



North Carolina Department of Cultural Resources

James B. Hunt, Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
William S. Price, Jr., Director

February 24, 1994

MEMORANDUM

TO: H. Franklin Vick, P.E., Manager
Planning and Environmental Branch
Division of Highways
Department of Transportation

FROM: David Brook *David Brook*
Deputy State Historic Preservation Officer

SUBJECT: Maple Street extension to NC 87 at Moore Street,
Graham, Alamance County, U-2411, 8.2471501,
STP-0707(1), 94-E-4220-0570

We have received information concerning the above project from the State Clearinghouse.

In 1980 Carl Lounsbury conducted a comprehensive survey of historic architectural resources in Alamance County. We have conducted a search of our maps and files and have located the following structures of historical or architectural importance within the general area of the project:

Quakenbush House. 1205 South Main Street, Graham.

Since the historic architectural survey of Alamance County was conducted over a decade ago, additional properties which may be eligible for the National Register may be located in the area of potential effect. We recommend that an architectural historian survey and evaluate any properties over fifty years of age in the area of potential effect which were not recorded during the 1980 survey, as well as evaluate the National Register eligibility of the Quakenbush House. Survey site files for Alamance County are located at the Survey and Planning Branch, 515 North Blount Street in Raleigh.

There are no known archaeological sites within the proposed project area. Based on our present knowledge of the area, it is unlikely that any archaeological resources which may be eligible for inclusion in the National Register of Historic Places will be affected by the project construction. We, therefore, recommend that no archaeological investigation be conducted in connection with this project.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106, codified at 36 CFR Part 800.

H. Franklin Bush
February 24, 1994, Page 2

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763.

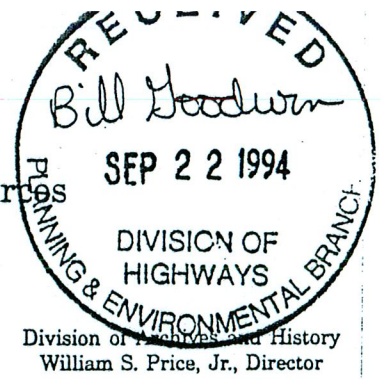
DB:slw

cc: State Clearinghouse
N. Graf
✓ B. Church
T. Padgett
Davy Mitchell, Graham Historic District Commission
Max Way, Alamance County Historic Properties Commission



North Carolina Department of Cultural Resources

James B. Hunt Jr., Governor
Betty Ray McCain, Secretary



September 20, 1994

Nicholas L. Graf
Division Administrator
Federal Highway Administration
Department of Transportation
310 New Bern Avenue
Raleigh, N.C. 27601-1442

Re: Historic Architectural Resources Survey Report
(Phase II, Abridged) for Maple Street Extension
from I-85 to NC 87 at Moore Street, Graham,
Alamance County, U-2411, ER 95-7318

Dear Mr. Graf:

Thank you for your letter of August 15, 1994, transmitting the architectural resources survey report by Scott Owen for the North Carolina Department of Transportation concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are not eligible for the National Register of Historic Places for the reasons cited below:

These properties have little historical or architectural significance:

— Barn (#1)

ComTech (#2)

Residences (#3-6)

We do not concur with Federal Highway Administration's determination that the Quackenbush House (AL 545) is not eligible for the National Register. Instead, we believe the Quackenbush House is eligible for the National Register under Criterion C as a ca. 1880 Italianate I-house with unusual curved window surrounds. Please see our additional comments in the attachment.

In general the report meets our office's guidelines and those of the Secretary of the Interior. Specific concerns are attached for the author's use.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106, codified at 36 CFR Part 800.

Nicholas L. Graf
September 19, 1994, Page 2

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763.

