



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

Ramona M. Bartos, Administrator

Governor Pat McCrory  
Secretary Susan Kluttz

Office of Archives and History  
Deputy Secretary Kevin Cherry

July 29, 2013

**MEMORANDUM**

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

**FROM:** Ramona M. Bartos *RMB for Ramona M. Bartos*

**SUBJECT:** Eligibility Report, Widening of Old Beatty Ford Road (SR 1221), W-2313, Rowan County, ER 10-2127

Thank you for your letter of July 9, 2013, addressing the questions and comments we raised in our letter of October 18, 2012, regarding the historic architectural survey report prepared by Southeastern Archaeological Research.

For the purpose of compliance with Section 106 of the National Historic Preservation Act, we now concur that the following properties are eligible for listing in the National Register of Historic Places and that the proposed boundaries appear appropriate:

- **Bostian School** (RW 1772): Criterion A for education;
- **Orlin Cruse House** (RW 1356): Criterion C for architecture; and,
- **Sitrewalt-Faggart House** (RW 1410): Criterion A for agriculture.

We also concur that the **John Stigerwalt House** (RW 0050) is listed in, and remains eligible for listing in, the National Register under Criterion A for its association with German settlement of the area, Criterion B for its association with the locally prominent Stigerwalt Family, and Criterion C for architecture. We concur that the proposed National Register boundary reduction appears appropriate given the recent subdivision and modern development of the property.

We previously concurred that the **Grace Evangelical and Reformed Church** (RW 0003) is listed in, and remains eligible for listing in, the National Register, and that the existing boundaries appeared appropriate.

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 919-807-6579 or [renee.gledhill-earley@ncdcr.gov](mailto:renee.gledhill-earley@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,



 Ramona M. Bartos



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

PAT McCRORY  
GOVERNOR

ANTHONY J. TATA  
SECRETARY

July 9, 2013

Ms. Renee Gledhill-Harley  
State Historic Preservation Office  
Department of Cultural Resources  
4617 MSC  
Raleigh, North Carolina 27699-4617

OK 10 2013

See letter  
DOX 7129113

Dear Renee:

RE: **Eligibility Report.** Widen Old Beatty Ford Road (SR 1221), Rowan County, North Carolina.  
TIP No. W-5313, Federal Aid No. STP-1221(15), ER 10-2127

Done 9/2/13

The above-referenced project is subject to compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, and implemented by the Advisory Council on Historic Preservation's regulations for compliance codified at 36 CFR Part 800.

Your office provided comments on the August 2012 survey report prepared by Southeastern Archaeological Research, Inc. and recommended that in addition to the Grace Evangelical and Reformed Church (RW 3), the Bostian School (RW 1772) and the Orlin Cruse House (RW 1356) are eligible for the National Register under Criteria A and C, respectively. The reviewers recommended a boundary for the Bostian School that included the 1936 school building and the 1997 addition, and excluded the 1988 cafeteria/gymnasium. The graphic depiction of this boundary is attached for your approval. Also attached for your concurrence is an illustration of the historic boundary proposed for the Orlin Cruse House, which follows the limits of the current tax parcel. Unfortunately, none of the agricultural fields remain so the tax parcel contains the four historic structures -- dwelling, barn, and two sheds.

In addition, your office agreed that the Stirewalt-Faggart House (RW 1410) is not eligible for the National Register under Criterion C due to the loss of integrity, yet you requested an assessment of the site under Criterion A for agriculture. After our evaluation of the property and comparison to others in the region, we concluded that the property is eligible for the National Register as an example of a late nineteenth century and early twentieth century family farmstead and should be referred to as the Stirewalt-Faggart Farm. The eligibility evaluation is attached for your review and comment.

**MAILING ADDRESS:**  
NC DEPARTMENT OF TRANSPORTATION  
PDEA - HUMAN ENVIRONMENT SECTION  
1598 MAIL SERVICE CENTER  
RALEIGH NC 27699-1598

TELEPHONE 919-707-6000  
FAX 919-212-5785

WEBSITE  
<https://connect.ncdot.gov/resources/environmental/PAGES/DEFAULT.ASPX>

**LOCATION:**  
CENTURY CENTER BUILDING B  
1000 BIRCH RIDGE DRIVE  
RALEIGH NC 27610

Finally, while our consulting surveyors did not believe that the John Stigerwalt House (RW 500) would be affected by the proposed project they failed to document the recent parceling of the land and subsequent construction of large homes within the National Register boundary. Included in this package are photographs of the new construction in the Ketner Farms subdivision within the National Register boundary as well as suggested revised boundaries for the historic structure and its remaining outbuildings.

