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 Stover North Data Center-CLT 17, Hickory Lincolnton Highway, Newton, Catawba County, SAW-2022-02515, ER 23-1685

Dear Ms. Ferrante:

Thank you for your letter of October 5, 2023, transmitting the Historic Structure Survey Report (HSSR), "A Phase I Architectural Survey Associated with the Approximately 215-Acre Sotver North Site (CLT17) Data Center 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 six 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
CT0950	Rhoney House and Farm	3941-3949 Hickory Lincolnton Hwy	Ineligible
CT1813	House	3998 Hickory Lincolnton Hwy	Ineligible
CT1814	Rhoneys Chapel AME Church and Cemetery	3778 Hickory Lincolnton Hwy	Ineligible
CT1815	Farm	3781-3797 Hickory Lincolnton Hwy	Ineligible
CT1816	House	3708 Hickory Lincolnton Hwy	Ineligible
CT1831	House	3965 Hickory Lincolnton Hwy	Ineligible

We have determined 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,

Renee Gledhill-Earley

for Ramona Bartos, Deputy
State Historic Preservation Officer

cc	Sandra DeChard, Stantec	sandra.dechard@stantec.com
	Krysta Stygar, USACE Wilmington District	krystynka.b.stygar@usace.army.mil

Received:10/5/2023
Historic Preservation Office

ER 23-1685

Due: 10/27/2023

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

October 2, 2023

Ms. Lindsay Ferrante
US Army Corps of Engineers
Raleigh Regulatory Field Office
3331 Heritage Trade Drive, Suite 105
Wake Forest, NC 27587

Dear Ms. Ferrante,

Reference: **SAW-2022-02515**
Phase I Architectural Survey Associated with the Approximately 215-Acre Stover North Site (CLT17) 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 215-Acre Stover North Site (CLT17) Data Center in Catawba County, North Carolina* (SAW-2022-02515) for your review and concurrence. Also included are the GIS data, survey site database (Access), digital photographs, spreadsheet with list of resources and determinations, and the hard copies of the survey site files in collated envelopes.

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

Regards,

STANTEC CONSULTING SERVICES INC.

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

A Phase I Architectural Survey Associated with the Approximately 215-Acre Stover North Site (CLT17) Data Center in Catawba County, North Carolina

March 14, 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
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A PHASE I ARCHITECTURAL SURVEY ASSOCIATED WITH THE APPROXIMATELY 215-ACRE STOVER NORTH SITE (CLT17) DATA CENTER 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 _____
Brynn Stewart, MA, Senior Principal Investigator

Approved by _____
Loretta Cummings, Principal

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Executive Summary

On November 30, 2022, Stantec Consulting Services Inc. (Stantec) conducted a Phase I architectural resources survey for the Stover North Site (CLT 17; the Project), a proposed data center in Catawba County, North Carolina. The survey included the approximately 215-acre Project site (Project Area) and resources on adjacent parcels or within view of the proposed Project site. The Project, as currently designed, will only develop the 156 acres of the northern section of the parcel and 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 and woodland, and is bounded to the east by Stover Court, to the west by Hickory Lincolnton Highway (NC 1008), and to the south by Stratton Place. West North Carolina Highway 10 extends east to west to the north of the Project Area. The work was conducted at the request of Microsoft Corporation (Client).

Architecture Resources

The defined Study Area for architectural survey included the entire approximately 215-acre Project Area as well as resources located on adjacent parcels or within view of the proposed Project Area. Five 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 six architectural resources were surveyed for this Project. Additionally, the National Register of Historic Places- (NRHP) listed Shurford-Hoover House (CT0398) was in the vicinity of the proposed Project but was not located on an adjacent parcel and therefore was not resurveyed as part of the current Project.

The six 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.

