



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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

December 14, 2023

Lindsay Ferrante
U.S. Army Corps of Engineers
Wilmington District
Raleigh Regulatory Office
3331 Heritage Trade Drive, Suite 105
Wake Forest, NC 27587

lindsay.ferrante@usace.army.mil

Re: Construct Lyle Creek Data Center-CLT 04, Northern Drive, NW, Conover, Catawba County, SAW-2023-00898, ER 23-1341

Dear Ms. Ferrante:

Thank you for your letter of October 26, 2023, transmitting the Historic Structure Survey Report (HSSR), "A Phase I Architectural Survey Associated with the Approximately 89.72-Hectare (221.71 Acre) Lyle Creek (CLT 04) Data Center Site in Catawba County, North Carolina," prepared by Stantec. We have reviewed the HSSR and offer the following comments.

After reviewing the HSSR, we concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons listed in the report. We do not recommend changes to the HSSR and accept this version as final.

SSN	Resource Name	Address	Determination
CT0794	House	1710 NC 16, Conover	Ineligible
CT1811	Machine/Maintenance Shop	1151 NC 16, Conover	Ineligible
CT1812	House	3469 Smithfield Drive NW, Conover	Ineligible

We concur with USACE's determination that there will be no historic structures affected by the proposed project.

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 Sandra DeChard, Stantec
Krysta Stygar, USACE Wilmington District

sandra.dechard@stantec.com
krystynka.b.stygar@usace.army.mil



DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT CORPS OF ENGINEERS
69 DARLINGTON AVE
WILMINGTON, NC 28403

October 26, 2023

Regulatory Division

Action ID No. SAW-2023-00898; SHPO ER 23-1341

Ramona Bartos
Deputy State Historic Preservation Officer
North Carolina Department of Natural and Cultural Resources
4610 Mail Service Center
Raleigh, NC 27699-4610
Environmental.review@ncdcr.gov

Dear Ms. Bartos:

The Wilmington District, U.S. Army Corps of Engineers (Corps) received an application on May 18, 2023, from Microsoft Corporation (Applicant) seeking Department of the Army authorization to permanently impact 889 linear feet (LF) of stream channel and 0.08 acre of wetland, permanently convert 0.19 acre of wetland, and temporarily impact 285 LF of stream channel, in conjunction with the construction of the Lyle Creek Data Center-CLT 04 (Site), in Conover, Catawba County, North Carolina (SAW-2023-00898).

In accordance with the National Historic Preservation Act of 1966, as amended (NHPA), 36 CFR 800; and 33 CFR 325, Appendix C, this letter serves to request consultation with the North Carolina State Historic Preservation Officer for the proposed undertaking. The Applicant's agent, Stantec Consulting Services, Inc., (Stantec), conducted an archaeological survey and an architectural history survey for the proposed project.

The Corps sent a letter to your office on October 17, 2023, requesting review of the archaeological survey report and site forms, which were uploaded to the Office of State Archaeology's ShareFile: Folders>ER_Submissions_USACE>ER 23-1341_20231017.

This correspondence serves to request your review of the architectural history survey report and to request your concurrence with the Corps' National Register eligibility determinations for the historic structures documented by Stantec, as well as the Corps' overall effect determination for the permit application.

Please find the enclosed *A Phase I Architectural Survey Associated with the Approximately 89.72-Hectare (221.71 Acre) Lyle Creek (CLT 04) Data Center Site in Catawba County, North Carolina* and associated materials for your review. Three individual resources (CT0794, CT1811, and CT1812) were documented as part of the survey. The resources were found by Stantec to lack direct and/or important associations under Criterion A, B, or C for historical significance necessary for listing on the National Register of Historic Places (NRHP) and were recommended as not individually eligible for listing. Criterion D was not considered in evaluating the resources

documented during the architectural survey. The Corps agrees with that recommendation and has determined CT0794, CT1811, and CT1812 as not eligible for the NRHP. We request your concurrence with these NRHP eligibility determinations.

Based on our evaluation of the available information, including the archaeological survey report and architectural survey report, the Corps has determined that the proposed project will have *No Effect* to historic properties listed or eligible for listing to the NRHP with no further cultural resources investigation warranted. In accordance with the National Historic Preservation Act of 1966, as amended (NHPA), 36 CFR 800; and 33 CFR 325, Appendix C, we respectfully request for your comments and/or concurrence with our determination on or before **November 27, 2023**.

Should you need further information, please contact me at lindsay.ferrante@usace.army.mil or the Project Manager, Krysta Stygar, at krystynka.b.stygar@usace.army.mil. Please refer to Action ID SAW-2023-00898 in future correspondence.

Sincerely,



Lindsay Ferrante
Regulatory Archaeologist
Wilmington District
U.S. Army Corps of Engineers

Enclosure



Stantec Consulting Services Inc.
1101 Boulder Springs Drive, Suite 225
Richmond, VA 23225

October 18, 2023

Lindsay Flood Ferrante
US Army Corps of Engineers
Raleigh Regulatory Field Office
3331 Heritage Trade Drive, Suite 105
Wake Forest, North Carolina 27587

Dear Lindsay Flood Ferrante,

Reference: SAW-2023-0898
Phase I Architectural Survey Associated with the Approximately 89.72-Hectare (221.71 Acre) Lyle Creek (CLT04) Data Center in Catawba County, North Carolina

Stantec Consulting Services Inc. is pleased to submit one (1) hard copy and one (1) digital copy on CD of the report entitled *Phase I Architectural Survey Associated with the Approximately 89.72-Hectare (221.71 Acre) Lyle Creek (CLT04) Data Center in Catawba County, North Carolina* (SAW-2023-0898) for your review and concurrence. Also included are the GIS data, survey site database (Access), digital photographs, and the hard copies of the survey site files in collated envelopes.

If you have any questions or need additional information, please feel free to contact me at (804) 267-3474 or sandra.dechard@stantec.com.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink, appearing to read "Sandra DeChard".

Sandra DeChard
Senior Architectural Historian
Phone: (804) 267-3474
Sandra.dechard@stantec.com



**A Phase I Architectural Survey
Associated with the
Approximately 89.72-Hectare
(221.71 Acre) Lyle Creek (CLT 04)
Data Center Site in Catawba
County, North Carolina**

October 17, 2023

Prepared for:

Lexi Jones
Microsoft Corporation
(434) 594-1390

Prepared by:

Sandra DeChard, Senior Architectural
Historian

and

Brynn Stewart, Senior Principal
Investigator

Stantec Consulting Services Inc.
5209 Center Street
Williamsburg, VA 22188
(757) 220-6869



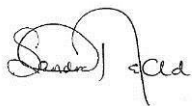


A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

The conclusions in the Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the Client and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.



Prepared by _____
Sandra DeChard, Senior Architectural Historian



Reviewed by _____
Ellen M Brady, MA, RPA, Cultural Resources Practice Leader

Approved by _____
Travis Crayosky, Senior Principal



**A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-
HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY,
NORTH CAROLINA**

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**A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-
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A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

Executive Summary

On November 29, 2022, Stantec Consulting Services Inc. (Stantec) conducted a Phase I architectural resources survey for the Lyle Creek Site (CLT 04; the Project), a proposed data center in Catawba County, North Carolina. The survey included the approximately 221.71-acre Project site (Project Area) and resources on adjacent parcels or within view of the proposed Project site. The Project, as currently designed, will be comprised of five datacenter buildings, each with five co-located facilities (colos), substations, and one administration building with a total capacity of 240MW. The Project Area terrain consists of overgrown brush, woodland, and large areas of slope, and modern ground disturbances. The Project Area is bounded to the south by 1st Avenue North (NC 16), to the northwest by the Conover Solar Park, and in all other directions by private parcels. The work was conducted at the request of Microsoft Corporation (Client).