Sincerely,



David Brook
Deputy State Historic Preservation Officer

DB:slw

Attachment

cc: ✓ H. F. Vick
B. Church
Max Way, Alamance County Historic Properties Commission
David Quackenbush and Robert Laws, 1205 South Main
Street, Graham, NC 27253

ATTACHMENT

Historic Architectural Resources Survey Report
(Phase II, Abridged) for Maple Street Extension
from I-85 to NC 87 at Moore Street,
Graham, Alamance County, U-2411, ER 95-7318

Specific Comments:

Quackenbush House. Based upon the information provided in the report as well as our survey site file for the property, we believe the Quackenbush House is eligible for listing in the National Register under Criterion C. We understand that the house has undergone some changes--the loss of the two interior chimneys, the replacement of the front porch, and the ca. 1940 remodeling of one of the downstairs rooms. However, the house retains its form, plan, and character, as well as most of its exterior and interior features. On the exterior, the house retains its original wood siding, dropped pendant brackets at the eaves, six-over-six windows with highly unusual--one-of-a-kind in Alamance County--curved window surrounds, and standing seam metal roof. The front porch is an early twentieth century replacement and is not obtrusive. Attached to the rear is a ca. 1850 ell which retains its original chamfered corner boards, six-over-six windows, doors with four horizontal raised panels, and heavily molded trim.

On the interior, the Quackenbush House is virtually intact except for the ca. 1940 remodeling of one of the downstairs rooms. The center hall is impressive with its molded plaster ceiling medallion, substantial molded plaster cornice, and stair with turned balusters and newel post. The other downstairs room is intact, and the dropped ceiling is removable. Also, we have learned from the property owner that the rooms upstairs have not been changed--mantles and other features remain in place. Original doors remain throughout the house. While newer houses and some commercial development are now adjacent to the Quackenbush House, it sits on a well-maintained and treed five-acre parcel which sets the house apart from the newer buildings. The report indicates that the house is not eligible because it does not retain its rural context and other working farmsteads with houses of the same period are extant in Alamance County. Since we are evaluating the architectural--rather than agricultural--significance of the property, we believe this approach is not well-founded. Many houses--such as the Mordecai House in Raleigh--which were once the center of large farms now sit on a single city block and are listed in the National Register for their architecture.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JAMES B. HUNT, JR.
GOVERNOR

DIVISION OF HIGHWAYS
P.O. BOX 25201, RALEIGH, N.C. 27611-5201

R. SAMUEL HUNT III
SECRETARY

October 25, 1994

Dr. William S. Price, Jr., Director
Division of Archives and History
Department of Cultural Resources
109 E. Jones Street
Raleigh, North Carolina 27611

Dear Dr. Price:

SUBJECT: Maple Street Extension from I-85 to NC 87 at Moore Street, Graham,
Alamance County, U-2411, 9.8070745

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project (TIP No. U-2411). This project is state-funded, and there are no National Register-listed properties within the Area of Potential Effect.

Would you please send us written concurrence with this finding for our environmental document? Please contact Ms. Barbara Church, Historic Architectural Resources Section, at (919) 733-3141 if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "H. Franklin Vick".

H. Franklin Vick, P. E., Manager
Planning and Environmental Branch

HFV/rfm

Attachment

cc; Lubin V. Prevatt, P. E., Assistant Manager, Planning and Environmental
B. J. O'Quinn, P. E., Assistant Manager, Planning and Environmental





North Carolina Department of Cultural Resources


James B. Hunt, Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
William S. Price, Jr., Director

November 16, 1994

MEMORANDUM

TO: H. Franklin Vick, P.E., Manager
Planning and Environmental Branch
Division of Highways
Department of Transportation

FROM: David Brook 
Deputy State Historic Preservation Officer

SUBJECT: Maple Street Extension from I-85 to NC 87 at Moore
Street, Graham, Alamance County, 9.8070745, U-
2411, GS 95-0033

Thank you for your letter of October 25, 1994, informing us that this project has changed from federal to state funding. As stated in our September 20, 1994 letter to Nicholas Graf at the Federal Highway Administration, the National Register-eligible Quackenbush House is located at 1205 South Main Street and is within the area of potential effect for this project.

While the property is not listed in the National Register of Historic Places and not covered by North Carolina General Statute 121-12(a), we would urge you to give the house special consideration due to its unique character within Alamance County.

These comments are made in accord with G.S. 121-12(a) and Executive Order XVI. If you have any questions regarding them, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763.

