flues piercing the roof line. The barn is in fair condition.

5.3 History and Architectural Context

The circa-1900 Maynard Farm is one of many tobacco farms that dotted Wake County's rural setting at the turn of the twentieth century. Other tobacco farms in southwestern Wake County include the John H. Seagroves House (WA0676), the H.T. Lawrence Farm (WA1047), and the Allie Lawrence Farm (WA1097). While there was not a particular type of housing for tobacco farms, most of the houses were middle-class folk types, including one- and two-story triple-As, folk Victorians, and simple Craftsmans. Most important to tobacco farms were the number of outbuildings, which served the demands of the labor-intensive process that required specialized buildings in order to cure and handle the crop.

The Maynard Farm house as it stands today was constructed circa 1900 with side addition likely constructed around 1920. The exact construction date of the house cannot be determined based on deed research and available resources. The earliest confirmed residents of the Maynard Farm house are Cleave A. and Norma Maynard.

In 1927, the Maynards purchased a 44.16-acre parcel for \$500, from Junius W. and Addie Lassiter (Wake County Register of Deeds [WCRD] 1927 507:587). It is unlikely that the previous owners, the Lassiters, ever lived on the property as Mr. Lassiter had built a Queen Anne-style house at 313 East Moore Street in Apex (Longleaf Historic Resources 1994:13). According to the 1930 census, the Maynards were living within White Oak Township with their daughter Katherine and a lodger by the name of John Ligon (US Census 1930). The Maynard Farm house was valued at \$2,000 during the 1930 census (US Census 1930). At this time, Maynard was working as a flagman for the Durham & Southern Railroad (US Census 1930; Holleman 2010:18).

The family resided in the Maynard Farm house for about nine years before Maynard commissioned the construction of the Bungalow-style house on the same parcel. The house, known as the Cleave A. Maynard House (WA8306), sits about 250 feet northeast of the Maynard Farm house. The 1940 census indicates that the Maynard family moved into their new home between 1935 and 1940 (US Census 1940). The census enumerator recorded the family as living in the "same place" rather than the "same house," indicating that the family had moved within White Oak Township. Between 1930 and 1940, Maynard attained the job as conductor for the Durham & Southern Railroad (US Census 1940).

The 1940 census also indicates that there were two families renting from the Maynards. These families would have been living in the recently vacated Maynard Farm house and in the tenant house. The A.C. Overton family moved to the area from Chatham County between 1935 and 1940 and included a farmer, wife, three children, and A.C. Overton's brother (US Census 1940). The other family included R.A. Stone, his wife, daughter, and son-in-law. Stone was also a farmer and it was indicated that he lived in the same place but not the same house in 1935 (US Census 1940). While it cannot be said for certain, the Overtons and the Stones were likely the people cultivating tobacco and making use of the tobacco barns on the property.

Cleave A. and Norma Maynard continued to live out their days at the Cleave A. Maynard House until their respective deaths, which occurred two years apart. Norma Maynard passed first on June 17, 1965 and Cleave A. Maynard passed away on February 5, 1967 (North Carolina State Board of Health 1965; 1967). Maynard's final will granted his lands to his only child, Katherine Maynard Poe (WCRD 1973 2249:015).

Katherine Maynard Poe and her husband, William A. Poe, held the property for a short time before selling it to their son and daughter-in-law, William D. and Jean S. Poe (WCRD 1971 2042:219). The younger Poes have lived in the William A. Poe House (WA8307), a Ranch house that lies to the south of the Maynard Farm house since 1971. The Ranch house was erected on the Maynard land in 1953 and the Maynard Farm house has remained vacant since the 1970s (Interview with William D. Poe, January 21, 2020). Several of the outbuildings remained in use for a time, namely the livestock barn, which up until the late 2010s was used for horses (Interview with William D. Poe, January 21, 2020).

5.4 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, a property must also possess significance under at least one of the four NRHP evaluation criteria (Appendix B). The Maynard Farm maintains a high degree of integrity with relation to location, setting, and association. The Maynard Farm remains in the same location from when it was constructed circa 1900 and retains a similar setting surrounded by agricultural fields and outbuildings. The property retains high integrity of association having been owned by the same family since 1927. The property maintains a medium-to-low degree of integrity by way of design, materials, workmanship, and feeling. Overall, the property is in poor condition. The design, materials and workmanship are deteriorating both on the exterior and the interior. The Maynard Farm has lost integrity of feeling due to its deterioration and dilapidated outbuildings and the abandonment of the crop land.