Architecture Resources

The defined Study Area for architectural survey included the entire approximately 221.71-acre Project Area as well as resources located on adjacent parcels or within view of the proposed Project Area. Two new individual resources, based on tax parcel data and the field survey, were located within the architectural Survey Area. Background research conducted on the North Carolina Historic Preservation Office's (NC HPO's) HPOWEB database indicated that one previously recorded resource was located on parcels adjacent or within view of the proposed Project site. A total of three architectural resources were surveyed for this Project.

The three individual recorded resources, based on the current survey, are generally reflective of the mid-nineteenth to mid-twentieth century development of Catawba County, and lack direct and/or important associations under Criterion A, B, or C for historical significance necessary for listing on the NRHP. As such, it is recommended that the resources are not individually eligible for listing on the NRHP. Criterion D, typically associated with archaeological sites, was not considered in evaluating the architectural resources documented during the survey.

No further architectural survey work is recommended as part of the CLT04 project.

HPO #	Resource Name/Address	Date	NRHP Recommendation as a Result of the Survey
CT0794	House, 1710 NC 16	1854	Recommended Not Eligible for Listing on the NRHP
CT1811	Machine/Maintenance Shop, 1151 NC 16	c. 1960	Recommended Not Eligible for Listing on the NRHP
CT1812	House, 3469 Smithfield Drive NW	1972	Recommended Not Eligible for Listing on the NRHP



**A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-
HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY,
NORTH CAROLINA**

Abbreviations

GIS	Geographic Information System
NCHPO	North Carolina Historic Preservation Office
n.d.	no date
NHL	National Historic Landmark
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
ROW	Right of Way
Stantec	Stantec Consulting Services Inc.
USDI	United States Department of the Interior
USGS	United States Geological Survey



A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

INTRODUCTION

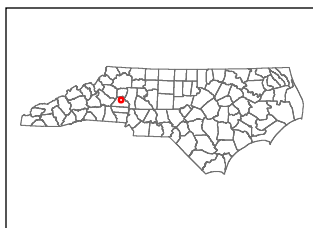
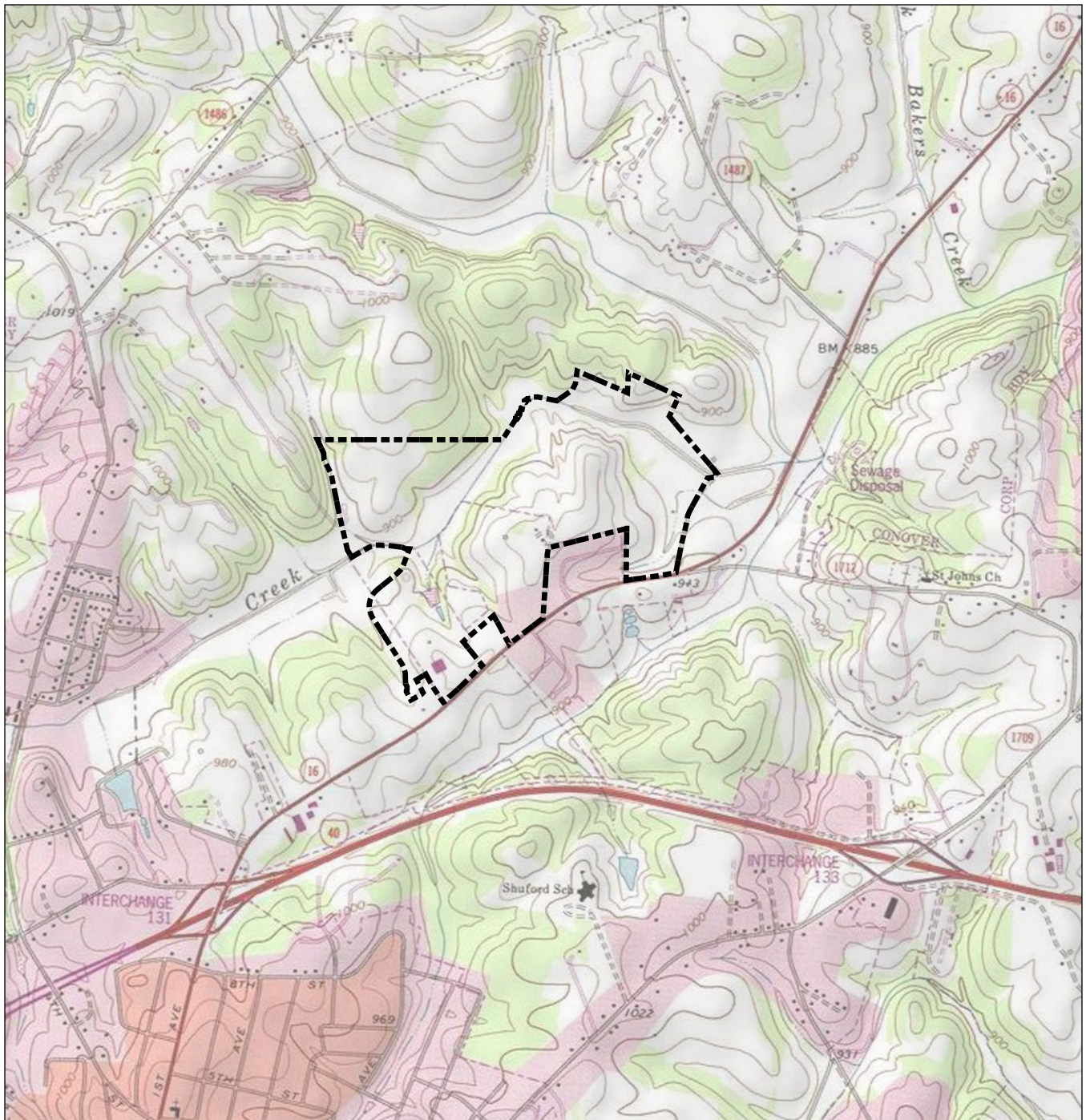
1.0 INTRODUCTION

On November 29, 2022, Stantec Consulting Services Inc. (Stantec) conducted a Phase I architectural resources survey for the Lyle Creek Site (CLT 04; the Project), a proposed data center in Catawba County, North Carolina. The survey included the approximately 221.71-acre Project site (Project Area) and resources on adjacent parcels or within view of the proposed Project site. The Project, as currently designed, will be comprised of five datacenter buildings, each with five co-located facilities (colos), substations, and one administration building with a total capacity of 240MW. The Project Area terrain consists of overgrown brush, woodland, and large areas of slope, and modern ground disturbances. The Project Area is bounded to the south by 1st Avenue North (NC 16), to the northwest by the Conover Solar Park, and in all other directions by private parcels. The work was conducted at the request of Microsoft Corporation (Client).

