

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

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

May 13, 2021

Mark Altman
Taylor Morrison of Carolinas, LLC.
15501 Weston Parkway, Suite 100
Cary, NC 27513

maltman@taylormorrison.com

Re: Construct residential development, Young property, 10209 Morrisville Parkway, Morrisville, Wake and Chatham Counties, ER 20-1107

Dear Mr. Altman:

Thank you for your letter of March 8, 2021, transmitting the Historic Structure Survey Report (HSSR), "Historic Structure Survey Report: Bartley Yates Farm, 10209 Morrisville Road, Apex, North Carolina, Wake and Chatham Counties, North Carolina" prepared by MDM Historical Consultants. We have reviewed the HSSR and offer the following comments. We apologize for the delay in our response and any inconvenience it may have caused.

We concur that the Bartley Yates Farm (WA0988), placed on the State Study List in 1991, is eligible for listing in the National Register of Historic Places under Criterion A for agriculture. We do not recommend changes to the HSSR and accept this draft as the final version.

Due to the pivotal role of the extant outbuildings as contributing elements under the argument for agriculture, demolition of those structures would have an adverse effect on the historic property. If the effect cannot be avoided or minimized, it will need to be resolved prior to federal permitting, funding, or approval. If consultation with a federal agency is required, we strongly recommend that you initiate contact as soon as possible as the resolution process can significantly lengthen the permitting/approval timeline.

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,



for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Hannah Beckman-Black, NC SHPO
Sarah David, NC SHPO
Gary Roth, Wake County Historic Preservation Commission

DUE 04/16/2021

TaylorMorrison.

RECEIVED HISTORIC PRESERVATION
OFFICE
ER 20-1107

TAYLOR MORRISON
OF CAROLINAS, INC.

Raleigh Division
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Mrs. Renee Gledhill-Early
State Historic Preservation Office
109 East Jones Street, Room 258
Raleigh, NC 27601

March 8, 2021

Re: Young Farm; 10209 Morrisville Parkway; **ER 20-1107**

Mrs. Gledhill-Early,

As a part of our efforts to gain approval of plans for the above referenced project, we have commissioned the completion of a Historic Structures Survey as requested by your July 8, 2020 letter. Under cover of this letter, we are submitting a report completed by MDM Historical Consultants to your office for review and confirmation of any required action. Also attached is an email from USACE confirming their interpretation of the "permit area" as being the entire 92 acre property.

Please let us know if there are any questions about the report or otherwise about the project. You can contact me directly at 919-407-1232 or maltman@taylormorrison.com at any time.

Respectfully,



Mark A. Altman

Land Development Director

Taylor Morrison of Carolinas, LLC

**Historic Structures Survey Report: Bartley Yates Farm,
10209 Morrisville Road, Apex, North Carolina
Wake and Chatham Counties, North Carolina**

Prepared for:

Taylor Morrison of Carolinas, Inc.
15501 Weston Parkway, Suite 100
Cary, NC 27513-8636

Prepared by:

Cynthia de Miranda, Architectural Historian
MdM Historical Consultants, Inc.
PO Box 1399
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March 2, 2021

Historic Structures Survey Report Bartley Yates Farm, Wake and Chatham Counties, North Carolina

Management Summary

Taylor Morrison of Carolinas, Inc., hired MdM Historical Consultants, Inc., in January 2021 to complete an Historic Structure Survey Report (HSSR) for the Bartley Yates Farm (WA0988) at 10209 Morrisville Parkway in Cary, North Carolina. The property straddles the line separating Wake and Chatham counties; the continuation of Morrisville Parkway in Chatham County is known as Lewter Shop Road. The property was placed on the State Study List (SL) in 1991 as an intact and representative early-twentieth-century farm complex. The purpose of this HSSR is to evaluate the property for its eligibility for the National Register of Historic Places (NRHP).

Taylor Morrison is proposing a residential development on the roughly 92-acres (including the sections in each county) that the Bartley Yates Farm occupies. The project requires Section 404 and 401 review by the US Corps of Engineers, which has determined that the entire Bartley Yates Farm property is within the permit area for this project. This condition has triggered Section 106 review, which in turn required evaluation of the Yates Farm through this HSSR. The APE is depicted below in Figure 1.

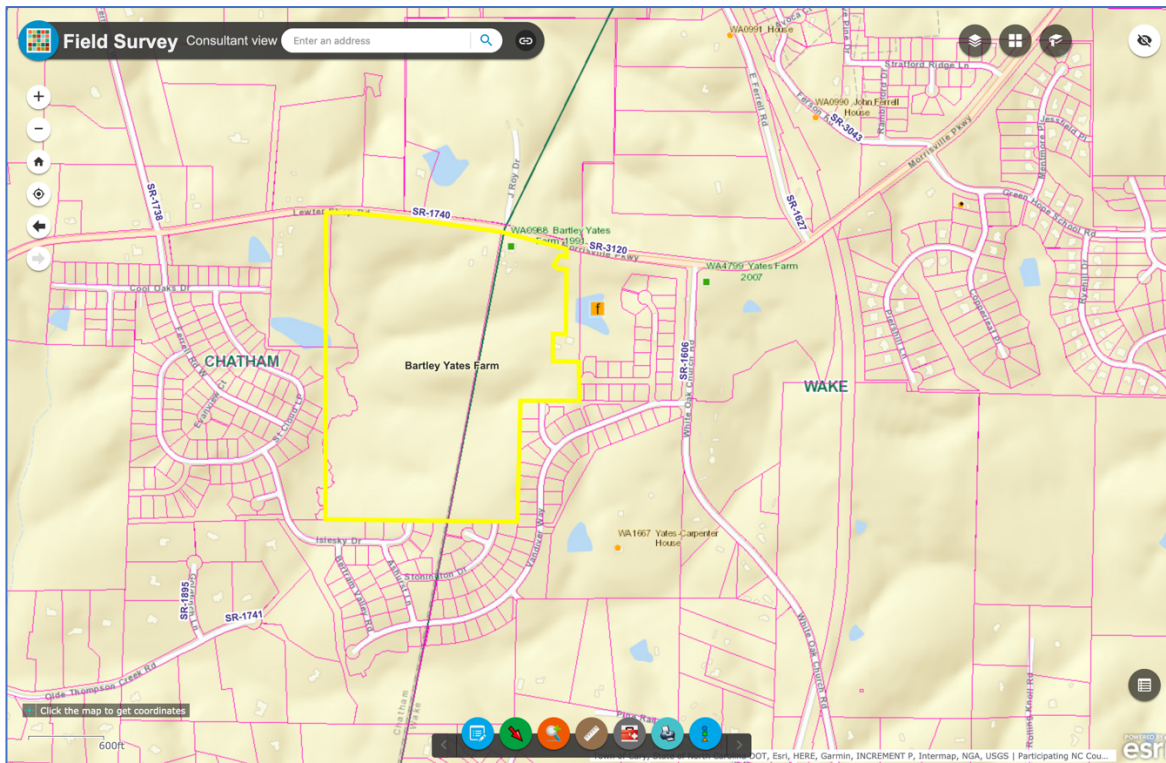


Figure 1: Project Area of Potential Effect (APE) outlined in yellow.
Note county line running through the APE.

There are no known archaeological sites at the proposed project area and the NC Historic Preservation Office (HPO) did not recommend an archaeological investigation as part of this Section 106 process.

SSN	Property Name	NR/DOE Status	Criteria for NRHP Eligibility
WA0988	Bartley Yates Farm	Study List 1991	Recommended eligible under Criterion A

Project Methodology

MdM architectural historian Cynthia de Miranda conducted research on the farm itself and on the farmstead as a property type in Wake and Chatham counties. Ms. de Miranda reviewed Kelly Lally’s 1993 Multiple Property Documentation Form, “Historic and Architectural Resources of Wake County, North Carolina (ca. 1770-1941)” as well as Lally’s 1994 publication based on that work, *The Historic Architecture of Wake County, North Carolina*. She also reviewed Osborn and Selden-Sturgill’s 1991 publication *The Architectural Heritage of Chatham County, North Carolina*. Based on information from these sources, Ms. de Miranda reviewed survey files for farmsteads from the late-nineteenth and early-twentieth centuries in both counties to select possible comparable properties. Ms. de Miranda conducted survey on the subject property and on comparable properties in January and February 2021 and authored this report.