5.5 NRHP Evaluation

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix B). Research undertaken for this project indicates that the property functioned as a residence and tobacco farm from at least 1927 to the 1970s. However, the farm does not possess the requisite integrity to convey this association. There are better examples of tobacco farms in southwestern Wake County, including the H.T. Lawrence Farm (WA1047) and the Allie Lawrence Farm (WA1097). *Therefore, Maynard Farm is recommended not eligible for listing in the NRHP under Criterion A.*

Properties can be eligible under Criterion B if they are associated with person of significance within the community, state, or national historic contexts (see Appendix B). Maynard Farm has been the home of the Maynard family and renters since 1927. Ownership prior to the Maynards was not determined due to scant deed records. Neither the Maynards nor those families who rented from the Maynards are known to be of transcendent importance to local, state, or national historic contexts. *Therefore, Maynard Farm is recommended not eligible for listing in the NRHP under Criterion B.*

Properties can 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 (see Appendix B). Tobacco farming was a large part of the economy of Wake County at the turn of the twentieth century and many tobacco farms dotted the Wake County countryside. Maynard Farm does not compare favorably with other tobacco farm complexes of the time. Other examples of tobacco farms from the turn of the twentieth century in southwestern Wake County include the John H. Seagroves House (WA0676), the H.T. Lawrence Farm (WA1047), and the Allie Lawrence Farm (WA1097). Both the H.T. Lawrence Farm and the Allie Lawrence Farm are still standing. The two properties retain both the main house and several of their outbuildings to illustrate their history alongside the burgeoning tobacco industry in Wake County. The John H. Seagroves House and associated outbuildings are in great condition but have been moved from their original location due to a road widening project. Maynard Farm is in deteriorating condition and has failed to retain a high degree of integrity; there are better examples of tobacco farms in southwestern Wake County. Additionally, the design of the house is not notable or distinguished. *Therefore, Maynard Farm is recommended not eligible for listing in the NRHP under Criterion C.*

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix B). It is unlikely Maynard Farm would yield any unretrieved data not discoverable through informant interviews and documentary sources. *Therefore, Maynard Farm is recommended not eligible for listing in the NRHP under Criterion D.*

6.0 NATIONAL REGISTER EVALUATION OF THE WILLIAM A. POE HOUSE

Table 6.1: William A. Poe House Information Table.

Resource Name	William A. Poe House
HPO Survey Site #	WA8307
Location	1300 South Salem Street
PIN	731750984
Date(s) of Construction	Circa 1953
Recommendation	Not Eligible



This section contains a physical description of the William A. Poe House (WA8307), a summative history of the property, and evaluates the property as a historic resource for listing in the NRHP by applying the NRHP Criteria for Evaluation.

6.1 Setting

The William A. Poe House is located on the west side of South Salem Street (SR 1011), also known as Old US Highway 1, in Apex, White Oak Township, Wake County, North Carolina (Plates 6.1-6.5; Figure 6.1). The house lies approximately 0.5 miles southwest of the intersection of South Salem Street and Apex Barbecue Road and is about two miles southwest of downtown Apex. The William A. Poe House faces east and is positioned in the eastern half of a one-acre parcel (0731750984). The parcel on which the William A. Poe House sits is one of six parcels owned by the Poe family. The rectangular parcel is bounded to the north and south by two early twentieth-century homes (WA0845 and WA1056), South Salem Street and the CSX Transportation Railroad to the east, and a wooded area to the west. The William A. Poe House lies roughly 90 feet from the road on a flat, grassy area.

The property is accessible by a gravel drive off South Salem Street, which leads to the north end of the house and a detached garage. The front of the house is partially obscured by overgrown shrubs, and mature foliage is present behind the house.

South Salem Street, also known as the former US Highway 1, is a major north-south thoroughfare that bisects the heart of Apex. In recent decades, the land along South Salem Street near the William A. Poe House has transitioned from open and agrarian in nature to more developed. Moving northeast along South Salem Street from the William A. Poe House, the buildings in the area are primarily residential until the official town line where the buildings transition to a mix of residential and commercial.

6.2 Physical Description

The William A. Poe House, constructed circa 1953, is a one-story, side-gabled linear Ranch-style dwelling with a low-pitched roof and restrained Colonial Revival details. The building assumes a low profile and has a gabled screened porch off the north elevation. The house is clad with brick veneer laid in a running bond and it is capped by a composite shingle roof. A plain frieze runs below the overhanging eaves, and there are short cornice returns at the gabled ends reminiscent of the Colonial Revival style.

The primary (east) elevation is six bays wide. The primary elevation is characterized by an off-center front porch with wrought iron supports. A flight of two brick steps leads to the porch where the single-leaf front door is centered. The front door is composed of four panels surmounted by four



Figure 6.1: Location map for the William A. Poe House (World Imagery, ESRI 2019).