Stantec designed the architectural survey to identify historic architectural resources 50 years old or over that may be present in the Project Area, on adjacent parcels to the Project Area, or within view of the Project Area and obtain sufficient information to make recommendations on their potential eligibility to the National Register of Historic Places (NRHP). To accomplish this, both documentary research and cultural resources survey were conducted in compliance with the National Historic Preservation Act of 1966 (NHPA-PL89-665), as amended, the Archeological and Historic Preservation Act of 1974, Executive Order 11593, relevant sections of 36 CFR 60 and 36 CFR 800, and state (*North Carolina Historic Preservation Office's* (NCHPO) *Architectural Survey Manual* [2021]) and *Report Standards for Historic Structure Survey Reports/Determination of Eligibility/Section 106/110 Compliance Reports in North Carolina* [2019], and federal (*Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* [United States Department of the Interior {USDI} 1983]) guidelines for conducting cultural resources investigations and National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (USDI 2002).

Senior Principal Investigator Brynn Stewart oversaw the project. Senior Architectural Historian Sandra DeChard authored the report. Ms. DeChard oversaw the architectural fieldwork conducted by Architectural History Technician Olivia McCarty. GIS Analyst Elise Ljiko prepared the report graphics and project maps and Ellen M. Brady provided technical and quality reviews. Copies of all field notes, maps, correspondence, and historical research materials are on file at Stantec's office in Richmond, Virginia.





 Project Area

0 1,000 2,000 Feet
(At original document size of 8.5x11)
1:24,000



Project Location Prepared by ECL on 2022-12-21
Catawba County, North Carolina TR by MGS on 2023-01-11
IR by BSS on 2023-01-04
Client/Project 203401899
Microsoft
MS CLT04 Environmental Permitting

Figure No.
1

Title
Project Location Map

A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

SURVEY METHODOLOGY

2.0 SURVEY METHODOLOGY

The Phase I field survey strategy consisted of a systematic identification of potential historic architectural resources dating to 50 years or older located within the project site and on adjacent parcels or potentially in view of the project utilizing tax parcel and the online NCHPO HPOWEB database data. One previously recorded resource was identified on a parcel which had the potential to view the proposed Project. Newly identified resources within the architecture survey area were documented and the information recorded on the NCHPO Historic Property Field Data Form. Sketch plan maps were drawn for each newly recorded resource and the buildings/structures photographed as visible. The Phase I architectural survey was conducted from public ROW only unless permission was specifically granted by the owner at the time of the field survey.

2.1 DEFINITIONS

Architectural resources include all standing structures or buildings that are 50 years or older. Potential eligibility of architectural resources requires that one or more of the NRHP Criteria, such as association with significant events in the broad patterns of national history (Criterion A), association with the lives of persons significant in our past (Criterion B), and/or representative of a type, period, or method of construction, or the work of a master (Criterion C), be met. Where individual structures do not meet these National Register criteria, but constitute a cohesive group of related buildings, a potential NRHP district may be considered.

2.2 OBJECTIVES

The Phase I survey was designed to locate and identify architectural resources within the Project Area, as well as to document any standing structures 50 years of age or older located within the Project Area, on adjacent parcels, or within view of the Project Area. Stantec designed the survey to obtain sufficient information to make recommendations about the research potential of identified cultural resources based on each resource's potential eligibility for listing on the NRHP. A cultural resource is gauged to be significant if it meets at least one of four NRHP criteria:

Criterion A: Associated with significant events in the broad patterns of national history.

Criterion B: Associated with the lives of persons significant in our past.

Criterion C: Representative of a type, period, or method of construction, or the work of a master.

Criterion D: Capable of yielding important information about the past.

Where individual structures do not meet these NRHP criteria, but constitute a cohesive group of related buildings, a potential NRHP district may be considered. The resource, to be eligible, must also have a high degree of integrity. The seven aspects of integrity, which conveys the historical significance of the



A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

SURVEY METHODOLOGY

resource's original design, include location, setting, design, materials, workmanship, feeling and association. The resource should meet at least five of these aspects to be considered to have a high level of integrity. As part of the assessment of each resource's potential NRHP eligibility, the seven aspects of integrity - location, design, setting, materials, workmanship, feeling, and association - were applied to identify those primary qualities and characteristics that qualify the resource for listing on the NRHP. The seven aspects of integrity, according to the NRHP, are defined below (USDI 2002):

Location: Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction.

Design: Design is the composition of elements that constitute the form, plan, space, structure, and style of a property.

Setting: Setting is the physical environment of a historic property that illustrates the character of the place.

Materials: Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history.

Feeling: Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the significant physical characteristics that convey historic qualities.

Association: Association is the direct link between a property and the event or person for which the property is significant.



A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

CULTURAL CONTEXT

3.0 CULTURAL CONTEXT

3.1 OVERVIEW OF CATAWBA COUNTY

Prior to its formation in 1842, the area that would become Catawba County was settled by Swiss and Scotch-Irish settlers along with German pioneers from Pennsylvania, who established several reformed churches in the first half of the nineteenth century. As the county was rural, farming was the main occupation, however gold mining was also conducted for a brief time (Bayley 2006; Catawba College 2021; Catawba County Government 2020a; Hahn 1911:7 and 10-11).

However, the residents of what was then the northern area of Lincoln County north of the Catawba River, began to become increasingly dissatisfied with their access to county services and became increasingly isolated from the southern half of the county as communities expanded and grew. Efforts to form a new county to resolve some of these issues was spearheaded by Nathaniel Wilson, a descendant of Irish immigrants, who was elected to the state's House of Commons in 1842 on the promise of splitting off from Lincoln County (Preslar 1954:219; Corbitt 1987:91; Catawba County Government 2020a).

The petition made by the residents was successful, and at the end of 1842, Catawba County, named after the Catawba tribe in the area, was officially established. The county was then bounded by Iredell, Lincoln, Caldwell, Alexander, and Burke counties. In 1845, the new county seat was designated at the town of Newton, with a courthouse constructed shortly thereafter. It remained the seat of the county until 1924 (Corbitt 1987:92; Preslar 1954:265; Bayley 2006; Catawba County Government 2020a). By the 1850 census, Catawba County residents included 7,293 free individuals, including 21 African American men and women, and 1,569 enslaved individuals (Hahn 1911:7).

In the mid-nineteenth century, in the decades following the creation of Catawba County, the area outside of Newton was agrarian with a vast majority of residents employed as farmers or day laborers. During the mid-nineteenth century, crops included cotton, potatoes, corn, wheat, and other grains, as well as various fruits. Dairy and cattle farming and bee keeping were also part of the agrarian economy (Hahn 1911:7; Bayley 2006).

During this time, the town of Newton, one of the few incorporated towns within the county in the mid-nineteenth century, had approximately 9,065 free residents, including 32 African Americans. The occupations listed reflect those of a mid-nineteenth century rural town, albeit the county seat, and included house carpenters, shoe, cabinet, and carriage makers, saddlers, and blacksmiths. Other occupations included teachers, which suggest the town had a school, a preacher, doctor, tailor, tanner, hotelier, and stage driver (United States Federal Census 1860; Hahn 1911:7-8). The latter two indicate Newton had a hotel for passengers traveling by stagecoach from other areas of North Carolina and likely beyond. In addition, in 1860, approximately 1,664 slaves were enumerated in the census for both the county and within the town of Newton (United States Federal Census – Slave Schedules 1860).