DB:slw

cc: ✓ B. Church
Max Way, Alamance County Historic Properties Commission
David Quackenbush and Robert Laws



Robin's
copy

An Historic Architectural Resources Survey Report
Phase II (Abridged)

Maple Street Extension from I-85 to NC 87 at Moore
Street, Graham, Alamance County, North Carolina
TIP No. U-2411
State Project No. 9.8070745

North Carolina Department of Transportation
Report Prepared by Scott Owen

July 27, 1994

Scott Green NC DOT 8-3-94
Principle Investigator (Firm Represented) (Date)

William T. Hoehling Jr. 8-5-94
Project Engineer (Date)
North Carolina Department of Transportation

Barbara H. Church Aug. 3, 1994
Supervisor, Historic Architectural Resources (Date)
North Carolina Department of Transportation

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to extend Maple Street from I-85 to NC 87 at Moore Street (TIP No. U-2411; State Project No. 9.8070745).

NCDOT conducted a two-phase survey of the area. The Phase I (Reconnaissance) survey was carried out to identify obviously significant properties. An abridged Phase II survey was then undertaken to determine the Area of Potential Effect (APE), and to identify and evaluate all significant resources within the APE according to the National Register of Historic Places criteria. Alamance County survey files were consulted at the SHPO in Raleigh, as was the National Register and the North Carolina State Study List. Background research of the architectural development and historical significance of the Graham area, along with the information from the survey, determined the boundary of the APE (Figure 1). An intensive survey was then conducted covering 100% of the APE to identify those properties that appeared potentially eligible for the National Register.

Seven properties were surveyed within the APE: one late nineteenth-century residence, one early twentieth-century barn, one early twentieth-century residence converted into a business, and four early twentieth-century residences. None of the properties are considered potentially eligible for the National Register of Historic Places.

Properties Considered Potentially Eligible for the National Register

Page

. None

Properties Considered Not Potentially Eligible for the National Register

1. Barn -- Ingold Road	7
2. ComTech (former residence) -- 1204 S. Main St.	8
3. Residence -- Gant Road	9
4. Residence -- Gant Road	10
5. Residence -- 11-- S. Main St.	11
6. Residence -- 1140 S. Main St.	12
7. Quackenbush House -- 1205 S. Main St.	13

(AM 545)

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Purpose of Survey and Report

This survey was conducted and report prepared in order to identify historic architectural resources located within the APE. This report is prepared pursuant to the Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation Regulations codified at 36 CFR Part 800. Section 106 requires that if a federally funded, licensed, or permitted project has an effect on a property listed on or potentially eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment.

Methodology

This survey was conducted and report compiled by NCDOT in accordance with the provisions of FHWA Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Phase II (Abridged) Survey Procedures for Historic Architectural Resources by NCDOT.

NCDOT conducted a two-phase survey of the area. The Phase I (Reconnaissance) survey identified obviously significant properties. A Phase II (Abridged) survey was then undertaken with the following goals: 1) to determine the Area of Potential Effect (APE), defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; 2) to identify all significant resources within the APE; and 3) to evaluate these resources according to the National Register of Historic Places criteria.

The survey methodology consisted of a field survey and historical background research of the project area. The field survey, conducted by automobile and on foot, covered the entire area bounded by I-85, South Main Street, and the proposed Maple Street expansion to Moore Street. All structures over fifty years of age were photographed and keyed to a local map and an aerial composite.

Deeds constituted the primary sources, and secondary sources such as tax maps, architectural surveys, and published histories of Graham and Alamance County provided the main sources of information in the background research. Alamance County has received a comprehensive architectural survey. The SHPO office in Raleigh conducted a search of their files and found a field survey of the Quackenbush House from 1990. A county-wide architectural survey produced in 1980 (Carl Lounsbury, Alamance County Architectural Heritage) provided a history of the architecture of Alamance County and its

development, as well as a record of building types common to the area. The National Register and the State Study List were consulted and no properties are listed within the APE.