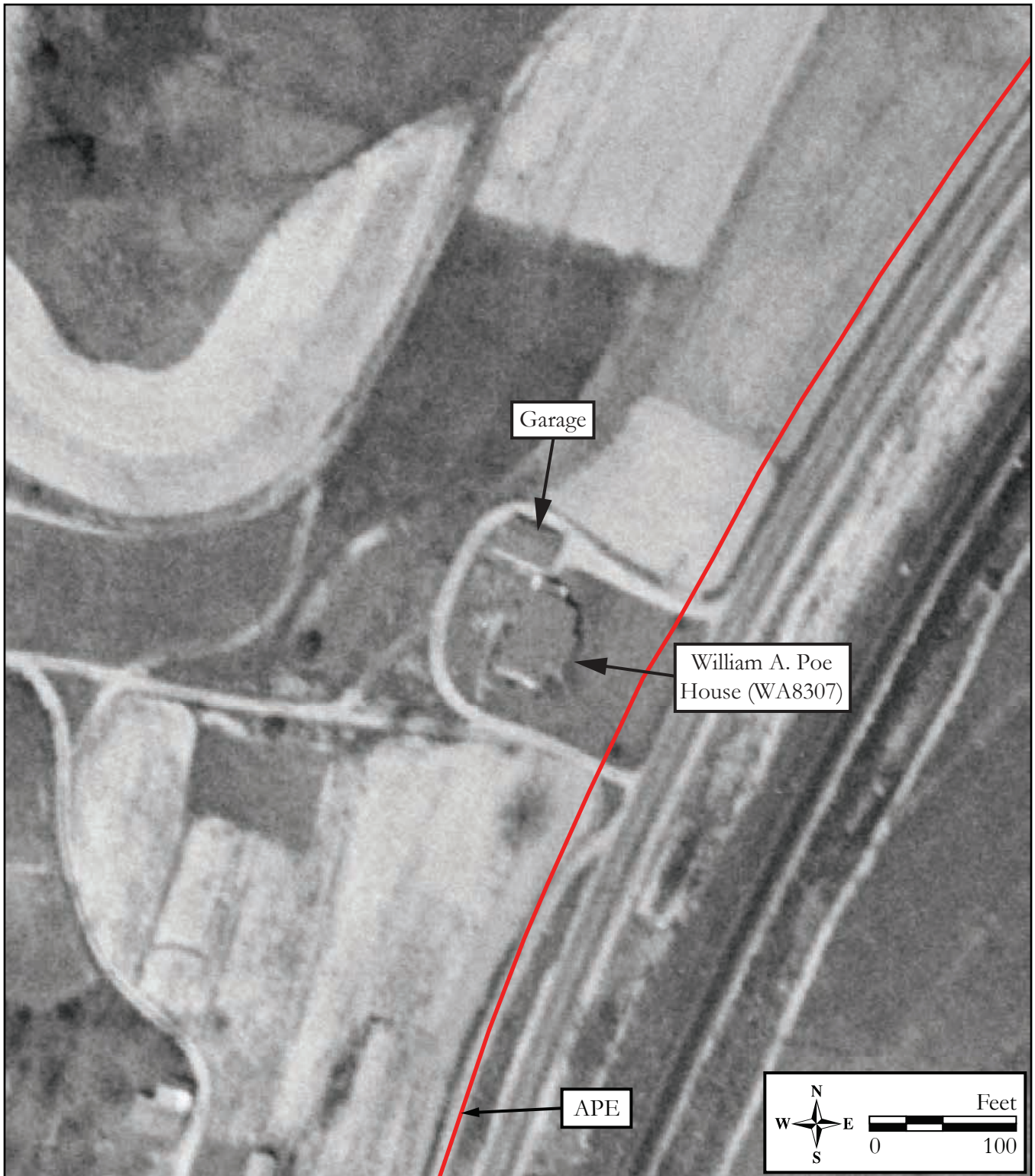


Figure 6.2: 1959 USDA aerial photograph showing the William A. Poe House (USDA, Raleigh, North Carolina).



Plate 6.1: View of the primary façade (southeast side) of the William A. Poe House.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 6.2: View of the northeast elevation and porch of the William A. Poe House.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 6.3: View of the rear (northwest) side of the William A. Poe House.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 6.4: View of the southwest elevation of the William A. Poe House.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 6.5: View of the detached garage on the subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020

tombstone lights. The windows throughout the house are six-over-six wood sashes and can be found both single and paired. The primary elevation has an exterior brick slab chimney south of the porch.

Below the gable of the screened porch projection off the north elevation, a metal awning runs along all three elevations. The interior of the screen porch is accessible by a single-leaf screen door on the north elevation. The rear (west) elevation has a secondary entry door located on the north elevation of a shed roof entry projection. The sash door is composed of three horizontal panels surmounted by six lights. In addition, an interior brick chimney flue projects from the face of the shed roof.

A one-story, front-gable garage lies immediately north of the house. The structure is built of concrete block and the gables are clad with weatherboard. The primary elevation faces east and is two bays wide. There is a single-bay metal roll-up garage door in the north bay and a six-light window in the south bay. The south elevation features a centered, single-leaf entry door and flanking six-light window sashes. The west elevation has an exterior concrete block chimney. The structure is capped by a composite shingle roof.