A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

CULTURAL CONTEXT

While Newton remained one of the most populated towns in Catawba County, the towns of Conover, Catawba, and in particular, Hickory, began to develop in the mid-to late nineteenth century as a result of the railroad's expansion in the 1880s. In 1886, two main railroads had been constructed and connected at Newton; the Western North Carolina Railroad, which ran east-west through the four towns, and the Chester & Lenoir Narrow Gauge Railroad, which ran north-south, and joined the Western North Carolina Railroad at Newton. Each town had its own depot with intermittent stops along the Western North Carolina Railroad route. Transportation, in addition to the railroads, also included a network of secondary roads as well as several ferry crossings on the Catawba River (Figure 2).

The 1886 map also depicts the continued agrarian nature of Catawba County with the exception of the four main towns. While the area was relatively rural, small family-owned stores and numerous churches of several denominations were dispersed throughout the county. Industries depicted were also likely smaller ventures and included water powered grist mills along the Catawba River and its tributaries as well as four, likely larger cotton mills, the Long Island Cotton Mill, Maiden Cotton Mills, Newton Cotton Mills, and the Monbo Cotton Mill. Other manufacturing included the Weedon Spoke & Handle Factory in Newton, the Piedmont Wagon Shops in Hickory, and the Smith & Yount Sash Mill in Conover. Several colleges were also depicted on the map and include Concordia College in Conover, Catawba College in Newton, and in Hickory, Mt. St. Joseph's College and Claremont College as well as a private school, Highland Academy (Figure 2).

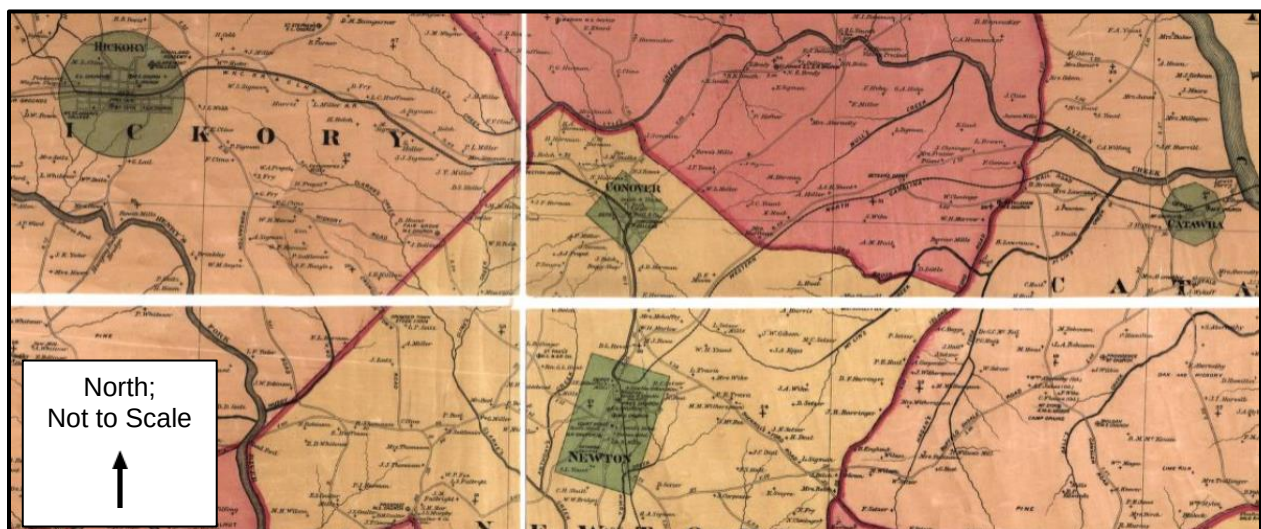


Figure 2 Detail of Map of Catawba County, North Carolina, Depicting the Railroad Lines in Catawba County (Yoder 1886; Library of Congress Geography and Map Division).

A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

CULTURAL CONTEXT

The landscape of Catawba County remained rural and agrarian through the remaining decade of the nineteenth century; however, the population of the county steadily increased. In 1890, just over 18,600 residents lived in the county. By 1910, the number had risen to just under 28,000 (Hahn 1911:8). Farming still employed most of the residents outside of the four main towns. A majority of the residents in the surrounding area of Conover, the location of the current Project, were employed as farmers or farm laborers. The handle factory and the railroad employed some residents but were a distance second in total numbers. Others were employed at a wagon factory, in the building trades, and cottage industries such as blacksmithing, shoe making and as dressmakers (United States Federal Census 1900).

During the next several decades, with the increase in new manufacturing facilities, the rural areas of the county experienced some residential growth. However, farming still employed a significant number of residents in this area. By 1930, in the Newton and Conover areas, in addition to farming, a large number of people were employed at the cotton mill, hosiery, handle, and glove factories, and the railroad. Several other main employers included colleges, sawmills, and a carriage factory (United States Federal Census 1930).

Resulting, in part, from the increase in manufacturing, the population of Catawba County also increased. In 1930, the county contained just under 44,000 residents. By 1940, the population had increased to 51,653 and by 1950, to 61,794 (United States Census 1950:33-10). Manufacturing continued to thrive through the twentieth century, with approximately 40 percent of the population of the county employed in industrial-related jobs. Agriculture, with advancements in technology and production methods such as erosion mitigation, diversification of crops, and new ways to maintain healthy soils, also flourished (Preslar 1954:488–490).

In the late twentieth century, Catawba County became more accessible with the construction of I-40 which was completed in the mid-1970s. Today, while still rural in many respects, Catawba County retains its textile and furniture manufacturing as a major economic base while expanding into the telecommunications market. Additionally, new business sectors in biomedical and pharmaceutical manufacturing as well as retail development and marketing efforts to attract tourists and retirees have expanded the county's economic base. The County has also expanded its infrastructure, improving its roads and highways, as well as its public education system (Catawba County Government 2020a).



A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

ARCHITECTURAL CONTEXT

4.0 ARCHITECTURAL CONTEXT

4.1 AGRICULTURAL HISTORY

Catawba County, historically, was, and continues to be an agrarian county. The agricultural development in the mid-nineteenth century, and earlier, consisted of small to mid-sized farms and the county was sparsely settled (Figure 3). Although the types of crops and livestock produced for individual farms in not easily known, the county as a whole produced potatoes, cotton, and grains were most often grown mainly on a subsistence level in the early nineteenth century due to the lack of adequate roads. A number of farms appear to have raised dairy cattle, sheep, and swine (Hahn 1911:7; Bayley 2006; Kooiman 1989). During the mid-to late nineteenth century, larger farms were becoming more common. Two large farm parcels in the county belonged to Solomon Warlick, who owned 100 improved acres out of 608 total acres, and David Barker, who owned 700 unimproved and 100 improved acres.

While the Civil War brought economic hardship to the agricultural industry of the state of North Carolina as a whole, the residents of Catawba County did not own large numbers of slaves. As a result, the agricultural economy was quicker to rebound after the Civil War. To maintain agricultural production after the Civil War with the absence of slave labor, farmers often hired day laborers to help with planting, harvesting, and day-to-day operations (Kooiman 1989).

The growth of the towns in the early twentieth century drew residents from rural areas to jobs in the more populated centers. Even with this shift, 88 percent of the workforce in Catawba County continued to be employed in farming. During the early 1920s, the average area of land under cultivation on agricultural parcels was 75 acres with approximately 259 farms listed in 1925 (Kooiman 1989).