One of the six resources surveyed was the Rhoneys Chapel Cemetery on the property of the Rhoneys Chapel AME Zion Church. Cemeteries are not typically eligible as stand-alone resources unless they possess distinctive design features or are associated with a person of great importance in history or from age. The Rhoneys Chapel Cemetery does not meet the above criteria and therefore it is recommended that the cemetery is not individually eligible for the NRHP under Criterion A, B, or C. There is no known association with important people or events in the history of Catawba County and the markers are undistinguished with little ornamentation. A cemetery, to be considered eligible under Criterion Consideration D, must be eligible for listing under Criterion A, B, or C. It also must "derive its primary significance from graves of persons of transcendent importance, from age, from distinctive design



features, or from association with historic events" (NRHP 1997:34). The Rhoneys Chapel Cemetery is not recommended for listing on the NRHP under Criterion A, B, or C, and therefore the cemetery is not eligible under Criterion Consideration D of the NRHP.

No further architectural survey work is recommended as part of the CLT17 project.

HPO #	Resource Name/Address	Date	Tax Parcel ID	NRHP Recommendation as a Result of the Survey
CT-0398	Shurford-Hoover House, 3652 Hickory Lincolnton Highway	c. 1790/ c. 1840	361801093849	Listed on the NRHP; Not Resurvyed
CT-0950	Rhoney House and Farm, 3941-3949 Hickory Lincolnton Highway	c. 1850	361801076062	Recommended Not Eligible for Listing on the NRHP
CT1813	House, 3998 Hickory Lincolnton Highway	1950	361801165427	Recommended Not Eligible for Listing on the NRHP
CT1814	Rhoneys Chapel AME Church and Cemetery, 3778 Hickory Lincolnton Highway	c. 1951/ c. 1923	361801085604	Recommended Not Eligible for Listing on the NRHP
CT1815	Farm, 3781-3797 Hickory Lincolnton Highway	1923	361801082312 & 361801072972	Recommended Not Eligible for Listing on the NRHP
CT1816	House, 3708 Hickory Lincolnton Highway	1959	361801093368	Recommended Not Eligible for Listing on the NRHP
CT1831	House, 3965 Hickory Lincolnton Highway	1963	361801068547	Recommended Not Eligible for Listing on the NRHP

*Highlighted resource was listed in the NRHP and was not resurveyed as the resource was not located on an adjacent parcel or within view of the proposed Project.