6.3 History and Architectural Context

The Ranch house is one of the most recognized and ubiquitous residential building types in the United States. While the Ranch house is often associated with post-World War II suburban sprawl, it has its origins in the early nineteenth century with the frontier vernacular architecture of California and the American Southwest (New South Associates 2010:5). The more common, one-story Ranch houses with low-pitched roofs and rambling facades originated in California in the 1930s under the design leadership of architects William W. Wurster, Cliff May, and H. Roy Kelley (Slane 2018:87; Phillips 2016:142). In the years following World War II, soldiers returning from war and the subsequent increase in birthrates created a demand for new, quickly constructed, middle-class housing (New South Associates 2010:14). In response, there were nearly 1.7 million new single-family homes in existence in 1950 (New South Associates 2010:14). Government housing reports and popular magazines such as *Better Homes & Gardens* promoted Ranch houses as the ideal home for suburban living (New South Associates 2010:18). As a result of these publications, the Ranch house moved from the western seaboard to the east, including North Carolina. The Ranch was one of the small house types built under the Federal Housing Administration guidelines, which exerted a strong influence over new houses in the 1950s and 1960s (McAlester 2013:602). The William A. Poe House is just one example of hundreds of Ranch houses that were constructed in Wake County in the second half of the twentieth century. Notably, there are several neighborhoods of Ranch-style houses in Apex, including Dogwood Acres, the Hunter-Chatham Neighborhood, and the Linwood Neighborhood. All three are residential neighborhoods that developed between 1950 and 1960.

The William A. Poe House was built circa 1953 by William A. Poe. Poe was born on November 25, 1923 to parents William F. and Pauline Booth Poe, who operated a farm in the Buckhorn Township (Social Security Administration 2000). In both the 1930 and 1940 federal censuses, Poe is listed as living with his parents and siblings in the Buckhorn Township, where his father continued to farm (US Census 1930; 1940). At the age of 21, Poe enlisted in the United States Army at Fort Bragg on September 27, 1944 (National Publishing Company 1948:826). Poe was stationed at Fort McClellan in Alabama and Fort Meade in Maryland before heading overseas to the European front. Throughout his service during World War II, Poe served as a private first class (National Publishing Company 1948:826).

Katherine Maynard was born two years after Poe in 1925 to parents Cleave A. and Norma Yates Maynard (Social Security Administration 2010). Maynard lived with her parents until her marriage to Poe (US Census 1930; 1940). In 1944, the Maynards purchased the tract of land, on which the William A. Poe House now sits, at public auction for \$10,000 (Wake County Register of Deeds [WCRD] 1944 915:395). The purchase included three tracts of land previously owned by K. K. Wood and totaled roughly five acres (WCRD 1944 915:395).

On January 28, 1945, William A. Poe and Katherine Maynard were married in Apex, likely when Poe was on leave from his Army service (WCRD 1945). Two years later, the Poes had a son, William D. (United States Public Records Index 1992). At the time of William's birth, the Poes were living in the Wood-Maynard Farm house (WA1056) (Interview with William D. Poe, January 21, 2020).

In 1953, the Maynards sold a one-acre tract of land to their daughter and son-in-law for \$1,000 (WCRD 1953 1115:159). Upon their purchase of the land, the Poes built the Ranch-style house that is currently stands on the lot. The house first appears on USDA aerial photographs in 1959 along with the concrete block garage (USDA 1959) (Figure 6.2). The construction of the Ranch-style house by the Poes fits into the national narrative of the post-World War II housing boom in North Carolina and the country as a whole.

William A. and Katherine Poe remained in the house until their respective deaths in 2000 and 2010, respectively (Social Security Administration 2000; 2010). Upon the death of Katherine Poe, the property fell to her son, William D. Poe, who was the successor trustee of the Katherine Lee Maynard

Poe Trust (WCRD 2013 15535:966). The property was subsequently transferred to the Poe Acres Family Farms, LLC and has been used as a rental property since that time (WCRD 2013 15535:966).

6.4 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, a property must also possess significance under at least one of the four NRHP evaluation criteria (Appendix B). The building retains a high degree of integrity in all seven aspects. The property remains in its original location and the setting remains much the same as it was around 1953. Design, materials, and workmanship all retain a high degree of integrity because the house has been altered very minimally, if at all. Because it retains integrity in these areas, the William A. Poe House also retains its integrity of feeling. Lastly, the house retains some integrity of association with the post-World War II housing boom and the Poe family. Although it is used as a rental property, it is still owned by the son of William A. Poe.