Please review the attachments and provide comments so we may complete the eligibility phase of the Section 106 process. If you have any questions concerning the information provided in this letter, please contact me at (919) 707-6068 or [mfurr@nedot.gov](mailto:mfurr@nedot.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Pope Burr". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Mary Pope Burr, Architectural Historian  
Human Environment Section, PDEA

Attachment

## Bostian School (RW 1772) - Proposed Historic Boundaries

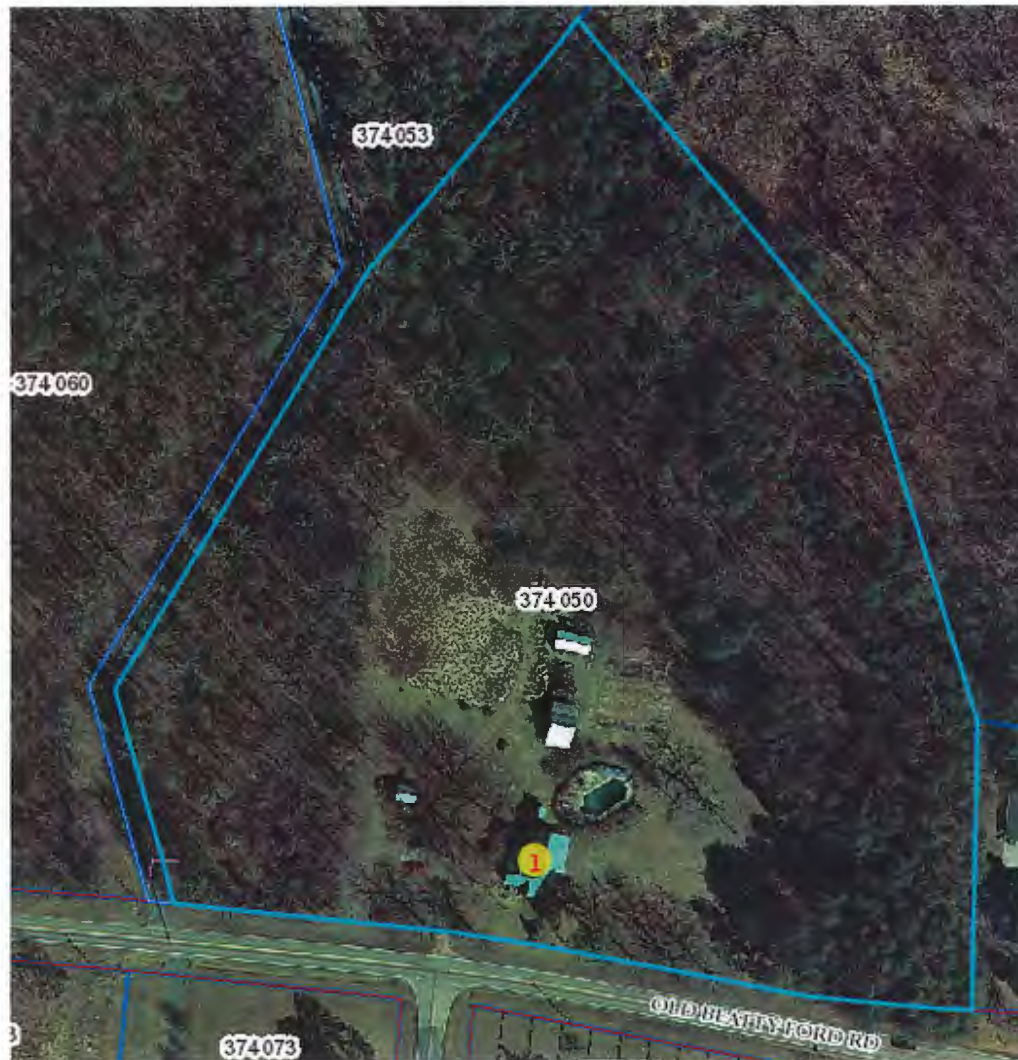


Tax parcel for school depicted above – To the right are the proposed historic boundaries for the 1936 and 1997 sections.