4.2 RESIDENTIAL HISTORY

While farms dotted the landscape during the mid-nineteenth to the mid-twentieth century, non-agricultural development began to increase, although not substantially, in the areas around the four most populated towns. Residential development also increased along major secondary routes during the late nineteenth century. The early to mid-twentieth century development; however, was not prolific. Development in earnest began in the 1960s and 1970s. Among the types of dwellings constructed, Ranch-style houses and other types were common. Small residential neighborhoods were constructed in the late 1970s and early 1980s including the development across from the Frederick William Smith House (CT0794) which comprises houses built during the mid-1980s. The House (CT1812), constructed in 1972, is located at the edge of this neighborhood. Other planned residential communities were located one the north side of Conover Boulevard to the east of Conover, and along the east side of Country Home Road to the north of the town (Figure 4). As the century progressed, the residential, as well as modern commercial development, expanded into the once rural landscape (Figure 5). Today the area in the vicinity of the proposed project site contains large areas of modern residential development.



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ARCHITECTURAL CONTEXT

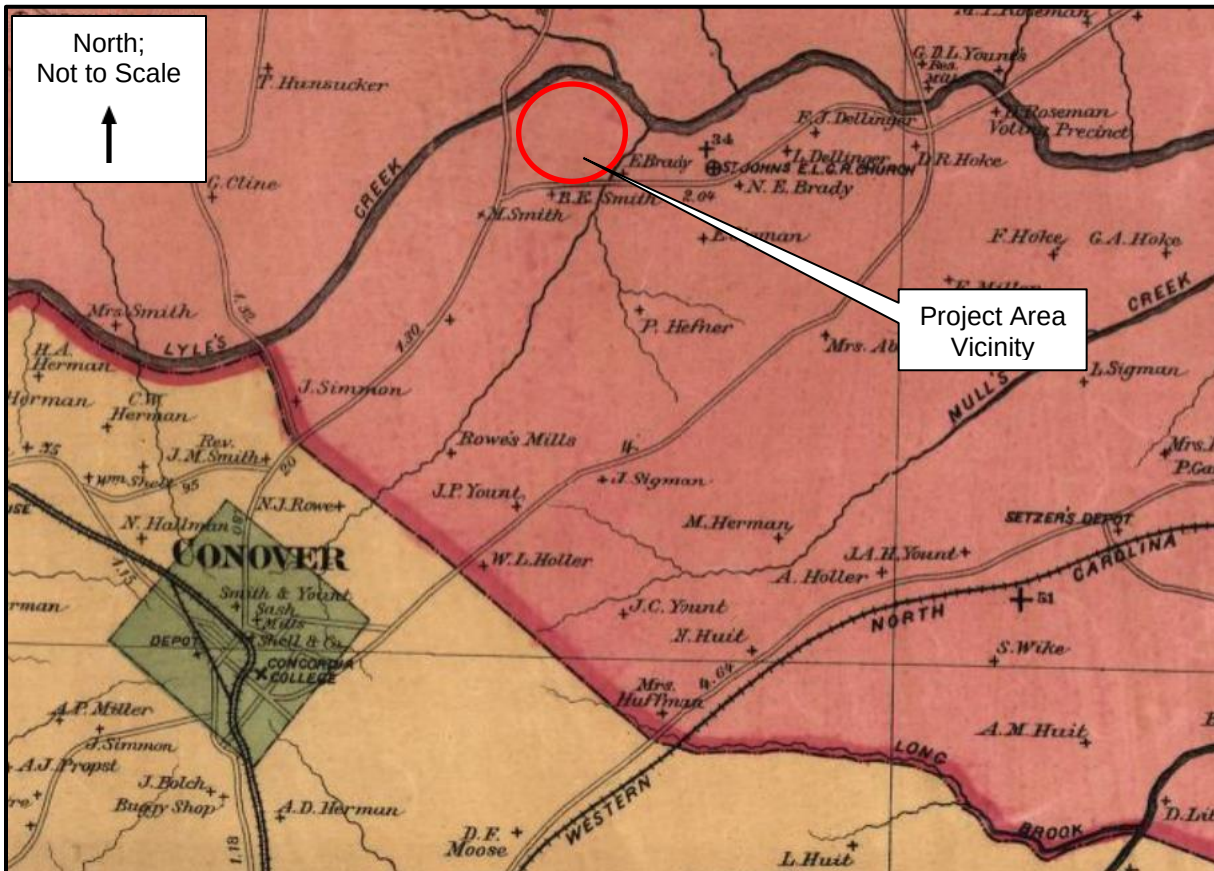


Figure 3 Detail of Map of Catawba County, North Carolina, Depicting the Project Area Vicinity (Yoder 1886; Library of Congress Geography and Map Division).

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ARCHITECTURAL CONTEXT

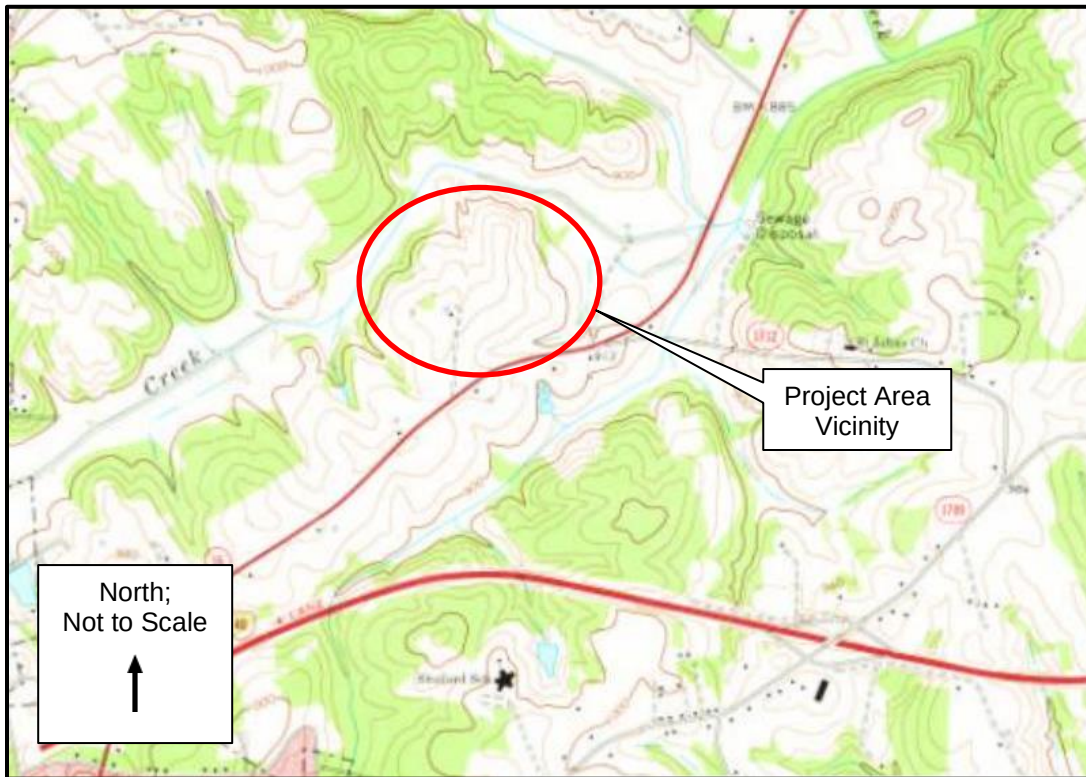


**Figure 4 Detail of Newton, NC USGS Topographic Map 1:24000 (1970;
<https://livingatlas.arcgis.com/topoexplorer/index.html>).**



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ARCHITECTURAL CONTEXT



Figure 5 Detail of 1993 Google Earth Aerial Map of the Area to the North/Northeast of Conover (Google Earth 2023).