Abbreviations

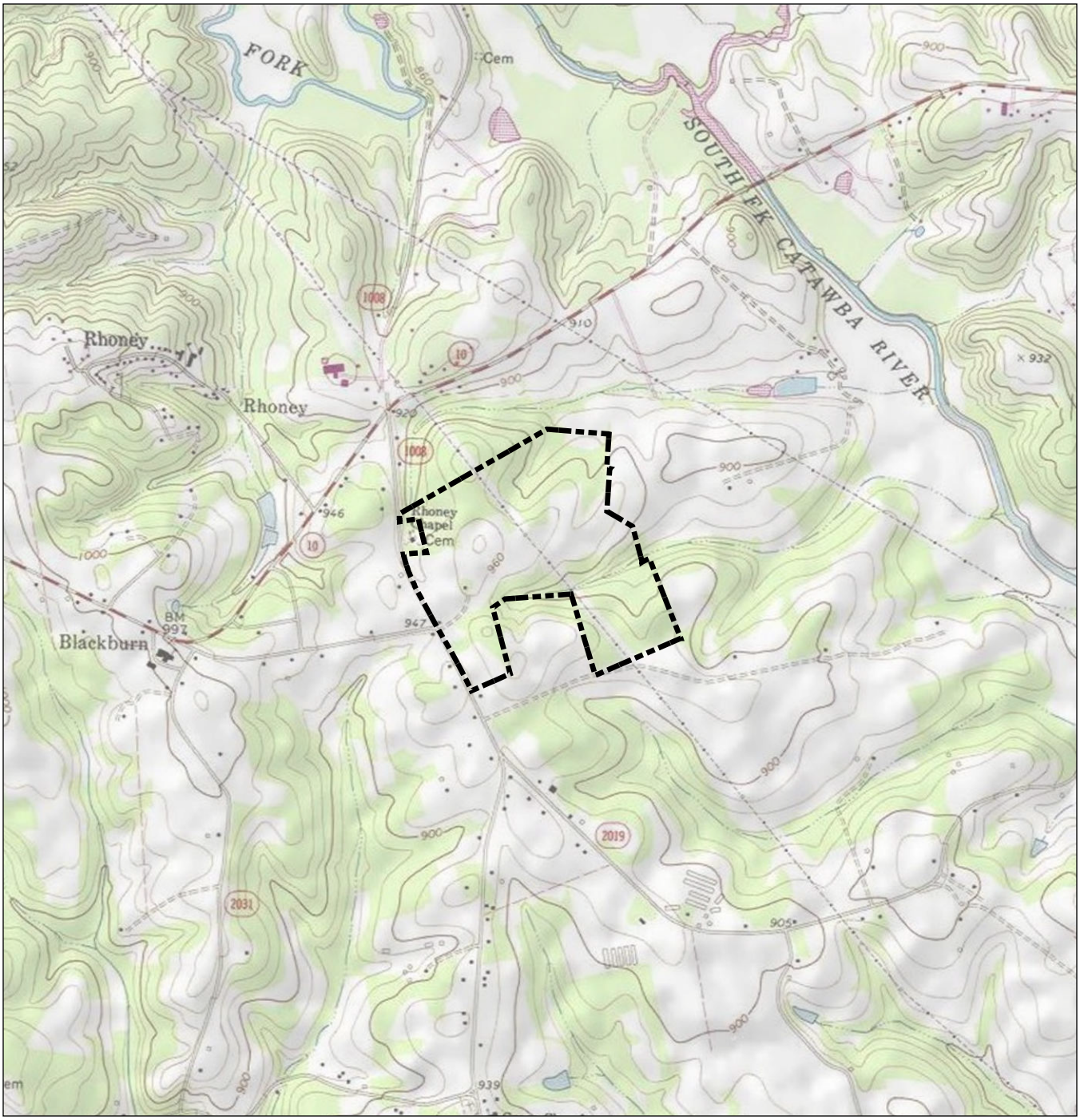
GIS	Geographic Information System
NCHPO	North Carolina Historic Preservation Office
n.d.	no date
NHL	National Historic Landmark
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
ROW	Right of Way
Stantec	Stantec Consulting Services Inc.
USDI	United States Department of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

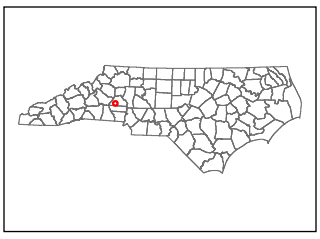
1.0 INTRODUCTION

On November 30, 2022, Stantec Consulting Services Inc. (Stantec) conducted a Phase I architectural resources survey for the Stover North Site (CLT17; the Project), a proposed data center in Catawba County, North Carolina. The survey included the approximately 215-acre Project site (Project Area) and resources on adjacent parcels or within view of the proposed Project site. The Project, as currently designed, will only develop the 156 acres of the northern section of the parcel and 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 and woodland, and is bounded to the east by Stover Court, to the west by Hickory Lincolnton Highway (NC 1008), and to the south by Stratton Place. West North Carolina Highway 10 extends east to west to the north of the Project Area. 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. 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

N

Notes
1. Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet
2. Data Sources: Microsoft, NC Geodetic Survey
3. Topographic map © USGS 7.5 Minute Series Topographic Map, Reepsville, NC Quadrangle, 1973

Stantec

Project Location
Catawba County, North Carolina

Prepared by ECL on 2022-12-16
TR by MGS on 2022-12-21
IR by BSS on 2022-12-21

Client/Project
Microsoft
MS CLT17 Environmental Permitting

203401901

Figure No.
1

Title
Project Location Map

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

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, on adjacent parcels to, or potentially in view of the Project utilizing tax parcel and 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 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.