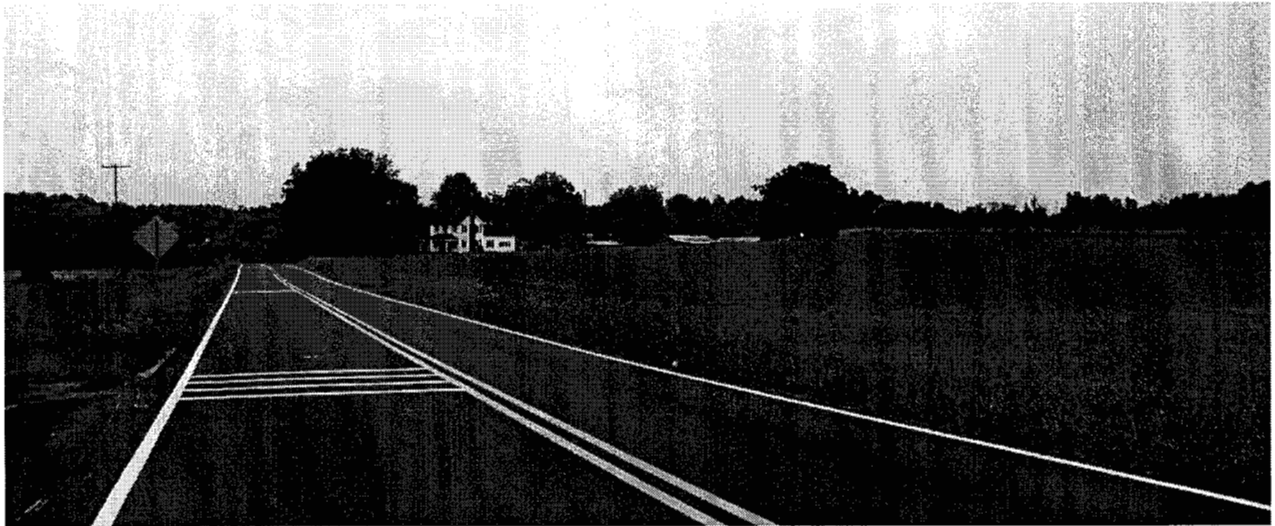


## Orlin Cruse House (RW 1356) - Proposed Historic Boundaries



Tax parcel for Orlin Cruse House outlined – entire 8.82 acre parcel nominated as the eligible historic boundary

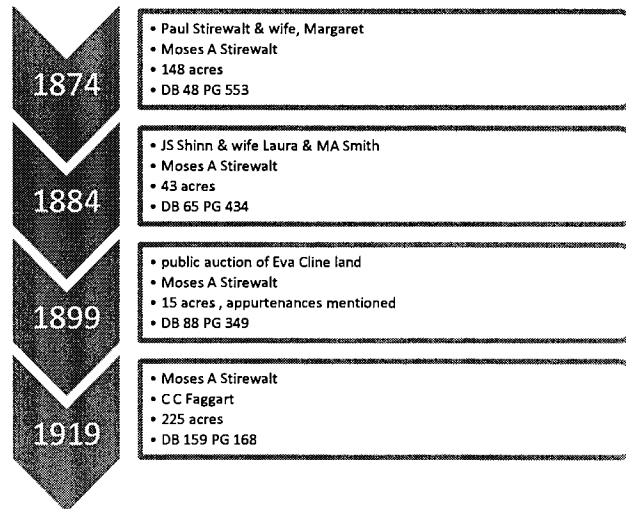
## Eligibility Assessment of the Stirewalt-Faggart Farm (RW 1410)



Previous surveyors of the Stirewalt-Faggart House concluded that numerous non-historic alterations to the exterior and interior compromised the distinctive finishes and features of a late nineteenth century farmhouse. According to the NC-HPO historic property file, the 1977 surveyor noted that the dwelling was covered in vinyl siding, the windows replaced with vinyl sash, the porch, chimneys and foundations rebuilt, and the interior molding, doors, and mantels replaced or removed. The 2012 survey by NCDOT found the property in the same, altered condition. In October 2012 NC-HPO concurred that the property cannot convey significance under Criterion C for architecture or design; however they requested additional evaluation of the property under Criterion A for agriculture in light of the number of agricultural outbuildings and cultivated acreage surrounding the house. In 2013 NCDOT revisited the farm and its surrounding structures and assessed them as a physical record of the family farm's history, and use within the agricultural context of the region. Comparisons to other farms in lower Rowan and upper Cabarrus counties resulted in a determination that the Stirewalt-Faggart House should be considered the center of a larger, family farmstead and eligible under Criterion A.