Summary Results and Findings

Properties Under Fifty Years of Age

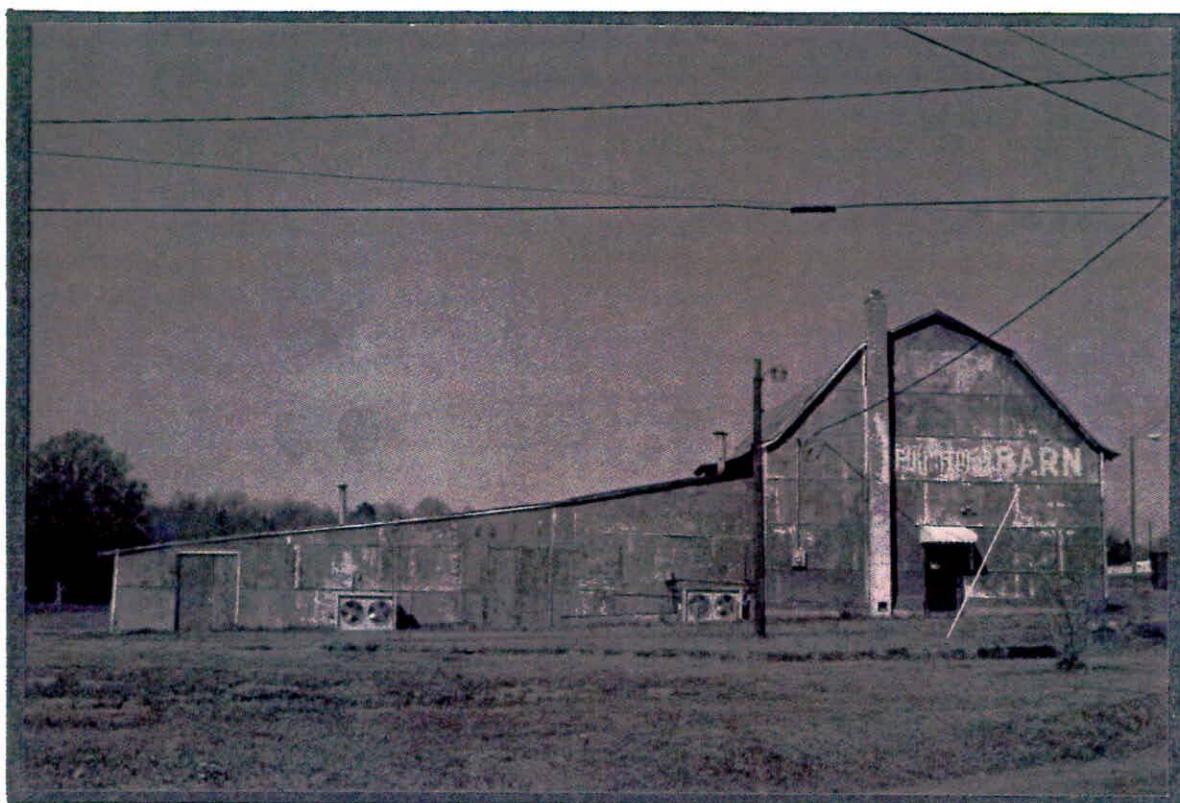
There are no properties within the APE under fifty years of age which meet Criteria Consideration G: Properties that have achieved significance within the last fifty years.

Properties Considered Eligible for or Listed in the National Register

None

Properties Considered Not Eligible for the National Register

1. Barn -- Ingold Rd.
2. ComTech (former residence) -- 1204 S. Main St.
3. Residence -- Gant Rd.
4. Residence -- Gant Rd.
5. Residence -- 11-- S. Main St.
6. Residence -- 1140 S. Main St.
7. Quackenbush House -- 1205 S. Main St. AM0545



1. Barn

- A. Location: Ingold Rd.
- B. Date: Early twentieth century
- C. Style: Vernacular barn
- D. Integrity: Frame vernacular barn with tin siding. Later renovations include shed addition, brick and concrete foundation, and a brick chimney. Loss of rural setting due to encroaching urban development and I-85. Loss of design integrity in conversion to a commercial space with many character-altering additions.
- E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It has suffered a loss of site and design integrity, as well as character-altering additions, and is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