Subject Property Description: Bartley Yates Farm

The farmstead at the Bartley Yates Farm stands near the northeast corner of a 92.56-acre parcel (PIN 0724033027) at 10209 Morrisville Parkway in Cary in that bridges the line between western Wake County and eastern Chatham County. The APE is depicted in Figure 1, above. The house and most of the farmstead are on the Wake County side; only a few buildings at the west edge of the farmstead are in Chatham County (see Figure 2, below).

The farmstead is on the property’s highest elevation, and the land slopes down to the southwest from there. A creek runs through the upper half of the APE. The southern portion is wooded except for the southeastern corner. The dwelling faces north to the roadway. A horse-shoe drive enters the property on the east side of the farmstead, circles behind the house and heads back to the roadway on the west side of the dwelling. Agricultural buildings stand behind the drive and to the south and southwest of the dwelling. A grape arbor is east of the house, in the west half of an area that remains cleared. Trees surround the farmyard and the small pasture immediately south of the agricultural buildings, cutting off the view to the rest of the acreage. A subdivision development to the southeast is visible through bare trees in winter.

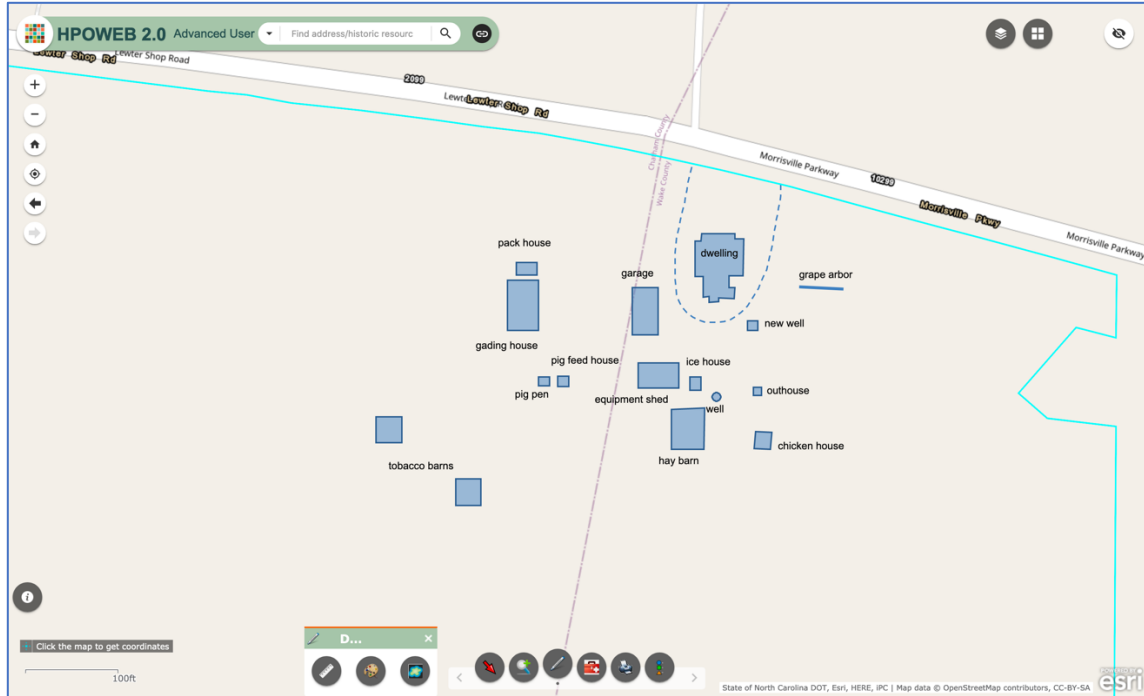


Figure 2: Bartley Yates Farm, farmstead site plan for appearance in February 2021

Bartley Yates House

Ca. 1894 (rear ell), ca. 1924 (first floor), ca. 1926 (second floor), ca. 1980, ca. 2015

The Yates House is a two-story, double-pile, transitional Queen Anne-Colonial Revival dwelling with high hip roof, decorative attic gables with end returns, interior brick chimneys, and a hipped front porch with gabled entry bay. Windows are generally 2/2 sash, although some 4/4 sash are in evidence at the rear elevations and on a rear ell. The two-room, single-story ell has a hipped roof and an interior brick chimney. An open porch with the same turned posts and brackets edges the west side of the ell, and a screened porch is at its east elevation. Alterations in the last quarter of the twentieth century include installation of a continuous brick foundation and replacement steps at the front and side porches; vinyl siding that covers the walls and eave trim; metal roofing; faux shutters; and storm windows. Much of the interior trim in the double-pile part of the house, including the stair balustrade, has been sandblasted to remove the paint. The porch columns have likewise been sandblasted. A kitchen was installed in the north room of the rear ell around 1980, and much of the wall between that room and the rear west room of the double-pile house has been removed to open the two rooms to each other.

The house is relatively simple in form and massing. A few architectural elements reflect the transitional architecture. Queen Anne elements include the turned porch posts with curving brackets and the multiple decorative gables at front and side elevations. Colonial Revival details include boxed eave returns at the attic and porch gables. The unusually wide front door is partially glazed, with two raised panels below nine lights. Flanking the door are sidelights with raised panels in the lower quarter.

The façade is three bays wide, reflecting the dwelling's center-hall plan. The two end bays each have an attic gable lit with a round-arched sash. Side elevations, in contrast, have a single attic gable positioned between the windows that light the front and back rooms of the double-pile depth. Instead of a window, the side gables feature a round vent with carved covering. At the back of the house, original features of the earlier dwelling that now forms the rear ell are largely missing or obscured by later changes. The west side has a five-paneled single-leaf door paired with a four-over-four sash window in the rearmost room. A four-over-four sash window set sideways (to accommodate the twentieth-century kitchen remodel) pierces the west side of the ell's front room. The east side has four-over-four sash and a single-leaf, partially glazed paneled door. They overlook a screened porch that extends to the east toward the back of the rear ell to shelter a well. A passage and bathroom are tucked into two tiny additions appended to the east and south sides of the rear ell at its southeast corner.

The dwelling's interior features four rooms at each story in addition to the center hall. A straight-run, open-stringer stair with turned balustrade rises from the back of the hall toward the front of the house. Exterior doors are at either end of the hall, and each room is accessed from this common space. An added set of French doors also provide connection between the two rooms on the west side at the first floor.

All rooms have wood floors, walls, and ceilings, a very common treatment in this period in western Wake County. The rooms, including in the ell, all have base and crown molding. Paneled doors are set into typical early twentieth-century architraves with wide lintels topped with molded caps. Some spaces at the first floor of the double-pile house have flush-board wainscot, sometimes installed vertically in contrast to the horizontal installation of the beadboard wall sheathing. At both stories, some rooms have closets accessed through vertical plank doors surrounded by plain flat architraves.

Fireplaces are in three of the four rooms at the first floor. Mantels are common Colonial Revival-style mail-order designs that include pilasters, plain lintels, and molded shelves. In one case, there is also a mirrored overmantel. Two mantels in the second story's front rooms are simpler post-and-lintel types with plain shelves. They do not appear frame a firebox and they do not have hearths; they seem to have been installed just to accent a wood or gas stove, although none are extant. They are positioned to allow a stove pipe to feed into the chimneys.

The interior of the rear ell features flush-board wall sheathing as well as wood floors and ceilings and crown and base molding in both rooms. The front room has been converted into a modern kitchen in the late twentieth-century, including a wide opening into the southwest room of the two-story section. The rear room has a vernacular mantel with plain shelf on triangular brackets. The firebox and chimney project into the room and the former is enclosed for use with a stove, now removed. To the left of the fireplace is a closet with vertical plank door. The ell has 4/4 sash partially-glazed paneled exterior doors that were added sometime in the twentieth century.



Dwelling, Bartley Yates Farm, façade (N elevation), view to south.



Dwelling, Bartley Yates Farm, E elevation, view to west.



Dwelling, Bartley Yates Farm, S (rear) elevation, view to north.



Dwelling, Bartley Yates Farm, W elevation, view to east.



Dwelling, Bartley Yates Farm, enclosed well at S end of E screened porch, view to west.