A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-HECTARE (221.71 ACRE) LYLE CREEK (CLT 04) DATA CENTER SITE IN CATAWBA COUNTY, NORTH CAROLINA

PROPERTY TYPES

5.0 PROPERTY TYPES

Two new individual resources, based on tax parcel data and the field survey, and one previously recorded resource are located within the architectural Survey Area (Table 1). The surveyed resources include a machine/maintenance shop (CT1811), and two houses (CT0794 and CT1812; Appendix A). The residential resources reflect the mid-nineteenth to mid-twentieth century expansion of the area around Newton and include vernacular and Ranch-style dwellings with varying degrees of architectural integrity.

Table 1 Surveyed Architectural Resources within the Architectural Study Area

HPO #	Resource Name/Address	Date	Tax Parcel ID
CT0794	Frederick William Smith House, 1710 NC 16	1854	374208788260
CT1811	Machine/Maintenance Shop, 1151 NC 16	c. 1960	374207575927
CT1812	House, 3469 Smithfield Drive NW	1972	374207686161

5.1.1 Nineteenth Century Residential Architecture Types

Dwellings associated with early to mid-nineteenth century farms were often two-story, three-bay, side gable, frame residences. Common to this house type, were exterior end chimneys and one-story front porch. Though these dwellings were often vernacular in appearance, modest Federal and Greek Revival embellishments were often added. The Frederick William Smith House (CT0794) falls within this house type. In the time after the Civil War, I-Houses became a popular house type in rural Catawba County. Weatherboards were the most common sheathing material on houses constructed in the nineteenth century, both before and after the Civil War (Kooiman 1989).

5.1.1.1 Vernacular

Frederick William Smith House (CT0794)

The Frederick William Smith House was last surveyed in 1977. The property consists of the main house, a shed, and a well house. Currently, the house sits on 0.96 acre, although appears to have been part of a larger, 29.04-acre farm parcel (Figure 6). The house is an example of mid-nineteenth century vernacular architecture; however, has lost its agricultural association. The house, constructed around 1854, is two stories with three bays and a large two-story gable-roofed ell. The exterior is clad in what appears to be aluminum siding and the gable roof in seamed metal. A one-story, hipped-roof, three-bay porch is centered on the façade and features wood column supports and a vinyl-clad cornice. The dwelling is supported by a brick foundation and also features exterior end brick chimneys. Fenestration includes six-over-six vinyl sash windows and a single-leaf, modern entry door flanked by sidelights and a transom (Figure 7). The secondary agricultural buildings which were associated with the dwelling are no longer extant. Domestic-related secondary resources were present and included a shed and well. The shed on the property is located to the west of the house within a tree line and is only partially visible from the public ROW. The building is one-story, with a front gable roof clad in seamed metal, weatherboard



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PROPERTY TYPES

exterior walls and an off-center, single-leaf entry door. To the southeast of the house is a well house with low concrete block walls and a metal-clad gable roof.

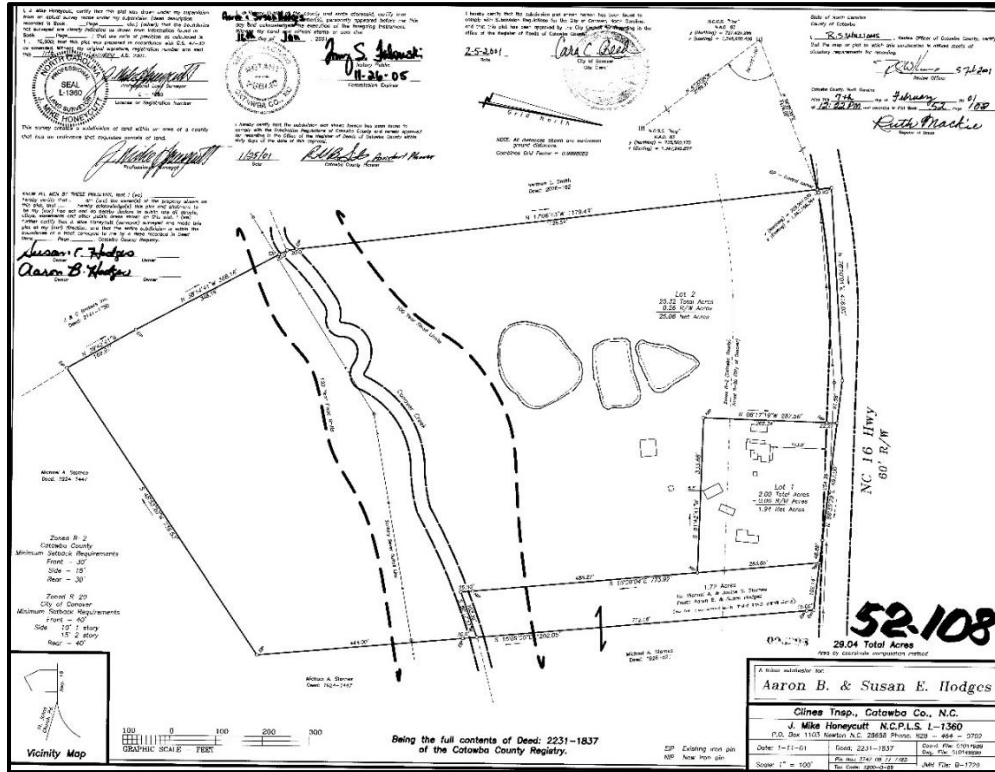


Figure 6 Plat Map Dated January 11, 2001, for Property (Catawba County Registry of Deeds Plat Book 52:108).

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PROPERTY TYPES



Figure 7 Frederick William Smith House (CT0794), 1710 NC Highway 16, View Looking Southeast.

5.1.2 Twentieth Century Residential Architectural Styles

5.1.2.1 Ranch Style

The Ranch-style, the popularity of which is evident in the many planned developments of the 1950s and 1960s, originated in 1930s California. The style became dominant in the 1940s with the increased dependence on the automobile. Prior to the 1940s, many urban and suburban dwellers resided in compact houses on small lots and walked to the streetcar lines. The increasing popularity of the automobile allowed people to move further out from the city and indulge in more expansive lots. The Ranch house's design allowed a lateral expansion of dwellings, emphasizing the façade, and could fit on larger residential lots with more open space between houses (McAlester and McAlester 1993:479).

House (CT1812)

The Ranch-style house located at 3469 Smithfield Drive NW is a one-story, multiple bay dwelling with low profile and overhanging eaves which are typical design features of the early 1970s. Constructed in 1972, the dwelling's exterior walls are brick veneer with the side gable roof clad in asphalt shingles. A two-bay engaged porch with cast metal supports shelters the front entry and a brick chimney projects through the ridge line just southeast of the modern front door. The dwelling also features six-over-six wood sash windows (Figure 8). The east end of the building features a two-bay garage, formerly a carport with its eastern gable end partially enclosed by vinyl siding. Extending from the garage wing is a long, narrow, gable-roofed ell which features an additional garage bay (Figure 9). The addition appears to have been added between 1984 and 1998 according to aerial photography (<https://historicaerials.com/viewer>). The

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only secondary resource present on the property at the time of the survey was a poured concrete well (Figure 9).