2. ComTech (former residence)

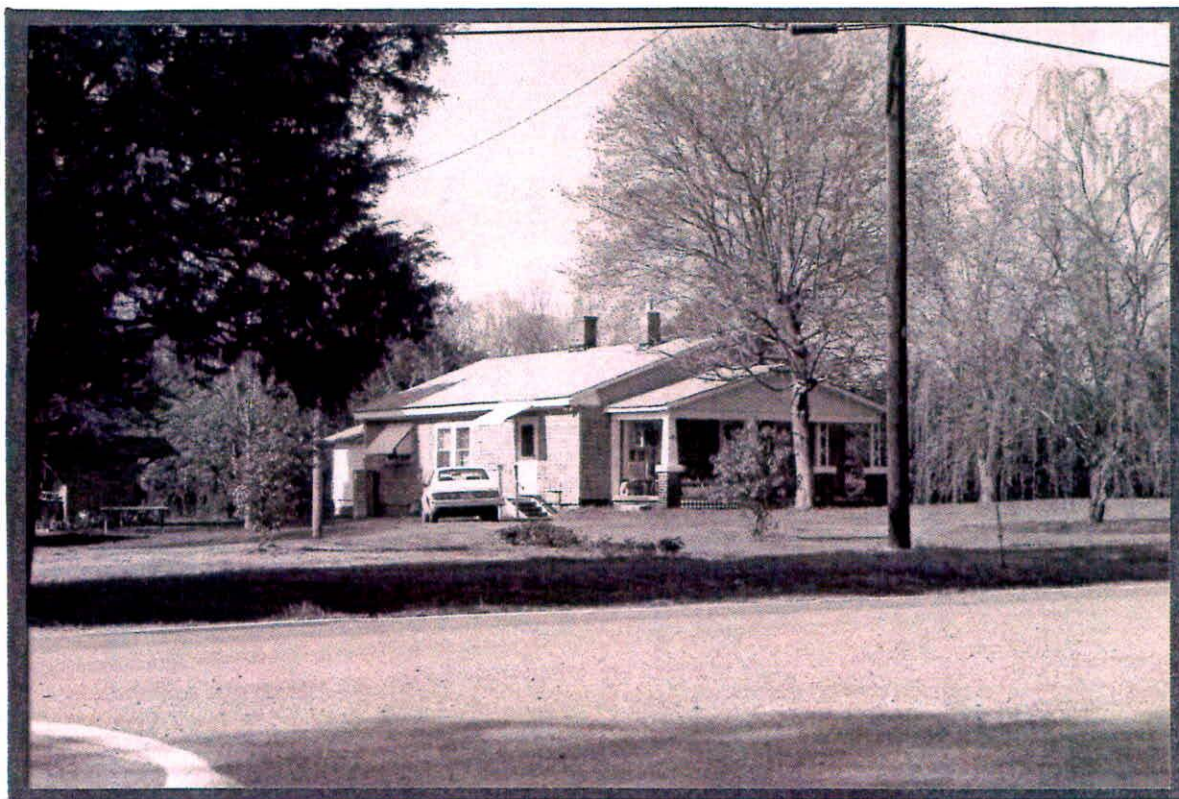
A. Location: 1204 S. Main St.

B. Date: c. 1930

C. Style: Bungalow

D. Integrity: Frame bungalow-style residence converted to a commercial space with gravel parking space. Porch now enclosed, with new stairs and handicap access. Has suffered character-altering additions.

E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It has suffered character-altering additions in its conversion to a commercial space, and is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



3. Residence

- A. Location: Gant Rd.
- B. Date: c. 1930-40
- C. Style: Bungalow
- D. Integrity: Frame bungalow-style residence with asbestos shingle siding and replacement porch columns.
- E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values; it is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



4. Residence

A. Location: Gant Rd.

B. Date: c. 1920

C. Style: Vernacular cottage

D. Integrity: Frame vernacular residence, three bays wide, with freestanding porch and Craftsman-like details such as exposed rafter ends.

E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values; it is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



5. Residence

- A. Location: 11-- S. Main St.
- B. Date: c. 1930
- C. Style: Craftsman
- D. Integrity: Frame construction with Craftsman details such as exposed rafter ends. Other features include exaggerated dormer, screened recessed porch, and separate garage building.
- E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values; it is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



6. Residence

- A. Location: 1140 S. Main St.
- B. Date: c. 1930
- C. Style: Bungalow
- D. Integrity: Frame bungalow residence with recessed porch.
- E. Evaluation: Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. It does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values; it is therefore not eligible for the National Register under Criterion C. The architectural component of this property has not yielded and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.