Dwelling, Bartley Yates Farm, center hall, view N to front door.



Dwelling, Bartley Yates Farm, front east room, view southwest.



Dwelling, Bartley Yates Farm, center hall, view to south.



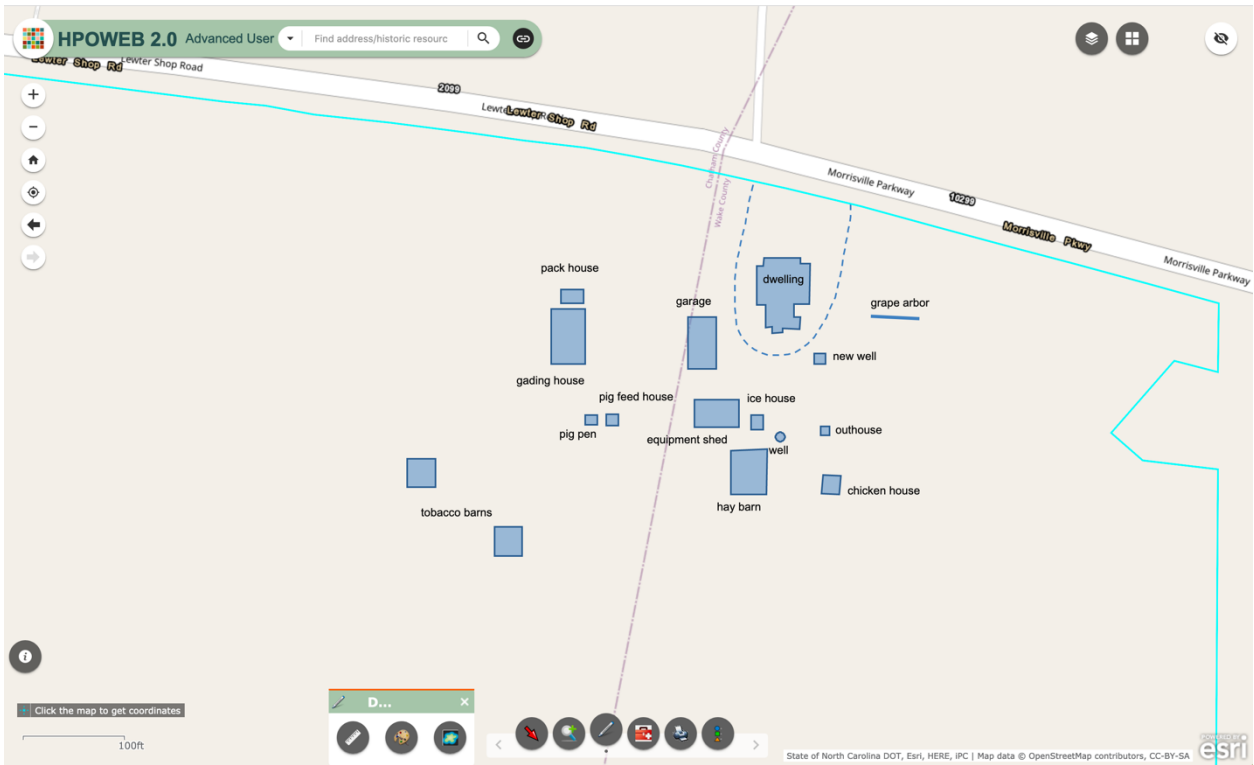
Dwelling, Bartley Yates Farm, front west room at second floor, view to south.



Dwelling, Bartley Yates Farm, back room of rear ell, view to southwest.



Dwelling, Bartley Yates Farm, back room of rear ell, view to northeast.



Site Plan, Bartley Yates Farm, 2021

Grape arbor
Ca. 1950

Grape arbor fashioned with wood posts and wire rungs stands directly east of the house in an open field. Although the grape arbor is not documented in earlier surveys, it was a common element in twentieth-century farmsteads across Wake County. It appears on the earliest aerial on the Wake County iMaps system, which is from 1981 and likely dates at least to mid-twentieth century.



Grape arbor (at right) and farmstead, Bartley Yates Farm, view to southwest.

The following outbuildings were documented by Kelly Lally in 1989 with photography and a site plan. The latter is reproduced below as Figure 3. This inventory using the same building names as those assigned by Lally in 1989.

New well
Ca. 1950

Shed-roofed, concrete-block structure stands immediately east of the house on the opposite side of the drive that circles around the back of the house.



New well, Bartley Yates Farm, view to northeast.

Outhouse
Ca. 1920

A shed-roofed, frame outhouse with weatherboard exterior stands southeast of the new well.



Outhouse, Bartley Yates Farm, view to southeast.

Well

Ca. 1950

This well was previously documented with a pump still attached. The pump has been removed but the concrete cap remains. It is just north of the hay barn.



*Well (at foreground left), chicken house (background left) and hay barn (foreground right),
Bartley Yates Farm, view to southeast.*

Hay barn

Ca. 1920

Frame, gabled barn of two stories stands south of the house. The weatherboarded barn has two doors at each level on its east side and a single-story shed-roofed room at the east side. A wide, open shed at the south side provides shelter and shade on the pasture side of the barn. Fencing encloses the pasture. The barn has a metal roof.



Hay barn, Bartley Yates Farm, view to southeast.

Chicken house, ca. 1920

A shed-roofed chicken house with weatherboard siding and metal roofing stands in the pasture to the east of the barn. A section of the south side of the shed has open slats. The east wall is missing and a portion of the north wall is also gone.



Chicken house, Bartley Yates Farm, view to east.

Ice house, ca. 1900

Frame, shed-roofed building with plank siding and metal roof. Interior walls are lined with hooks. The building stands north of and faces the hay barn.

Equipment shed, ca. 1950

Built of squared timber posts and kingpost roof trusses with metal roof and exposed rafter tails. Older survey refers to this structure as “rebuilt.”



Equipment shed (at left) and ice house, Bartley Yates Farm, view to northwest.

Pig feed shed, ca. 1900

Shed-roofed frame building with horizontal plank siding, metal roof. The building stands west of the hay barn and immediately east of the pig pen.

Pig pen, ca. 1900

Frame pen with metal roof and slatted sides; stands immediately west of the potato shed.



Pig feed house (at left) and pig pen (at right), Bartley Yates Farm, view to southwest.

Tobacco barn #1, ca. 1920

Log tobacco barn with some remaining vertical board sheathing and metal roofing, stands on brick and stone foundation southwest of the farmstead and south of the grading house. No sheds remain.

Tobacco barn #2, ca. 1920

Log tobacco barn with some remaining vertical board sheathing and metal roofing, stands on brick and stone foundation west of tobacco barn #1. The barn has sheds on the west and north sides.

Grading house, ca. 1950

A broad, frame, side-gabled two-story building with four open bays at the first floor's east elevation and plank doors at the second story above. The building stands immediately south of the pack house, west of the dwelling.

Pack house, ca. 1920

Two-story gabled building with two windows on the north-facing eave end and a plank door at the east gable ends' the second-story. A door at the first story is at the south elevation. The building stands immediately north of the grading house, west of the dwelling.



Tobacco barns, Bartley Yates Farm, view to northwest.



Grading house (at left) and pack house (at right), Bartley Yates Farm, view to northwest.

Garage, 1987

Side-gabled, four-bay frame garage with vinyl siding and metal roof. Bay openings face east to the house and a single-leaf door is on the south gable end. The garage stands west of the house on the opposite side of the driveway.



Garage, Bartley Yates Farm, view to northwest.

Three buildings documented in an April 2020 request for environmental review are no longer standing. Those buildings include the washhouse, meat/feed house, and workshop. They stood southeast of the dwelling, some of the nearest outbuildings to the house. The buildings are labeled as Structures 2, 3, and 4 in the environmental review request. They are labeled as (a), (c), and (d) in the 1989 survey site plan (see Figure 3).

Four other buildings documented by Kelly Lally that are no longer extant include the potato house (k), two tobacco barns (l), and the tenant house (n). The first three outbuildings stood southwest of the pig pen and north of the two surviving tobacco barns. Aerial photography on the Wake County iMaps system shows them through 2017. Demolition debris, apparently from the potato house and tobacco barns, is still on site.