Figure 8 House (CT1812), 3469 Smithfield Drive NW, View Looking North.



Figure 9 House (CT1812), 3469 Smithfield Drive NW, View Looking Southwest.

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PROPERTY TYPES

5.1.3 Agricultural-Related Resources

5.1.3.1 Machine/Maintenance Shop (CT1811)

The machine/maintenance shop located on the property of 1151 NC Highway 16 was part of a larger farm complex. The buildings on the parcel, with the exception of the surveyed structure, have been demolished. The building, constructed around 1960, is one-story and has seven bays on the southwest elevation and five on the northeastern elevation. The walls are constructed of concrete block with weatherboards in the gable ends and a metal clad side gable roof. Areas of the sheathing are missing, and sections of the roof framing are visible. Fenestration comprises two-over-two metal hopper-style windows and wood entry doors (Figure 10).



Figure 10 Machine/Maintenance Shop (CT1811), 1710 NC Highway 16, View Looking Southwest.

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CONCLUSIONS AND RECOMMENDATIONS

6.0 CONCLUSIONS AND RECOMMENDATIONS

On November 29, 2022, Stantec conducted a Phase I architectural resources survey for the Lyle Creek Site (CLT 04), a proposed data center in Catawba County, North Carolina. The survey included the approximately 221.71-acre Project site (Project Area) and resources on adjacent parcels or within view of the proposed Project site. The Project Area terrain consists of overgrown brush, woodland, and large areas of slope, and modern ground disturbances. The Project Area is bounded to the south by 1st Avenue North (NC 16), to the northwest by the Conover Solar Park, and in all other directions by private parcels.

Two newly recorded individual resources, based on tax parcel data and the field survey, and one previously recorded resource, according to research conducted on the NC HPO's HPOWEB database, are located within the architectural Survey Area.

The individual recorded resources, the Frederick William Smith House (CT0794), the machine/maintenance shop (CT1811), and the Ranch-style House (CT1812) surveyed during the current investigation are generally reflective of the mid-nineteenth to mid-to late twentieth century development of Catawba County and lack direct and/or important associations under Criterion A, B, or C for historical significance necessary for listing on the NRHP. As such, it is recommended that the resources are not individually eligible for listing on the NRHP (Table 2). Criterion D, typically associated with archaeological sites, was not considered in evaluating the architectural resources documented during the survey.

Criterion A: The resources, under NRHP Criterion A do not individually express any distinctive themes relating to the development of Catawba County and do not contribute significantly to the county's growth. It is recommended therefore that the resources do not meet the criteria necessary for individual listing on the NRHP under Criterion A as the properties were constructed in response to the general development of the area. Additionally, the agricultural association of the machine/maintenance shop has been lost due to the demolition of the other farm buildings and dwelling on the property.

Criterion B: The resources surveyed do not appear to be associated with any known individuals who made significant contributions to the historical development of Catawba County. Although limited information about the owners of the properties is known, it does not appear that they would be considered of transcendent importance to the Nation's history and therefore the resources do not meet the criteria necessary for listing on the NRHP under Criterion B.

Criterion C: The resources do not appear to have significant architectural integrity for listing on the NRHP under Criterion C and are of common building types. In addition, the resource is utilitarian in design and does not embody distinctive characteristics of a type, period, or method of construction nor does the building represent the work of a master. Additionally, the Frederick William Smith House has been altered by the replacement of its original siding with aluminum and vinyl siding to the porch's cornice, and the replacement of its original windows with vinyl sashes. It is therefore recommended that the resources surveyed do not meet the criteria necessary for listing on the NRHP under Criterion C.

No further architectural survey work is recommended as part of the CLT04 project.



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CONCLUSIONS AND RECOMMENDATIONS

**Table 2. NRHP Recommendations for Architectural Resources Surveyed within the
Survey Area**

HPO #	Resource Name/Address	Date	NRHP Recommendation as a Result of the Survey
CT0794	House, 1710 NC 16	1854	Recommended Not Eligible for Listing on the NRHP
CT1811	Machine/Maintenance Shop, 1151 NC 16	c. 1960	Recommended Not Eligible for Listing on the NRHP
CT1812	House, 3469 Smithfield Drive NW	1972	Recommended Not Eligible for Listing on the NRHP



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7.0 REFERENCES

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APPENDICES

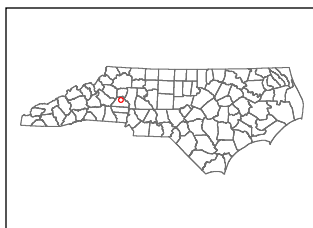
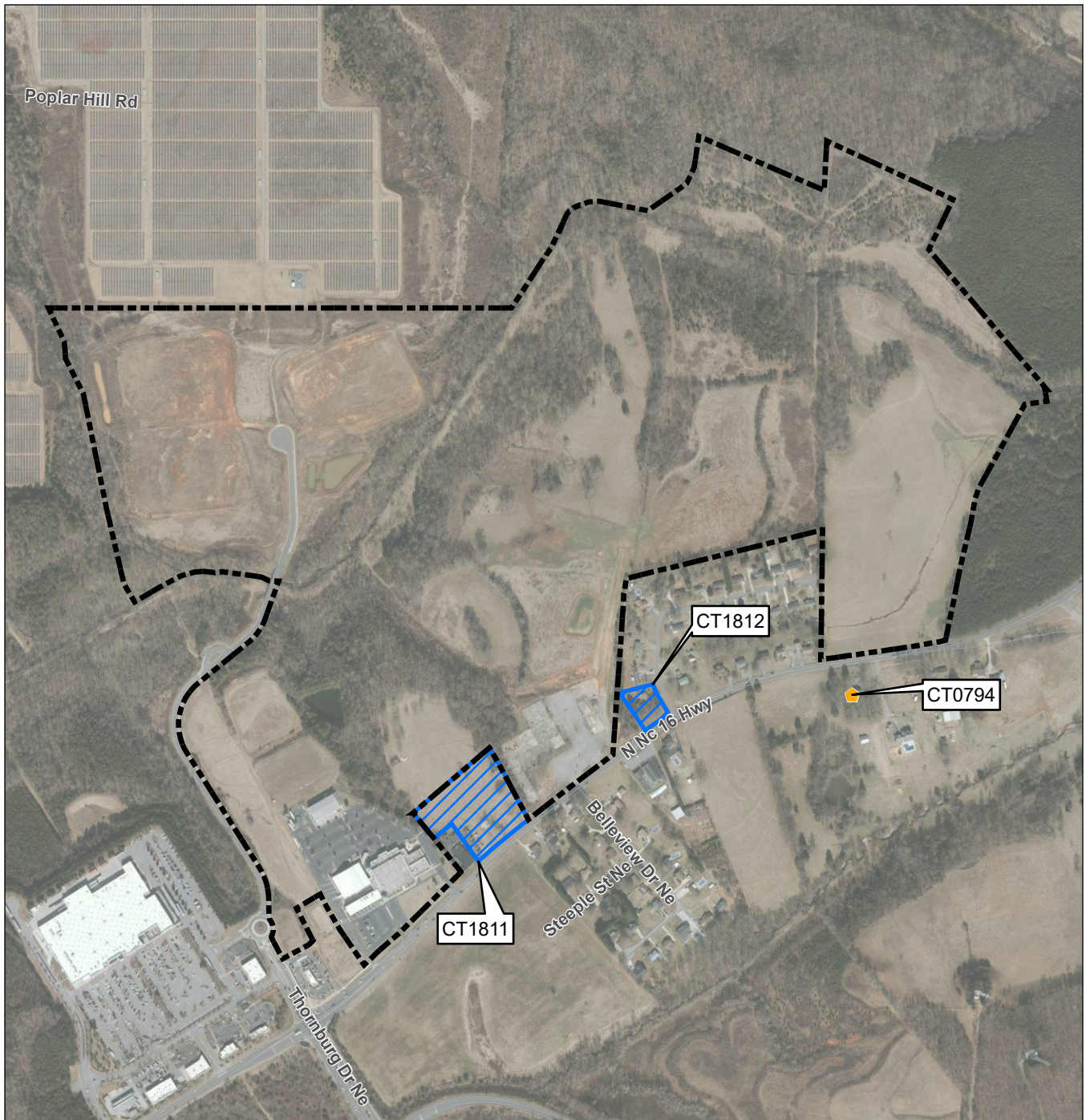
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Appendix A ARCHITECTURAL RESOURCE SURVEY MAPPING