6.5 Evaluation for Listing in the National Register of Historic Places

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix B). The William A. Poe House was built during a time of rapid residential development in the post-World War II era. The house is an isolated example of post-World War II Ranch-style house construction. The William A. Poe House was not found to be associated with an event or pattern of events that took place after its completion circa 1953. *Therefore, the William A. Poe House is recommended not eligible for listing in the NRHP under Criterion A.*

Properties can be eligible under Criterion B if they are associated with person of significance within the community, state, or national historic contexts (see Appendix B). The Poe family is the house's longest tenant with members residing there from about 1953 through 2010. The Poe family is not known to be of transcendent importance to the local community, state, or national historic contexts. *Therefore, the William A. Poe House is recommended not eligible for listing in the NRHP under Criterion B.*

Properties can 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 (see Appendix B). The William A. Poe House is a typical example of a Ranch-style house commonly found throughout both the town of Apex, Wake County, and the state of North Carolina as a whole. The house a modest and common example of the type and is not significant for its architecture, design, or construction. *Therefore, the William A. Poe House is recommended not eligible for listing in the NRHP under Criterion C.*

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix B). The William A. Poe House is not likely to contain unretrieved data not discoverable through informant interviews and documentary sources. *Therefore, the William A. Poe House is recommended not eligible for listing in the NRHP under Criterion D.*

7.0 NATIONAL REGISTER EVALUATION OF THE WOOD-MAYNARD FARM

Table 7.1: Wood-Maynard Farm Information Table.

Resource Name	Wood-Maynard Farm
HPO Survey Site #	WA1056
Location	1330 South Salem Street
PIN	0731657166; 0731564395
Date(s) of Construction	Circa 1900; 1910
Recommendation	Not Eligible



This section contains a physical description of the Wood-Maynard Farm, a summative history of the property, and evaluates the property as a historic resource for listing in the NRHP by applying the NRHP Criteria for Evaluation.

7.1 Setting

The Wood-Maynard Farm is a farm complex on the west side of South Salem Street (SR 1011), also known as Old US Highway 1, in Apex, White Oak Township, Wake County, North Carolina (Plates 7.1-7.16; Figures 7.1a and 7.1b; Table 7.1). The farm complex is one-half-mile southwest of the intersection of South Salem Street and Apex Barbecue Road and is two miles southwest of downtown Apex. The Wood-Maynard Farm house faces the east and situated in the northern half of a 10.68-acre parcel (0731657166). The 70.60-acre parcel (07315645395) to the north includes an associated tobacco barn of the Wood-Maynard Farm. The parcel on which the Wood-Maynard Farm rests is one of six parcels owned by the Poe family. The polygonal Wood-Maynard Farm parcel is bounded by a small agricultural field and the William A. Poe House (WA8307) to the north, South Salem Street and the CSX Transportation Railroad line to the east, and wooded areas to the south and west.

The property is accessed by a gravel driveway on the west side of South Salem Street. The drive leads to the southeast corner of the house and connects with the unpaved farm roads that link five of the six parcel Poe family-owned parcels together. Large, mature trees embower the house. Other buildings on the same parcel as the house include three barns, four sheds, an outhouse, and well. These outbuildings are concentrated along the south, west, and northwest sides of the house.

South Salem Street, also known as the former US Highway 1, is a major north-south thoroughfare that bisects the heart of Apex. In recent decades, the land along South Salem Street near the Wood-Maynard Farm has transitioned from open and agrarian in nature to more developed. Moving northeast along South Salem Street from Wood-Maynard Farm, the buildings in the area are primarily residential until the official town line where the buildings transition to a mix of residential and commercial.

7.2 Physical Description

The Wood-Maynard Farm is a turn of the twentieth century tobacco farmstead (see Plates 7.1-7.16). With the available research, a firm construction date could not be determined, but it is likely that the farmhouse was constructed around the turn of the twentieth century.

Farmhouse, circa 1900, 1910

The farmhouse is a rambling, multi-gabled, one-story frame house with several rear ells and a wrap-around porch on the east, south, and west elevations (see Plates 7.1-7.7). The style of the building evokes the vernacular form of the Victorian-style. The house is oriented with its primary façade facing

the east. The house rests on brick piers and the exterior is sheathed in plain weatherboard siding. The various roof sections are capped by sheet metal. There is a total of four brick chimneys throughout the house, all of which are corbeled. Three pierce the roof from the interior and the fourth is an exterior chimney on the west elevation of the rear ell. In addition, a brick and concrete block chimney flue projects from the north face of the rear ell.

The primary (east) façade is four bays wide and dominated by twin gables that intersect the side-gabled main block. It also features a portion of the wraparound porch with wood strip flooring and a beadboard ceiling. The porch is supported by chamfered posts. A single-leaf entry door is located in the north-central bay. This door is composed of three panels surmounted by two vertical panes of glass and is flanked by sidelights. This door is protected by a wood screen door. Another feature of the primary façade is the three-sided bay at the south end. The tall wood sash windows have a four-over-four configuration, which is the primary configuration found throughout the house where windows are left in place.

The rear ells were likely added to the main block of the house around the same or slightly later than the main block. The south elevation of the main block has two additional doors that match that of the primary façade. There are three additional single-leaf doors on the rear (west) elevation (see Plate 7.3). The rear elevation roofline is complicated by the additional ell, which form a parallel-hipped roof that intersects the main block gable. The elongated ell to the north is gabled with a shed roof addition off the south elevation which connects to the shed roof of the wraparound porch. The trim throughout the exterior is plain wood surrounds.