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 Nathanial 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).



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 (Yoder 1886; Kooiman 1989; 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 (Yoder 1886; Kooiman 1989; Figure 2).

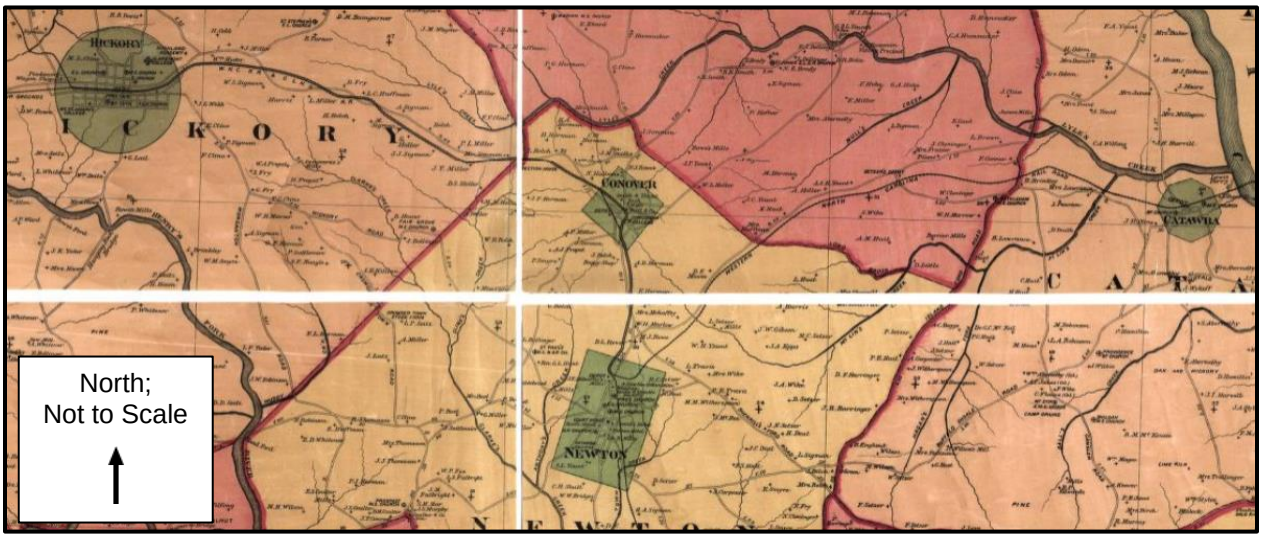


Figure 2 Detail of *Map of Catawba County, North Carolina*, Depicting the Railroad Lines in Catawba County (Yoder 1886; Library of Congress Geography and Map Division).

The landscape of Catawba remained rural and agrarian through the remaining decade of the nineteenth century; however, the population of Catawba 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 proposed 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. During the first decades of the twentieth century, the area to the southwest of Newton and northeast of Keeversville, in addition to farming, a small percentage of residents were employed in industry including a roller mill, glass factory, pottery, knitting and cotton mills, sawmills, and gold mines (United States Federal Census 1900 and 1920).

Resulting, in part, from the increase in manufacturing, the population of Catawba County as a whole 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). While manufacturing increased in the county, the area in the vicinity remained decidedly agrarian into the mid-to late twentieth century.

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).



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

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).

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 as well as along major secondary routes during the late nineteenth century; however, the early to mid-twentieth century development was not prolific. Even into the latter part of the century, the area in the vicinity of the proposed Project remained relatively rural with the exception of the village of Rhoney and a smattering of dwellings along Hickory Lincolnton Highway to the south of the Project Area (Figure 4). It was not until the late twentieth to early twenty-first century that residential development increased to any



significance. Today the main areas of development are along Old Stage Road and Hickory Lincolnton Highway to the south of the intersection with Rocky Ford Road (Figure 5).