7. Quackenbush House (Am 545)

A. Location: 1205 S. Main St.

B. Date: c. 1880

C. Style: Italianate Revival

Description D. Integrity: Side-gabled single-pile frame farmhouse with a rear kitchen ell. Three bays wide with a pedimented projecting central bay and attached hipped roof porch. Loss of rural setting due to urban development. Loss of both chimneys, replacement of front door, porch, and most of the interior plasterwork and trim contributes to the loss of design integrity.

E. Evaluation: The Quackenbush House, dated to c. 1880, is a typical nineteenth-century North Carolina farmhouse with applied Italianate Revival detailing. It sits on five acres in a residential and light commercial area within the city limits of Graham. There are four associated outbuildings, but only one is original to the farm (a middle nineteenth-century smokehouse; see Figure 2 for a site plan).

The Quackenbush House has lost its original rural setting, as it had originally been part of a large farm south of Graham. Changes to the house since construction include the loss of both chimneys, the replacement of the front porch and door, a

dropped ceiling in one downstairs room, and a completely remodeled parlor with a c. 1940 Colonial Revival chimneypiece and trim. The upstairs has probably been remodeled as well. Probably the only original plasterwork to survive is in the central hall, with its molded ceiling medallion and molded plaster cornice.

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in fact.

It is unclear who built the Quackenbush House. Field notes in the SHPO survey file indicate the possibility that the rear ell of the house was the first structure on the site, and that what is now the kitchen was originally a sunporch. Stylistic analysis points to a c. 1880 date for the main block of the house. Early ownership of the property is unclear, but a 1926 survey in the Alamance County Plat Book notes that what eventually became the Quackenbush property was originally part of the John R. Moore property. A search of the deed records could only trace ownership of the property back to 1926, when the Standard Realty and Security Company deeded the property to M. C. Price. It appears that the John R. Moore property, probably a farm, was being subdivided at the time into smaller lots. Price deeded the lot to D. Vance Quackenbush and his young family in 1927, and this is the first solid evidence of ownership by the Quackenbushes. The house and property have remained in the family since.

Background research of this and all other properties in the APE enabled their consideration within the context of the history of the area. There are no historical events or persons of any significance associated with this property, and as such it is not eligible for the National Register of Historic Places under Criteria A or B. This property was also considered within the architectural context of the county, and it has been found to be an average example of a commonplace type. The Quackenbush House is a common example of the application of decorative details to a typical North Carolina farmhouse. In addition it has suffered an irreparable loss of site and design integrity.

A survey of seven other houses of similar style and the same general time period in Alamance County help to provide a stylistic context for the Quackenbush House, and help to outline standards for inclusion in the National Register. Six of the seven were farmsteads, and those that are no longer working farms still retain their rural context. In addition most of the properties retain their design integrity to a greater extent than the Quackenbush House. This is the case with Sunny Side (1871; NR 1254), which, like the Quackenbush House, had once been the center of a large farm. But today, even though newer houses have been built nearby, the especially well-preserved Sunny Side still evokes its original rural setting with corn fields that stretch to the south, and the survival of remnants of the original owner's gardens. Another property, the Johnny Graham House

(c. 1890), is still a working farm. The farm still has its full complement of outbuildings, and integrity of design and workmanship have been preserved within the house. The Chelsey Dickey House (c. 1885) appears to have lost some of its design integrity, namely with the replacement of the porch foundation and columns, but it is still a farm with several associated outbuildings, including what appear to be two original tobacco barns.

Thus for the Quackenbush to be eligible for the National Register it should either retain its rural context and original assortment of outbuildings, or at least better preserve its historic features and material. Today the much-altered Quackenbush House sits on a small lot in a residential and light commercial area of Graham with only five acres and one original outbuilding to remind the public that it had once been at the heart of a large farm south of the town. The property is therefore not eligible for the National Register under Criterion C.