The house's interior has been severely compromised with the removal of the floor and interior walls, with the exception of two rooms at the back of the house. Structural framework indicates that there was a central hall with rooms flanking on either side (Interview with William D. Poe, January 21, 2020). The back rooms that are still intact have wood strip flooring with beadboard walls and ceilings. Where trim work remains, it is molded and typical of machine made, mass-produced trim of the late nineteenth and early twentieth centuries. The remaining fireplace mantel in the north ell is plain.

The following is an inventory of the outbuildings associated with the Wood-Maynard Farm. There are 10 in total and are concentrated to the south, west, and northwest of the main house (see Plates 7.7-7.16).

Well, circa 1900

The brick well is located in the courtyard formed at the rear of the house. It is protected by a gabled canopy. The canopy is supported by four log posts. The well is in deteriorating condition.

Shed, circa 1900

This front-gable shed is clad with weatherboard siding and capped by a metal roof. It rests on a stone foundation. The interior is accessed by a single-leaf batten door centered on the primary (east) elevation. The shed is in fair condition.

Shed, circa 1940

This front-gabled brick shed with a metal roof is in deteriorating condition.

Shed, circa 1930

This gabled shed is supported by four log posts and is capped by a metal roof. It is in deteriorating condition.

Shed, circa 1940

This shed has a front-gable and little remains of the plain weatherboard siding. It is capped by a metal roof and is in deteriorating condition.

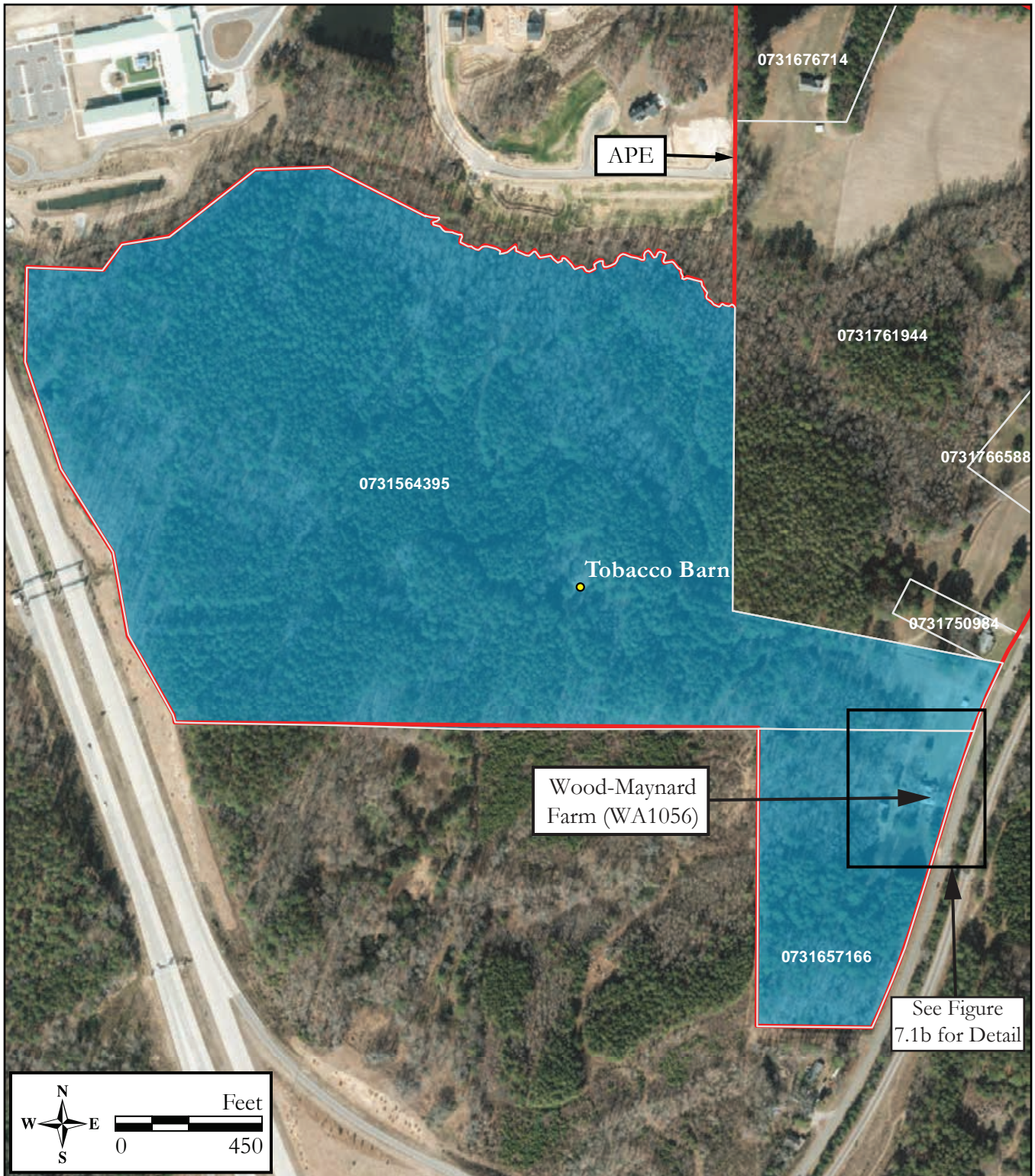


Figure 7.1a: Location map for Wood-Maynard Farm (World Imagery, ESRI 2019).