The tenant house stood near Morrisville Road at the east edge of the parcel. Street view photography from 2018 shows the tenant house. The only trace of it observed during survey for

this project was an area of flattened earth and some emerging bulb shoots that had likely been front porch plantings.

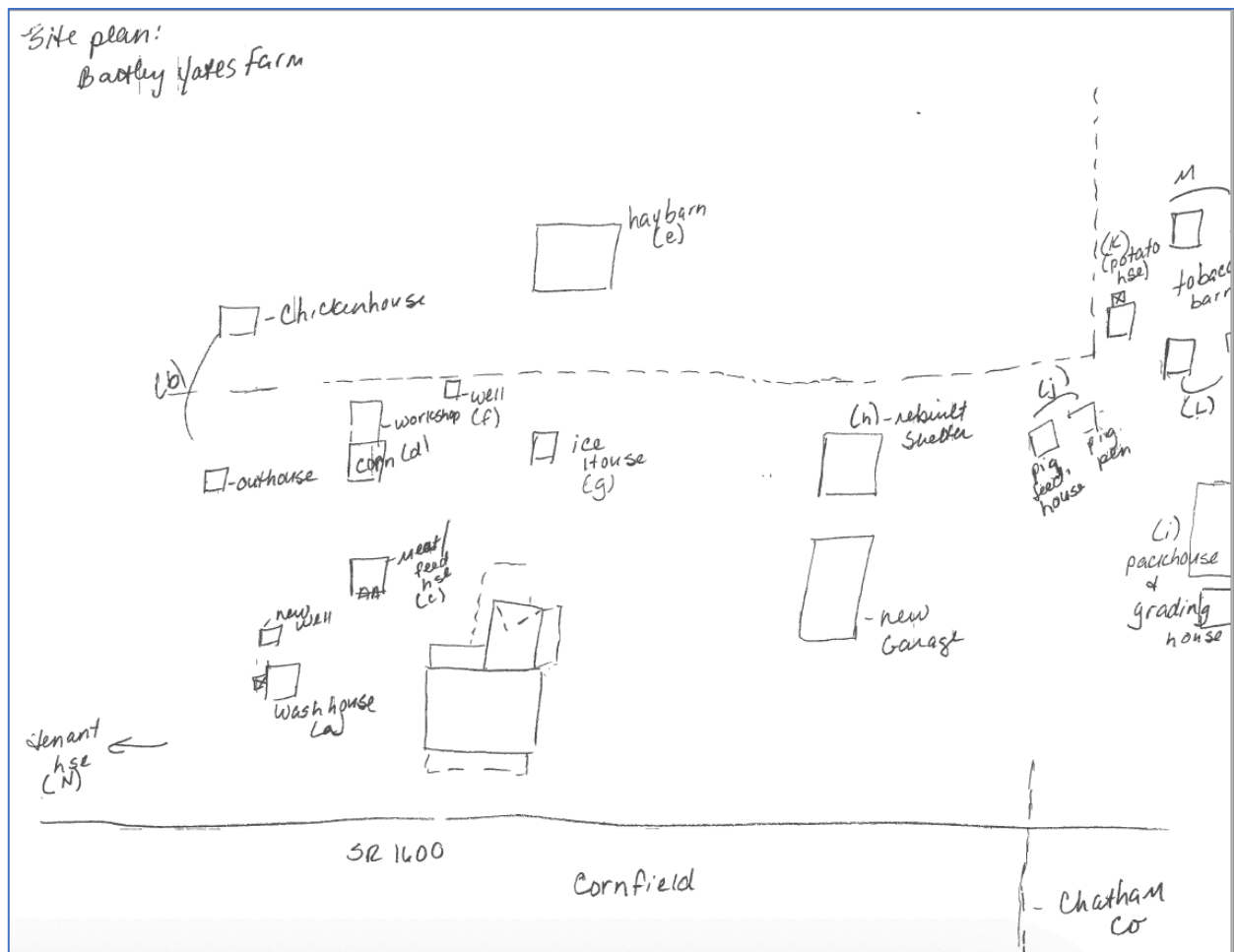


Figure 3. Site plan drawn by Kelly Lally in 1989.

Historic Background

Members of the Yates family have farmed this land possibly as early as 1860 and likely by 1880. Bartley Yates's grandson Roy Yates was the last to farm the property; he sold it in 1978.

Bartley Bennett Yates (1849-1928) owned this property as early as the late nineteenth century according to research by Kelly Lally during the comprehensive survey of Wake County in 1988-1991. Research at that time concluded that he had inherited the land, as deeds showing his acquisition had not been located. A deed search executed in both Wake and Chatham counties for this report also returned no results.¹

¹ Bartley Yates Farm (WA0988) Survey File, File Room, North Carolina Historic Preservation Office (HPO); Ancestry.com, *North Carolina, U.S., Deaths, 1906-1930* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

Yates appears to have grown up in this area. The 1860 federal census shows ten-year-old Bartley living with his parents, Hinton and Miley Yates, and younger sister, Felicia, in the Southern Division of Wake County on a farm valued at \$300. Two other Yates families lived in nearby on a single farm valued at \$600. The nearby post office was Morrisville. The census shows Bartley still living with his parents in 1870 in the White Oak neighborhood and using the New Hill post office.²

By 1880, Bartley and his wife Martha were living in their own household with young daughters Harriet and Lillie in Williams, Chatham County. This appears to be the same neighborhood that the subject property stands in, as other Yates families are nearby, as is a Lewter family. Bartley farmed 17 tilled acres and had at least another 72 acres; the value of the farmland and buildings totaled \$400, and livestock accounted for another \$80 in value, including a milking cow, a mule, two sheep, 8 hens, and other cattle. He grew corn, oats, wheat, cotton, cow peas, and Irish and sweet potatoes. Bartley estimated his farm income at \$200 for the year. It may have been this tract of land straddling the county line.³

The 1900 census records the family in Williams still. Their 18-year-old son James M(atthew) Yates (1882-1951) was living at home and attending school. His 24-year-old sister Hettie (Harriet) also lived with their parents in Williams. Their daughter Lillie lived in a separate household with her husband Thomas P. Yates, a son of Madison and Caroline Yates. The young couple were enumerated in the census immediately after Bartley and Martha's household. They had been married the previous December.⁴

In 1910, James Matthew Yates was living in a rented house, farming on his own account, and living with his own young family in Williams. James and Lola had been married for six years, according to the census record, and had two young sons. Hettie Yates lived with them, and their father Bartlett lived with their sister Lillie (listed in the census as Francis L.) and her husband Thomas. Thomas also farmed on his own account and lived in a rented house. Bartley had no listed occupation, but in the column for listing occupation, the census taker has written "own income."⁵

By 1920, James was listed as the owner of his house on Durham Road in Williams, Chatham County. His family had grown to include another son and a daughter, and his father, now 70,

² *1860 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2009; *1870 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2009.

³ Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1880 United States Federal Census* [database on-line], Lehi, UT, USA: Ancestry.com Operations Inc, 2010. Notes from the North Carolina Agricultural Schedule of the 1880 Federal Census are in the property's survey file.

⁴ Ancestry.com, *1900 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2004; Ancestry.com, *North Carolina, U.S., Marriage Records, 1741-2011* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2015; Ancestry.com, *North Carolina, U.S., Marriage Records, 1741-2011* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

⁵ Ancestry.com, *1910 United States Federal Census* [database on-line], Lehi, UT, USA: Ancestry.com Operations Inc, 2006.

lived in the household. Thomas and Lillie Yates do not appear in the vicinity. The 1930 census lists the family in White Oak, Wake County. Bartley had died two years earlier and the couple's two younger children still lived with them. While it is possible that these two generations of the Yates family were living somewhere other than this house when the census enumerated them in Williams, Chatham County, it does not seem likely. It appears that this dwelling was, by oral tradition, known as the Bartley Yates House by the owners who would have talked with Kelly Lally during her survey.⁶

Kelly Lally's account of the property, published in her 1994 book, relays that Bartley Yates built a two-room house—now the ell of the two-story dwelling—around 1894 and that James Matthew Yates built the first floor of the double-pile house in 1924 and the second story in 1926. This history fits with the census records: Bartley's son James and son-in-law Thomas are both listed as tenants and/or renters until 1920, when James is shown as a homeowner. It seems likely that Bartley always lived in the two-room house until the double-pile front section was built. Following the census records, that would mean that Lillie and Thomas lived in the main house with Bartley while James and his family lived in the tenant house. When Lillie and her family moved away, James and Lola moved with their children to the two-room house before expanding it to one and then two stories.⁷