**APPENDIX A
MAPPING**

ARCHITECTURAL RESOURCE SURVEY





Notes
 1. Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet
 2. Data Sources: ESRI, Microsoft, NC Geodetic Survey, NC State Historic Preservation Office, Stantec
 3. Orthoimagery © NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

-  Previously Recorded Resource
-  Project Area
-  Surveyed Architectural Resource

0 400 800 Feet
 (At original document size of 8.5x11)
 1:9,600



Project Location Prepared by ECL on 2023-01-31
 Catawba County, North Carolina TR by MGS on 2023-02-09
 IR by SLD on 2023-01-31
Client/Project 203401889
 Microsoft
 MS CLT04 Environmental Permitting

Figure No.
Appendix B
Title
Surveyed Architectural Resources

**A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 89.72-
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Appendix B KEY PERSONNEL RESUMES

APPENDIX B KEY PERSONNEL RESUMES



Sandra DeChard

Senior Architectural Historian

Ms. Sandra DeChard is an architectural historian with over 25 years of cultural resources experience working in the Mid-Atlantic, South, Mid-West, New England, and Northwest regions. Her experience includes large- and small-scale architectural Phase I level surveys for transmission line corridors, transportation infrastructure, solar and wind projects, and visual effects evaluations, Phase II level surveys, stabilization plans, historic structures reports, cost share projects, and National Register of Historic Places nominations in consultation with state historic preservation offices and local, state, and federal agencies. Her experience also extends to detailed historical research and archival review, scaled architectural drawings, signage and heritage tourism brochures, as well as museum displays. Additionally, Sandra was a founding member and Chairperson of the Martinsville, Virginia Architectural Review Board and has lectured on various Art, Art History, and Architectural topics as educator in humanities and as a guest speaker. Sandra's current responsibilities at Stantec include architectural surveys at the Phase I and II levels, managerial tasks associated with architectural investigations, writing and editing technical reports, consultation with and representation of clients before state and national review agencies, and developing and managing project budgets and scopes of work.

EDUCATION

Advanced Diploma in Local History, Oxford University, Oxford, England 2022

Certificate of Higher Education in History, Oxford University, Oxford, England 2020

M.A. Preservation Studies, Architectural History, Boston University, Boston, Massachusetts, 2000

B.S. Interior Design, University of Delaware, Newark, Delaware, 1989

CERTIFICATIONS & TRAINING

Section 106 Certification, Richmond, Virginia, 2014

PROJECT EXPERIENCE

Bridges

VDOT – Page County Bridge National Register of Historic Places Nomination Form*, Page County, Virginia

Ms. DeChard conducted detailed research and authored the National Register of Historic Places (NRHP) nomination form for the Page County Bridge, Page County, Virginia.

Transmission

A Phase I Architectural Survey of Approximately 4 Miles Associated with the Proposed Line 239 Lakeview-Hornertown 230kV Rebuild Project in Halifax County, North Carolina

Ms. DeChard served as Senior Architectural Historian for the project which included a Phase I survey of 82 resources within the area of potential effect for the proposed transmission line rebuild.

UC Synergetic – Archaeological Identification Survey of Approximately 32.82 Hectares (81.12 Acres) and Architectural Windshield Survey Associated with the Western Carolinas Modernization Project, Asheville, Buncombe County, North Carolina

Sandra served as Architectural Historian for the project which included a windshield survey of 161 resources within a 1.5-mile area of potential effect.

* denotes projects completed with other firms

Sandra DeChard

Senior Architectural Historian

Roadways

NCDOT – Historic Structures Survey Report Interchange Improvements SR 2500 (Blue Ridge Road) from US 70 to South of I-40 and South of I-40 to SR 2713 (Old Lake Gap Road), Buncombe County, North Carolina

Ms. DeChard served as Senior Architectural Historian. The project included an intensive level survey of two resources for the purposes of evaluating the resources' NRHP eligibility.

NCDOT – Building Inventory for TIP# U-5863, Widen NC 133 (Castle Hayne Road) from I-140/US17 (Wilmington Bypass) to SR 1310 (Division Drive), New Hanover County, North Carolina

Ms. DeChard served as Senior Architectural Historian for the project which included a building inventory of 136 resources within the area of potential effect for the proposed road improvements.

NCDOT – Historic Structure Survey for TIP# R-5743B, Widen US 23/US441 from US 64 to SR 1652 (Wide Horizon Drive)/SR1152 (Belden Circle) to South of SR1649 (Prentiss Bridge Road), Franklin, Macon County, North Carolina

Ms. DeChard served as Senior Architectural Historian for the project, which included an intensive level survey of five resources within the area of potential effect for the proposed road improvements. The project's intent NRHP eligibility for each of the resources surveyed.

Railroads

NCDOT – Historic Structures Survey Report for T.I.P. No. Z-5700, Crossing No. 629724M, North Church Street, Four Oaks, Johnston County, North Carolina.

Ms. DeChard served as Architectural Historian for the project which included an intensive level survey of an individual resource and a re-evaluation of NRHP status of an historic district within the area of potential effect for the proposed rail crossing improvement. The evaluation also included a consideration of inclusion of the individual resource to the National Register listed district as well as a National Register eligibility evaluation for the individual resource surveyed.

Defense/Military

United States Army Reserve – Army Reserves Centers in North Carolina: A Brief History

Sandra DeChard served as Senior Architectural Historian for the project. The project was part of an MOA for the Thomas B. Smothers Army Reserve Center. The Administration Building and OMS were determined eligible for listing on the NRHP by the NC SHPO. It was also determined that the disposal of the property out of Government ownership constituted an undertaking pursuant to Section 106 of the National Historic Preservation Act and that the disposal would result in an adverse effect to historic properties. To mitigate the adverse effect the MOA required the documentation of the Thomas B. Smothers ARC in the form of an historic narrative to include a history of the Thomas B. Smothers ARC and a general history of ARCs in North Carolina.