Figure 7.1b: Detailed overview map for Wood-Maynard Farm (World Imagery, ESRI 2019).



Plate 7.1: View of the primary façade (east side) of the Wood-Maynard Farm house.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.2: View of the south side of the Wood-Maynard Farm house.

Photo view: North

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.3: View of the west side of the Wood-Maynard Farm house with the well in the foreground.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.4: View of the north side of the Wood-Maynard Farm house.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.5: Porch details of the Wood-Maynard Farm house.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.6: View of the interior entryway of the Wood-Maynard Farm house.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.7: View of the kitchen in the Wood-Maynard Farm house.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.8: View of a front-gable shed on subject parcel.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.9: View of a brick shed on subject parcel.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.10: View of a deteriorating shed on subject parcel.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020

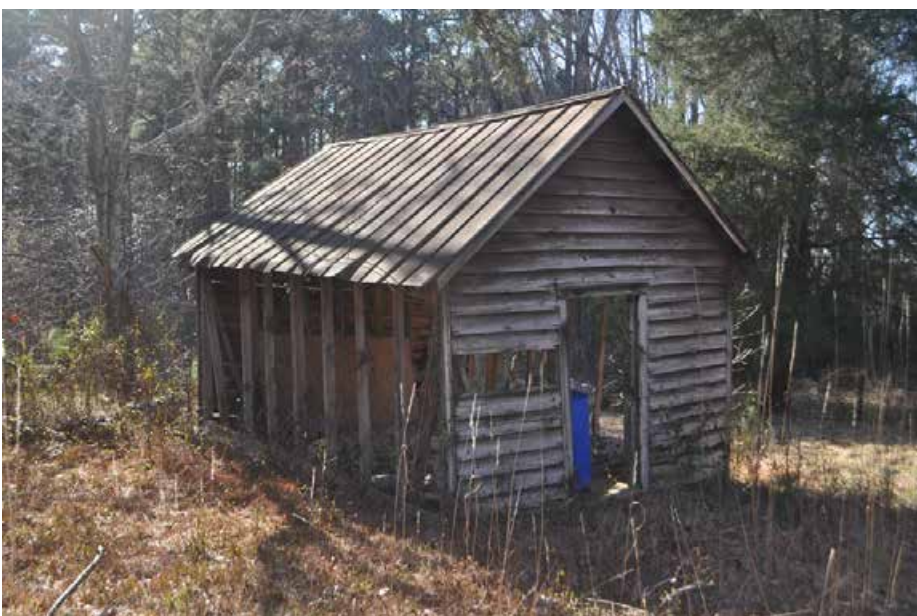


Plate 7.11: View of a front-gable shed on subject parcel.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.12: View of a front-gable barn with flanking wings on subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.13: View of a gabled barn with metal siding on subject parcel.

Photo view: South

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.14: View of a gabled barn with flanking wing on subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.15: View of an outhouse on subject parcel.

Photo view: North

Photographer: Olivia Heckendorf

Date: January 21, 2020



Plate 7.16: View of a log tobacco barn on subject parcel.

Photo view: West

Photographer: Olivia Heckendorf

Date: January 21, 2020

Barn, circa 1940

The barn has a front-gable with flanking wings. The exterior is clad with plain weatherboard siding and it is capped by a metal roof. The barn is in fair condition.

Barn, circa 1940

This side-gabled frame barn rests on a concrete block foundation. The exterior is wrapped with metal panels and is capped by a metal roof. The barn is in fair condition.

Barn, circa 1940

This front-gable barn has a shed roof addition. The exterior is sheathed in both horizontal and vertical wood planks. All roof sections are covered by metal. The barn is in fair condition.

Outhouse, circa 1900

The outhouse has a metal shed roof and is clad with plain weatherboard. The structure rests on a log foundation. The outhouse is in deteriorating condition.

Tobacco Barn, circa 1900

The gabled log tobacco barn is tucked back in the woods on the adjacent parcel (07315645395). The exterior is covered with an undermined material and capped by a metal roof. The tobacco barn is in fair condition.