Two snapshots of the farm under James M. Yates in the first half of the twentieth century appear in the Farm Census records. In 1925, James owned 151 acres and cultivated 37 of them. He dedicated 18 acres to tobacco but also raised grains, peanuts, Irish and sweet potatoes, berries and melons. He had 40 hens, 2 cows for milking, 25 pecan trees, and a one-acre home garden. In 1945, he dedicated more land (13 acres) to corn and less (5 acres) to tobacco. He had 2 cows, 45 hens, 40 fruit trees, and a 2-acre home garden. He cultivated total of 30 acres and had a 4-acre pasture.⁸

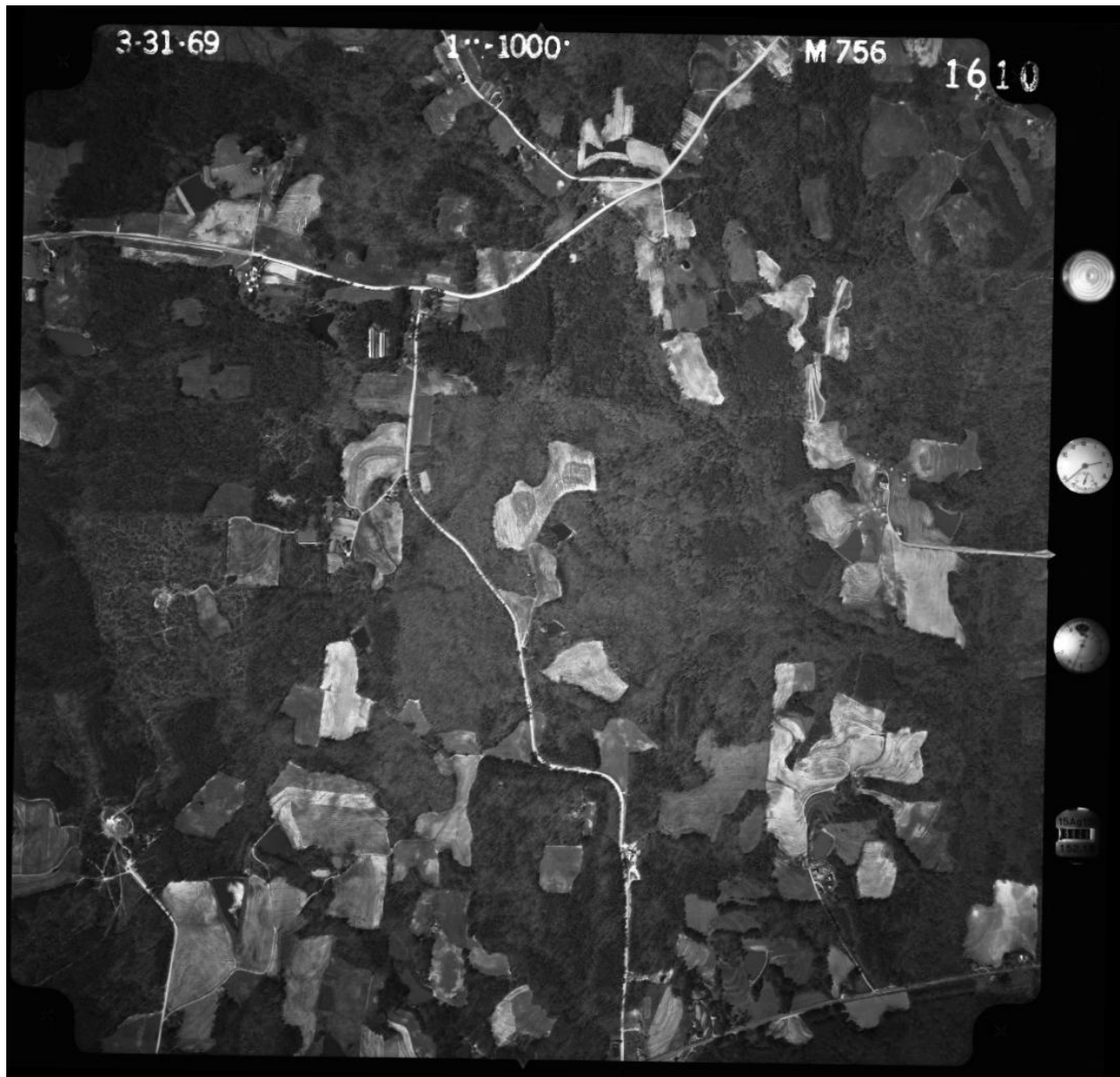
In 1950, James and Lola transferred the property to their son James Roy Yates (1909-1987). Matthew died the following year. In 1955, Roy Yates reported a 64-acre farm with 16 acres harvested and a 4-acre pasture. He grew tobacco on 5 acres and grew hay and feed. He kept a single cow and 12 hens. The census reports 5 people living on the farm. In 1959, the farm census recorded that Roy Yates owned two additional tracts, one of 60 acres and one of 90 acres. Across all three tracts, he tilled 6 acres of corn and 8-1/2 of tobacco and kept a 2-acre home garden. The census reported an uncommonly large number of hens, 3,500, as well as 3,000 bushels of metal grain storage. In 1970, Roy Yates cultivated 21 acres across the three parcels, including 8-1/2 acres of tobacco and smaller fields of hay, oats, and other crops. He kept 12 cows for beef and maintained orchards, vines, and a home garden. A 1969 aerial photo shows three cleared areas south of the farmstead, each roughly three to five acres in area. An

⁶ Ancestry.com, *1920 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010; Ancestry.com, *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2002.

⁷ Kelly Lally, *The Historic Architecture of Wake County, North Carolina* (Raleigh: Wake County Government, 1994), 338.

⁸ Wake County Farm Census Reports, 1925, 1935, 1945, North Carolina State Archives, Raleigh.

aerial photo from 1969 shows this parcel mostly wooded with three small cleared tracts in the woodland south of the farmstead. From what can be seen from the aerial, vegetation around the farmstead looks much like it does today.⁹



NC DOT aerial photo, March 31, 1969. Accessed from NCDOT Historical Aerial Imagery Index.

Clyde and Earline Young purchased the farm from Roy and Lola Yates in 1978 but did not farm the land. The property is now owned by their children Sandra Emerson and Michael Young.¹⁰

⁹ J.M. and Lola Yates to J. Roy Yates, Wake County Deed Book 1049, page 585, September 7, 1950; Wake County Farm Census Reports, 1955, 1960, 1970, North Carolina State Archives, Raleigh.

¹⁰ J. Roy Yates and Lucile Vandiver Yates to Clyde G. Young and Earline Murray Young, Wake County Deed Book 2656, page 324, September 6, 1978.

At the conclusion of her countywide comprehensive architectural survey, Kelly Lally found that the “Bartley Yates property is one of the most intact early 20th-century farm complexes in Wake County” and recommended the property for the State Study List. She documented sixteen buildings in addition to the house: “the frame outbuildings on the property include a wash house, a smokehouse, workshop, outhouse, hay barn, chicken house, ice house, pig pen, potato shed, four tobacco barns, packhouse, grading house, and tenant dwelling, all of which probably date from the early to mid-twentieth century.” The concrete-block addition to the frame wash house is visible in her survey photographs, but there is no smokehouse documented in the site plan or the photographs; its inclusion in the farmstead description may have been an error. The buildings across the Chatham County line were apparently not documented for survey updates, but the four tobacco barns are evident in aerial photos as late as 2017. Two of the four have been demolished, and rubble piles are still evident in the landscape. The tenant house remained until at least 2012, according to another update.¹¹

Historic Context: Mid-Size Farms in western Wake and eastern Chatham Counties, 1880-1950

Despite a century or more of the agricultural use of this property, the buildings at the Bartley Yates Farm largely reflect the late nineteenth through early twentieth century period. In the first few decades of the 1900s, in both western Wake County and eastern Chatham County, farming shifted from diversified enterprises to tobacco-dependent ventures, a trend also seen in the Yates families’ agricultural production. The prosperity of the new tobacco cash crop allowed a number of middling farmers to update their housing in the first years of the twentieth century. As the decades went on, farms moved back to diversified production while keeping the cash crop of tobacco primary.¹²

Wake County led the state in agricultural production at the start of this period. Farming, particularly for the non-landowning tenant or crop-lein farmer, was difficult and unsteady work. Among the owning class, there were a few farmers with extensive land holdings and many more “middling” farmers who owned up to a couple hundred acres. Both relied on tenants to help farm the land, but the smaller-scale farmers might have only a single tenant or some hired hands. All the large landowners were white. Farmers with small or mid-sized farms might be Black or white, but Black farmers who owned farms of any size were a minority in the Black farming population. In Chatham County in 1890, 57 percent of farmers owned the land they farmed.¹³

The cash crops of cotton and tobacco predominated at the start of this period, but multiple factors pushed tobacco to the fore. As cotton prices declined toward the end of the nineteenth

¹¹ Lally, *Historic Architecture of Wake County*, 338; Bartley Yates Farm Survey File; aerial photos from 1981 through 2017 are available on the Wake County iMaps system at maps.raleighnc.gov.