In addition the architectural component of the Quackenbush property does not yield and is not likely to yield information important in history; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property see the archaeology report.

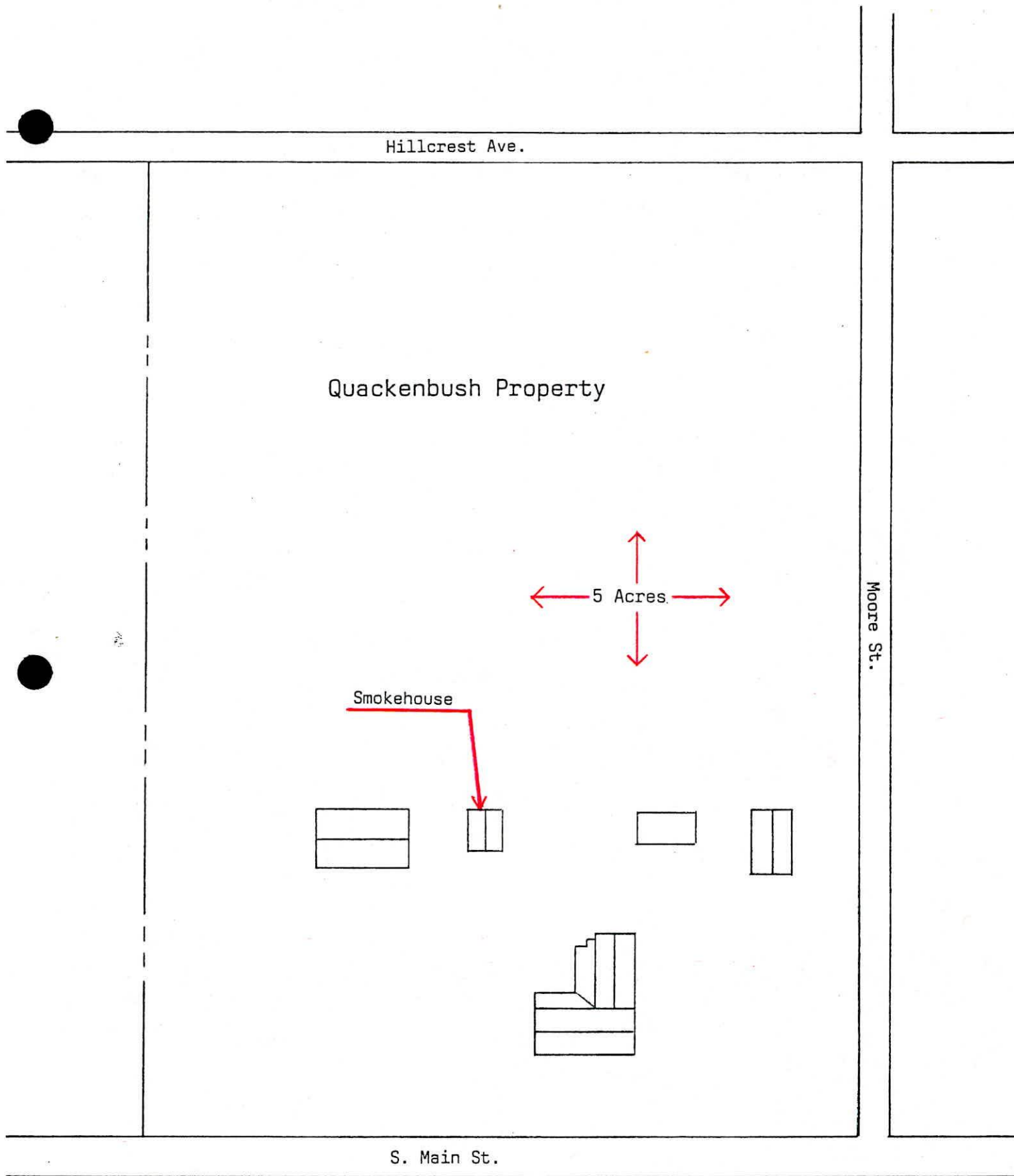


Figure 2 -- Site plan, Quackenbush Property
(Not to scale)