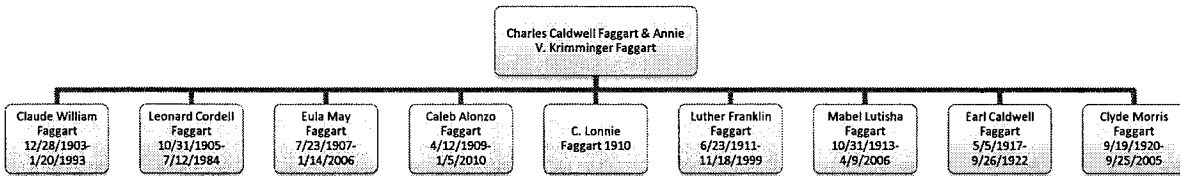
Moses A. Stirewalt (December 29, 1845-March 14, 1920) amassed 225 acres south of Ebenezer Lutheran Church along the Concord- Salisbury Road in several purchases between 1874 and 1899. Only the 1899 deed mentions the transfer of appurtenances, however since he was recorded as a farmer with a wife, Ellen, and four children in the 1880 census it is reasonable to assume that a dwelling existed on the first parcel he acquired. Ultimately Moses and Ellen had nine children, and when he sold the farm to Charles Caldwell Faggart (December 9, 1878-October 15, 1969) in 1919, only the elderly Moses and one crippled daughter resided in the late nineteenth-century farmhouse. In the 1920 census Charles and his wife, Annie, reported eight children living in the farmhouse and working the land but by 1940 Charles and his youngest son Clyde Morris Faggart (September 19, 1920-September 25, 2005) are the only two family members living in the dwelling.



Over the years, Charles gifted pieces of the farm to his children: Mabel Faggart Schenck and her husband J.S. Schneck obtained 3 acres in 1934 (upon which they built a brick house in 1936) and 6.3 adjoining acres in 1944, Caleb Alonzo Faggart received 10.02 acres in 1946 containing a 1934 brick dwelling and a few outbuildings, and Clyde and his wife, Hazelene, accepted 34.6 acres on the east side of the road in 1951. A 1957 brick dwelling within this parcel appears to have been constructed for Clyde, Hazelene, and their three children. After Charles' death, Clyde, as the executor of the estate, asked the court to divide the remaining parcels equally among the remaining heirs and in June 1971 the court parceled the land among the siblings. At that time, it appears as though most the land served as pasture for cattle since the deed mentions a cattle crossing beneath Old Concord Road. As a result of the portioning, Clyde and Hazelene retained ownership of their 34.6 acres and gained a 31.5 acre tract on the west side of the road that contains the late nineteenth-century farmhouse. Currently heirs of Charles Faggart or one of his children's heirs retain ownership of approximately 97 acres of the original 225 tract. The 9.3 acres owned by Mabel Faggart Schenck and her husband J.S. Schneck transferred out of the family in 1995, but their 1936 dwelling remains intact.



## Charles Caldwell Faggart Heirs



Rowan and Cabarrus counties each have an agricultural heritage that rivals their better known textile industrial history, yet both are in decline, replaced by ever-increasing residential development associated with metropolitan Charlotte, Concord, and Salisbury. A 2013 windshield survey of the other farms in lower Rowan and upper Cabarrus counties mostly uncovered nineteenth century farmhouses in ruin or radically altered with modern additions and stripped of historic materials with very few working farms. The Orlin Cruse House (RW 1356) maintains its weatherboard siding and porch and gable details, but the agricultural fields have been sold or reforested and only two historic outbuildings remain. The Alfred Miller House (RW 1834) and Uriah Miller House (RW 1381) each lack integrity of historic fabric for the main structures which is compounded by the loss of outbuildings and setting. While the fields and numerous outbuildings are preserved, the Klutz Family Farm (RW 1382), most of the structures have been radically altered to suit modern styles and tastes. The Bost Family Farm (RW 1355) is surrounded by vast fields, but few outbuildings remain and the house has lost the majority of its historic fabric. Greatly deteriorated, but intact, the John Bonds House (CA 314) retains its historic construction materials and fields, but appears to be uninhabited. The Moses Ketner Farm (RW 1411), the Ketner Family House (RW 1403), the Lipe Family House (RW 1406), the Jacob Barger Farm (RW 1416), the Neismer-Eddleman House (RW 1405) have all vanished.