¹² Rachel B. Osborn, “Chatham County Multiple Resource Nomination” (Chatham MRN), 1983, <https://files.nc.gov/ncdcr/nr/CH0830.pdf>, page 7.2; Kelly Lally, “Historic and Architectural Resources of Wake County, North Carolina” (Wake MPDF), 1993, <https://files.nc.gov/ncdcr/nr/WA7244.pdf>, page F113.

¹³ Lally MPDF, E46, E53-54, E-57; Rachel Osborn and Ruth Selden-Sturgill, *The Architectural Heritage of Chatham County, North Carolina* (Pittsboro: The Chatham County Historical Association, 1991), 35.

century, farmers in this area increased their tobacco production. The tobacco wilt affecting Granville County's established tobacco farms caused farmers to move south across the Wake County line to Sandy Plain as well as southwest to western Wake County. Finally, also around the same time, the crossing of the Seaboard Air Line railroad with the Durham and Southern line in Apex made that nearby town a cotton and tobacco market, to the benefit of farmers in this community. Farmers augmented their cash crops with a little livestock, home gardens, and orchards. Farm households commonly produced their own feed for the livestock as well as Irish and sweet potatoes and other small crops. Middling farmers generally built small dwellings in the early years of this period, but the profitable transition to tobacco farming enabled them to build larger and sometimes rather stylish dwellings in the first decade of the twentieth century. Tenant houses, in contrast, remained vernacular and modest. In some cases, such as appears to be the situation with the Bartley Yates Farm, tenants were family members.¹⁴

As the twentieth century wore on, another transportation improvement nudged some farmers into diversifying their crops. Roadway improvements and construction made "truck farming" more profitable as more farmers could get staple fruits, vegetables, and eggs to smaller markets or directly to customers. The opening of the City Market in Raleigh in 1914 provided a central venue for selling farm produce in Wake County. After World War I, primary roads were hard-paved in the county and secondary roads resurfaced with sand or clay. Throughout the 1920s, more and more people acquired automobiles. Farmers had more choice about a market for the crops. Many found that Durham markets paid higher prices than markets in Wake County. They diversified into peanuts, sweet potatoes, peas, pecans, watermelons, grapes, and orchard fruits. Despite the diversification and increased markets, the 1920s were difficult for farmers in this area, with dropping prices and boll weevil infestation, and the Great Depression did not improve the difficulty of farming. Federal programs benefitted land-owning farmers, but they did not always share that bounty with their tenants. White farmers continued to be more likely to own land than Black farmers. In Chatham County in 1920, nearly three-quarters of white farmers were owners while just forty percent of Black farmers owned land.¹⁵

The Rural Electrification Act of 1936 brought the power grid to many farms in the several years following passage of the act. Farms around Wake County, for instance, were electrified after 1940. In the second half of the twentieth century, farming declined markedly on both sides of the county line. The six thousand farms in Wake County were reduced by half that number throughout the 1950s, and again by nearly another half before 1974. Many farms in eastern Chatham County were condemned for the creation of Lake Jordan and some of the lands immediately surrounding the lake are now owned by the US Corps of Engineers.¹⁶

Throughout the period of study for this report, the organization, appearance, and content of farmsteads varied little. The main dwelling was always prominent on the landscape and stood at the front of a small farmyard that was scattered with modest buildings serving particular

¹⁴ Lally MPDF, E46-55, E66; Farm Census Records; Osborn and Selden-Sturgill, 39.

¹⁵ Lally MPDF, E58-E59, E71-E73, E-76, E-78-E79; Osborn and Selden-Sturgill, 38.

¹⁶ Lally, E-77-E78; Osborn and Selden-Sturgill, 40.

functions. Those related to the household were close to the dwelling; structures for livestock and crop storage or processing were farther afield. There was a consistent need for domestic outbuildings like wellhouses, washhouses, smokehouses, and outhouses throughout the period. Some farms also had small buildings housing power generators. As farmers in this area diversified in the early twentieth century, more agricultural storage buildings were needed for hay, potatoes, corn, and dairy products on farms that were not predominantly dairy farms. Farmers in this area tended to keep a few milking cows and laying hens, sometimes also sheep and/or pigs. Generally speaking, the typical log construction of the nineteenth century fell out of favor as frame and plank outbuildings predominated in the twentieth. However, surviving log outbuildings—particularly tobacco barns—are not unusual; log continued in use for construction of tobacco barns into the 1940s. Other materials for tobacco barns in the twentieth century included clay tile. Concrete block found use in the twentieth century for well houses, sheds, and tobacco-related functions.¹⁷

Houses in western Wake and eastern Chatham reflected changing architectural styles in their details, but form was commonly vernacular and sometimes out of date. Generally speaking, the triple-A house, both the two-story I-house and the single-story version, were very common in the first part of the period. Double-pile dwellings with high hipped roofs and often with front-facing gabled bays—sometimes projecting, sometimes with clipped corners—became popular in the early years of the twentieth century. Single-story examples exist but the two-story version more commonly survives. This type, seen repeatedly in this rural neighborhood that bridges the county line, often had Queen Anne detailing or transitional Queen Anne-Colonial Revival elements. Bungalows, generally popular in the 1920s in rural areas and on farms, are less commonly seen in this area than in other rural neighborhoods, perhaps because of the economic slump cotton and tobacco farmers faced in this area in the 1920s. Tenant houses generally stood at a distance from the main domestic complex and were single-story, vernacular, side-gabled buildings with front porches.¹⁸

Comparable Properties

Similar farmsteads from the same period remain in western Wake County and eastern Chatham County. At the conclusion of the Wake County survey, Lally noted several “notably intact or particularly representative farm complexes” from the period between the Civil War and World War I, 1965 to 1918. The subject property, the Bartley Yates Farm (WA0998) was among them. Others in western Wake County included the J. M. Williams Farm (WA0992); the H. T. Lawrence Farm (WA1047); and the John Seagroves Farm (WA676). These four were all added to the State Study List at the conclusion of that survey. The house at the J. M. Williams house was destroyed by fire in 2019, and a number of the early outbuildings on the farm had been replaced with new metal buildings in the early twenty-first century. The other properties, however, are good comparable properties to the Bartley Yates Farm.¹⁹

¹⁷ Lally, Wake MPDF, F112; Osborn and Selden-Sturgill, 43-45; Lally Wake MPDF, F107-108, F115.

¹⁸ Lally Wake MPDF, F112-F114; Osborn and Selden-Sturgill, 43-46.

¹⁹ Lally Wake MPDF, F113.

A few miles south of the subject property is the H. T. Lawrence Farm at 3228 Olive Chapel Road. It remains an excellent example of the middling farmer's farmstead in this period. The main dwelling at the Lawrence Farm is a ca. 1898 I-house with wraparound porch, 2/2 sash, gable end returns, and a rear ell that includes an older house and later alterations. Prominent among the outbuildings is a ca. 1940 gambrel-roofed barn with center aisle. Nearby stands a pyramidal-roof tool shed. A tiny building for a Delco power generator survives, as do potato sheds, a packhouse, a single-car garage. All are frame buildings dating from the first half of the twentieth century. Two tile tobacco barns survive as well as a concrete-block outbuilding. A log crib and early frame garage documented by Lally do not survive. The setting remains largely intact; although there are no cultivated fields, the farmstead stands at the center of a large cleared parcel edged with wooded tracts that block views of modern development. Farm ponds are between the house and the road.