7.3 History and Architectural Context

The circa 1900 Maynard Farm is one of many tobacco farms that dotted Wake County's rural setting at the turn of the twentieth century. Other tobacco farms in southwestern Wake County include the John H. Seagroves House (WA0676), the H.T. Lawrence Farm (WA1047), and the Allie Lawrence Farm (WA1097). While there was not a particular type of housing for tobacco farms, most of the houses were middle-class folk types, including one- and two-story triple-As, folk Victorians, and simple Craftsmans. Most important to tobacco farms were the number of outbuildings, which served the demands of the labor-intensive process that required specialized buildings in order to cure and handle the crop.

The Wood-Maynard Farm can be traced back to Kelso K. Wood, who purchased the property from E.P. and Lucy L. Lewis in 1919 (Wake County Register of Deeds [WCRD] 1919 348:372). Wood was born on March 7, 1882 to L.H. and Fannie Wood (Find A Grave 2011). The Wood family was living in White Oak Township by 1900, according to the federal census (US Census 1900). On Christmas day in

1904, Wood married Burlena Murry (WCRD 1904). Six years later the couple and their four children were recorded as living in White Oak Township where Wood was a farmer (US Census 1910). The Wood family is subsequently documented as living in the same location in the 1920 and 1930 federal censuses (US Census 1920; US Census 1930).

Following the death of Wood in 1931, the property remained in the hands of his wife and children (Find A Grave 2011). According to the 1940 census, Burlena Wood and daughter Arline were still living at the house, which was valued at \$500 (US Census 1940). In 1944, the property, composed of three tracts, was purchased by Cleave A. Maynard for \$10,000 at a public auction (WCRD 1944 915:395). Shortly after this purchase, Maynard's newlywed daughter and son-in-law moved into the house (Interview with William D. Poe, January 21, 2020). William S. and Katherine Maynard Poe lived in the house until the Ranch house, north of the property, was completed in 1953 (Interview with William D. Poe, January 21, 2020).

In 1962, Cleave A. and Norma Maynard sold the subject property to their daughter and son-in-law for \$1 (WCRD 1962 1500:345). Katherine Maynard Poe held ownership of the property until her death in 2010 and the property was made part of the Katherine Lee Maynard Poe Trust (Social Security Administration 2010). In 2013, William D. Poe created the Poe Acres Family Farms, LLC and transferred the property to the LLC as the successor trustee of the Katherine Lee Maynard Poe Trust (WCRD 2013 15535:966). Today the house stands vacant and has been stripped of much of original interior.

7.4 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, a property must also possess significance under at least one of the four NRHP evaluation criteria (Appendix B). The Wood-Maynard Farm retains integrity in relation to location and setting. The house and outbuildings remain in their original locations. The overall design and footprint of the house has been maintained despite the removal of materials, and the setting remains much the same, although deteriorating, with extant outbuildings and its rural setting. The Wood-Maynard Farm has suffered a serious loss of integrity of materials, workmanship, feeling, and association. Most of the original material has been removed from the building and there are no longer floors or walls present. Because of this loss of material, workmanship and design of the turn of the century has been lost. In turn, the Wood-Maynard Farm has also lost its sense of feeling and association.

7.5 NRHP Evaluation

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix B). The Wood-Maynard Farm is not associated with a specific event or pattern of events that make a significant contribution to Apex, Wake County, or the region. Although the Wood-Maynard Farm is part of the increase of tobacco production in Apex at the turn of the twentieth century, this complex does not have the significance to represent Apex or Wake County's tobacco industry. In addition, the house and outbuildings that remain have lost their integrity. *Therefore, Wood-Maynard Farm is recommended not eligible for listing in the NRHP under Criterion A.*

Properties can be eligible under Criterion B if they are associated with person of significance within the community, state, or national historic contexts (see Appendix B). The Wood-Maynard Farm is not associated with demonstrably important within a local, state, or national historic context. *Therefore, Wood-Maynard Farm is recommended not eligible for listing in the NRHP under Criterion B.*

Properties can 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 (see Appendix B). Built circa 1900, the house no longer retain integrity due to its loss of original materials in the twenty-first century. *Therefore, Wood-Maynard Farm is recommended not eligible for listing in the NRHP under Criterion C.*

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix B). The Wood-Maynard Farm is not likely to contain unretrieved data regarding the history of buildings design or technology not already known or discoverable by a study of the extant buildings and documentary sources. *Therefore, Wood-Maynard Farm is recommended not eligible for listing in the NRHP under Criterion D.*

8.0 SUMMARY OF FINDINGS

Richard Grubb & Associates, Inc. completed a Historic Structures Survey Report and National Register of Historic Places (NRHP) evaluation for the proposed 153-acre Poe Property development located southwest of the Town of Apex in White Oak Township, Wake County, North Carolina. The HSSR identified four historic resources within the Area of Potential Effects: Maynard Farm (WA0845), Wood-Maynard Farm (WA1056), Cleave A. Maynard House (WA8306) and William A. Poe House (WA8307). All four properties are recommended not eligible for listing in the NRHP.

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Communications with Olivia Heckendorf, Architectural Historian

1) William D. Poe, Property Owner, January 21, 2020.