Therefore, in comparison to its regional counterparts, the Stirewalt-Faggart Farm stands out as an example of a large, family farmstead that remains generally intact. The 1940 agricultural census reveals that the average farm in Rowan County was 75.6 acres in 1940, so the 225 acres amassed by Moses Stirewalt and purchased by Charles C. Faggart certainly qualify it as a large family farm. Unfortunately agricultural schedule information for individual farmers is restricted, so the specific crops and livestock produced by the farm over the years remain unknown. Faggart's heirs continued ownership and agricultural activities on the land, as well as the associated fields, dwellings, and outbuildings contribute to the overall significance of the property under Criterion A for agriculture. The property included in this eligibility determination is the residual 107.23 acres, comprising the site and setting of late nineteenth-century farmhouse and related domestic and agricultural outbuildings, fields, and woodlands.

## References

### Census Records

1880 United State Census (Free Schedule), Rowan County, North Carolina; Ancestry.com

1900 United State Census (Free Schedule), Rowan County, North Carolina; Ancestry.com

1920 United State Census (Free Schedule), Rowan County, North Carolina; Ancestry.com

1940 United State Census (Free Schedule), Rowan County, North Carolina; Ancestry.com

### Legal Records

Commissioners Report to Divide and Apportion Land among Clyde M. Faggart (Executor of the Estate of Charles C. Faggart) vs. Leonard C. Faggart and wife, Caleb Alonzo Faggart and wife, and Luther Franklin Faggart and wife, 22 June 1971, Rowan County, North Carolina. Deed Book 548, page 246. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from Paul Stirewalt and wife to Moses A. Stirewalt, 17 January 1874, Rowan County, North Carolina, Deed Book 48, page 553. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from J.S. Shinn and wife and M.A. Smith to Moses A. Stirewalt, 25 March 1884, Rowan County, North Carolina, Deed Book 65, page 434. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from H.T. Graeber (public auction of Eva Cline lands) to Moses A. Stirewalt, 2 December 1899, Rowan County, North Carolina, Deed Book 88, page 349. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from Moses A. Stirewalt to C.C. Faggart, 21 November 1919, Rowan County, North Carolina, Deed Book 159, page 168. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from C.C. Faggart and wife to Mabel F. and J.S. Schenck, 1 October 1934, Rowan County, North Carolina, Deed Book 226, page 124. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from C.C. Faggart to Mabel F. and J.S. Schenck, 25 October 1944, Rowan County, North Carolina, Deed Book 281, page 73. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from C.C. Faggart to Caleb Alonzo Faggart and wife, 15 May 1946, Rowan County, North Carolina, Deed Book 299, page 213. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from C.C. Faggart to Clyde M. Faggart and wife, to Clyde M. Faggart and wife 9 October 1951, Rowan County, North Carolina, Deed Book 366, page 179. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from Clyde M. Faggart to Hazelene G. Faggart, 6 February 1997, Rowan County, North Carolina, Deed Book 790, page 151. Register of Deeds Office, Salisbury, North Carolina.

Deed of Sale from Hazelene G. Faggart (Executrix of the Estate of Clyde M. Faggart) to Sue F. Boone and Charles Thomas Faggart (Co-trustees of the Clyde M. Faggart Family Trust), 13 November

2006, Rowan County, North Carolina, Deed Book 1080, page 813. Register of Deeds Office, Salisbury, North Carolina.

Estate file of C.M. Faggart, 25 September 2005, Rowan County, North Carolina, File # 05E904. Estates Office, Salisbury, North Carolina.

Estate file of Caleb Alonzo. Faggart, 5 January 2010, Rowan County, North Carolina, File # 10E141. Estates Office, Salisbury, North Carolina.

Stirewalt –Faggart Farm (RW 1410) –Primary Farmhouse



Late nineteenth century dwelling & yard



## Stirewalt –Faggart Farm (RW 1410) –Structures and Land





Stirewalt –Faggart Farm (RW 1410) –Additional Homes



1934



1936



1957



1974



2000



Stirewalt –Faggart Farm (RW 1410) –Proposed historic boundary





## Stirewalt –Faggart Farm (RW 1410) –Comparables





## John Stigerwalt House(RW 50) - Revised Historic Boundaries



Original 74.475 acre National Register boundary was subdivided in 2006 for Ketner Farms which has new construction in all but two of the parcels.



Suggest current 3.85 acre tax parcel as revised boundary.



## John Stigerwalt House(RW 50) – Dwelling & yard



Views of 1811 house and  
c.1920 garage





## John Stigerwalt House(RW 50) – Dwelling & yard



Old roadbed SE of house



Driveway SW of house



New development W of house



Trailer and structures N of house



## John Stigerwalt House(RW 50) – New houses