H. T. Lawrence farm, barn and dwelling as they appear on the approach from the main roadway, view north



Dwelling, H. T. Lawrence farm, view northeast



Packhouse on farm lane north of dwelling and outbuildings, H. T. Lawrence farm, view south



Tobacco barns, H. T. Lawrence farm, view northeast

Although the agricultural setting at the John H. Seagroves Farm at 1617 Ten Ten Road in southeast Apex has been transformed into a suburban development, the farmstead is intact and also remains an excellent example of an early twentieth century tobacco farm in this area. The ca. 1910 single-story triple-A house has a front porch and a weatherboard exterior with diamond-shaped shingles and louvered vent in the gable end. Turned posts support the porch roof and windows are 2/2 sash. The house was relocated about forty feet north in 2008 to accommodate the widening of Ten Ten Road. Spreading out to the east across the rest of the farmstead parcel are several early twentieth century outbuildings, including a smokehouse, four sheds, and a gable-front barn. A brick well house dates to the 1970s. Between Lally's original survey in 1989 and an update completed in 2007, a number of the northernmost outbuildings at the farm had been demolished, including tobacco barns, a packhouse, and a tenant house. Along with the dwelling, two sheds were moved slightly north in the 2008 road widening, and the house and the outbuildings closest to it were rehabilitated. Despite the loss of some outbuildings and the larger setting, the property was designated a Local Landmark in 2011. The NC HPO concurred at the time that the farmstead "possesses significance in the history of Wake County as a substantially intact turn-of-the-twentieth-century tobacco farm complex" and that the house and six outbuildings were substantially intact.²⁰

²⁰ John H. Seagroves Farm (WA0676), File Room, NC HPO, Raleigh. The letter from NC HPO concurring with the property's significance for Local Landmark designation is in the file.



John H. Seagroves Farm, view northwest



Dwelling, John H. Seagroves Farm, view northwest



Farmstead, John H. Seagroves Farm, view northeast



Farmstead, John H. Seagroves Farm, view northwest

The Cannady-Brogden Farm (WA1363) in Sandy Plain, northwestern Wake County, was singled out by Lally as an “excellent example of a tobacco farm complex” and was also placed on the State Study List. It was subsequently listed in the NRHP in 2001. The triple-A I-house is a commanding presence on the landscape and features spindle work in the gabled ends and elaborately carved brackets at the turned porch posts. The house has a new foundation, vinyl siding, and replacement sash, but the character-defining Queen Anne details are intact. Behind and to the south of the dwelling is an impressive array of outbuildings that reflect the tobacco-centric farm operation in the early twentieth century. The dozen outbuildings documented in the NRHP nomination are all still extant; only the woodshed attachment to the smokehouse is gone. Other remaining buildings include a washhouse, covered well, chicken coop, large packhouse, machinery shed, corn crib, mule barn, and cow shed, all frame; two log tobacco barns; and a concrete-block tobacco stackhouse.



Dwelling, Cannady-Brogden Farm, view northeast

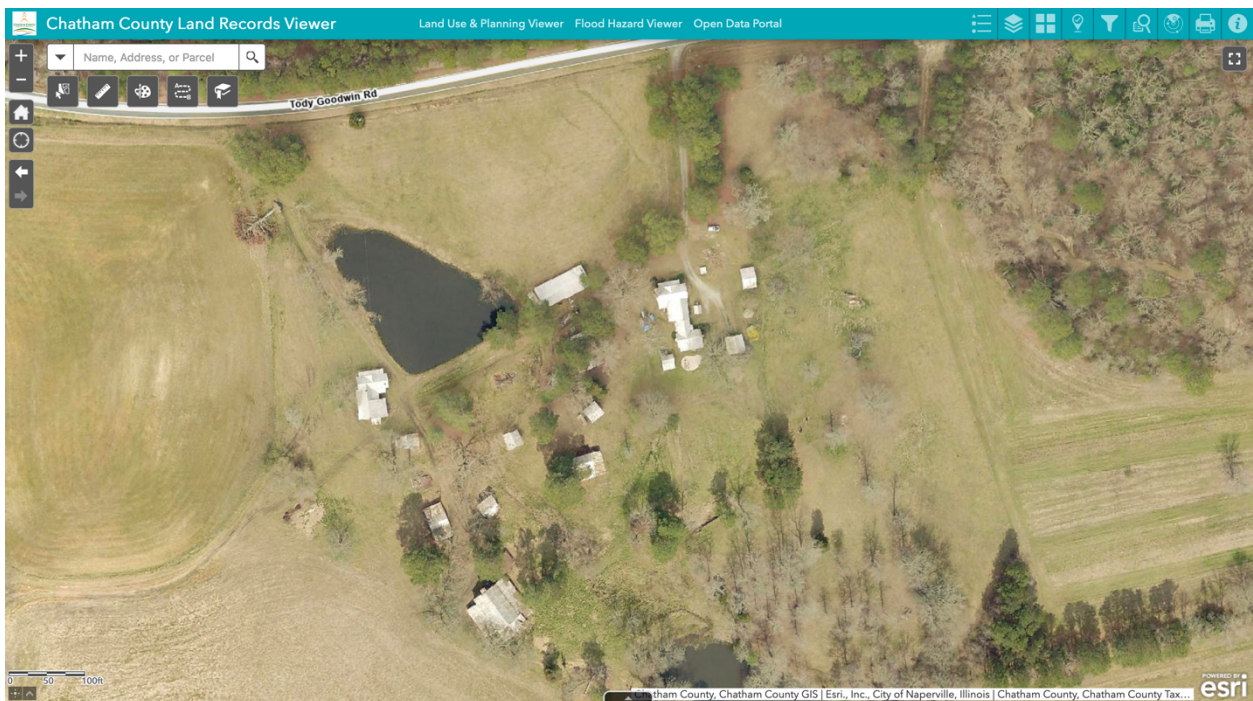


Pack house and cow shed, Cannady-Brogden Farm, view northeast



Mule barn and corn crib, Cannady-Brogden Farm, view northeast

Southwest of the subject property and just over the county line near Bells, Chatham County, is the Goodwin Farm Complex (CH0200) on New Hill-Olive Chapel Road. It was listed in the NRHP in 1983 as “characteristic of the establishment and development of small family farmsteads in central North Carolina throughout the nineteenth and early twentieth centuries” and for the examples of vernacular rural architecture in the period. The ca. 1910 triple-A I-house is more vernacular in character than the Cannady-Brogden House, but it does feature turned posts with brackets, gable end returns, and a louvered attic vent at the front gable. The house has a weatherboard exterior, 6/6 sash, standing-seam metal roof, exterior brick end chimneys and a rear ell. It is uncommonly intact at the exterior. The farmstead also appears to be intact, although access to the farm was not gained and this assessment is made based on observation from the roadway as well as from recent aerial photos from the Chatham County GIS website. The NRHP nomination does not include an inventory, but the nomination description does mention frame, log, and clay-block outbuildings as well as an early twentieth-century tenant house built over an earlier log dwelling. The nomination also describes a weatherboard barn with central passage and shed additions. That barn appears to be the southernmost outbuilding in a 2019 aerial (see below), which also shows at least 11 other outbuildings. The main house, tenant house, and several outbuildings were confirmed by survey for this project. Farm ponds and agricultural landscape are also extant. The farmstead appears to maintain architectural and historic integrity for continued listing in the NRHP.



Goodwin Farm Complex, 2019 aerial, Chatham County GIS website



Outbuildings and Dwelling, Goodwin Farm Complex, view south



*Clay-block outbuilding (with main dwelling to left),
Goodwin Farm Complex, view southeast*



Outbuildings and tenant house, Goodwin Farm Complex, view south

Property Evaluation/Assessment

A survey of comparable properties shows that there are a number of intact and representative examples of farmsteads from mid-size farms dating from the late-nineteenth through the early twentieth centuries concentrated in this section of western Wake and eastern Chatham counties. Another excellent property is farther afield in Sandy Plain in northwestern Wake County. Most of these examples have main houses that are very intact, although replacement windows, siding, and a new foundation do exist at the Cannady-Brogden House. That property, however, has a particularly extensive collection of agricultural outbuildings. Farmsteads at all examples include both domestic and agricultural buildings in good condition. The rural setting also survives at the Cannady-Brogden Farm, the H. T. Lawrence Farm, and the Goodwin Farm Complex.

Kelly Lally's MPDF lays out NRHP registration requirements for Wake county farmsteads. The MPDF instructs that "integrity derives mostly from the existence of the many components that make up farm complexes: dwellings, domestic and agricultural outbuildings, landscape features, plantings, and other farm features." The farmstead at the Bartley Yates Farm retains some but not all the buildings that were extant at the time it was placed on the State Study List. The main dwelling remains, although the associated tenant dwelling is no longer extant. Domestic outbuildings include the outhouse and the icehouse, although the washhouse, shop,

and meat/feed house are no longer extant. Remaining agricultural buildings include the hay barn, chicken house, equipment shed, two tobacco barns, pig feeding shed and pen, grading house, and pack house. Documented agricultural buildings that no longer survive are two additional tobacco barns and the potato house. Some open fields remain, although no longer planted.

Regarding integrity of dwellings as part of farmsteads, the MPDF clarifies that standards are not as stringent as for individually eligible rural dwellings. A dwelling that retains “overall form, fenestration, and identifying details...will be considered a contributing element.” While the foundation, siding, and roof are all more recent materials, the overall fenestration and form are intact and the dwelling does retain turned porch posts, sawn brackets, and decorative attic vents that are presumed to be original. Original interior features include mantels and wood trim as well as wood sheathing at walls and ceilings. The sandblasting of the wood trim has destroyed the finish of the wood surface. The exterior of the rear ell has little integrity as the fenestration has changed from the nineteenth-century construction. Its interior, however, is much more intact, retaining wall sheathing and original vernacular mantel.

While the loss of the tenant house and some outbuildings buildings is unfortunate, the property still retains all the essential characteristics of a late nineteenth- through early-twentieth-century farmstead, according to the MPDF registration requirements. The Bartley Yates Farm retains a dwelling composed of a nineteenth-century, two-room, vernacular house converted to an ell when the early twentieth-century house was added to it in stages. A couple of domestic outbuildings remain, as does a larger collection of agricultural outbuildings. Some aspects of the open agricultural setting also remain, as does the basic orientation of the farmstead to the road as well as the internal organization of the outbuildings behind the dwelling.

The Bartley Yates Farm retains all seven aspects of integrity for listing in the NRHP. The property—as a whole as well as surviving individual components—remains in the original location, retaining integrity of location. Although many parts of western Wake County have seen suburban development, the immediate surrounding area of the farmstead still retains a rural appearance, with cleared and forested lands around the farmstead. In the winter, a suburban development is visible beyond the bare trees to the southeast. The farmstead therefore also retains integrity of setting. While the house has been somewhat altered, it retains its overall form, fenestration, and orientation to the roadway and the farmstead’s outbuildings. Those buildings are minimally altered, although some are in poor condition. The farmstead as a whole, then, retains integrity of materials, design, and workmanship. Overall, the farmstead retains the historic sense of an early-twentieth-century tobacco farm and therefore retains integrity of feeling. It also retains integrity of association with the agricultural history of Wake County due its use as a farm and its appearance as such.

Properties with integrity 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. The farming patterns of western Wake and eastern Chatham counties are a significant part of the history of the area as a major economic activity that

provided a livelihood for the people who lived here. The Bartley Yates Farm appears to be eligible for the NRHP under Criterion A on the local level in the area of Agriculture.

Properties with integrity can be eligible for the NRHP under Criterion B if they are associated with individuals whose activities are demonstrably important within a local, state, or national context. No individual associated with the Bartley Yates Farm appears to have achieved demonstrable significance, therefore, the property is not recommended eligible for the NRHP under Criterion B.

Properties with integrity can be eligible for the NRHP 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 values; or represent a significant and distinguishable entity whose components may lack individual distinction. The farmstead is a good example of a typical farmstead, but the individual buildings are not distinctive. Therefore, the Bartley Yates Farm is recommended not 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 Bartley Yates Farm is recommended not eligible for the NRHP under Criterion D.

The recommended boundary for the Bartley Yates Farm is depicted in Figures 4 and 5, below. As described above, the majority of the farm was not tilled, and the location of the historically tilled acreage is not known. Comparing the 1969 aerial to a current aerial (see Historic Background) shows the farmstead is little changed from that period; it continues to be framed by wooded areas to the south and west and with open land east of the dwelling to the edge of the parcel. The proposed boundary, then can be described as follows: Beginning at the northeast corner of the parcel, follow the north parcel line west to a point 275 feet west of the county line. The boundary then turns southwest for 335 feet along a line parallel to the county line. The boundary then turns roughly east and follows along the south edge of the tree line until it meets the east parcel line. The boundary follows the east parcel line north to the start at the northeast corner of the parcel. This boundary encompasses all surviving buildings in the farmstead, the open land to the east that was likely used for a home garden, and the open land south of the hay barn that was likely used for pasture.

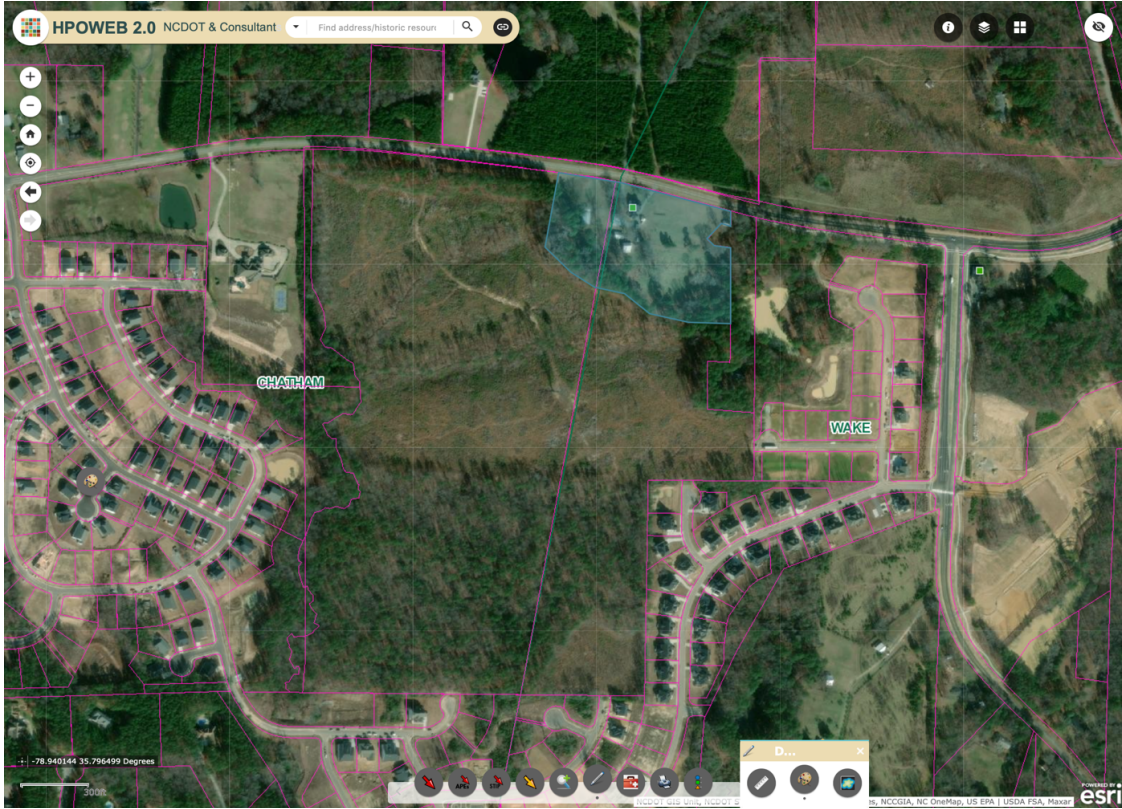


Figure 4. Proposed Boundary, Bartley Yates Farm, 10209 Morrisville Road, Wake & Chatham counties



Figure 5. Proposed Boundary, Bartley Yates Farm, 10209 Morrisville Road, Wake & Chatham counties

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