While the nineteenth century vernacular dwelling type continued to be constructed on agricultural parcels, new architectural styles were increasingly becoming popular in the early to mid-twentieth century. The styles included Colonial Revival and one-and-a-half-story Craftsman bungalows on agricultural parcels as the main residence, although these styles were more common to domestic parcels instead of rural agrarian lots (Kooiman 1989). On non-agrarian parcels, mid- to late twentieth century styles were popular including Minimal Traditional and Ranch-style dwellings.

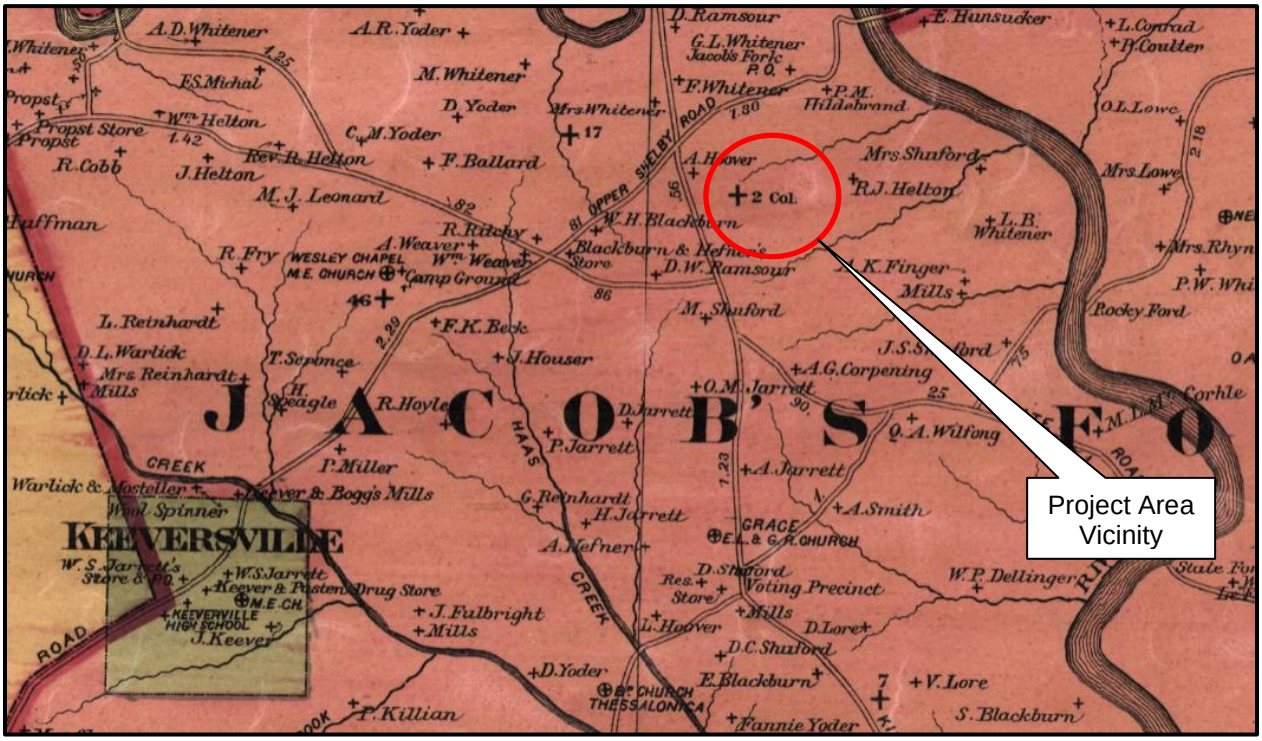


Figure 3 Detail of *Map of Catawba County, North Carolina*, Depicting the Project Area Vicinity (Yoder 1886; Library of Congress Geography and Map Division).

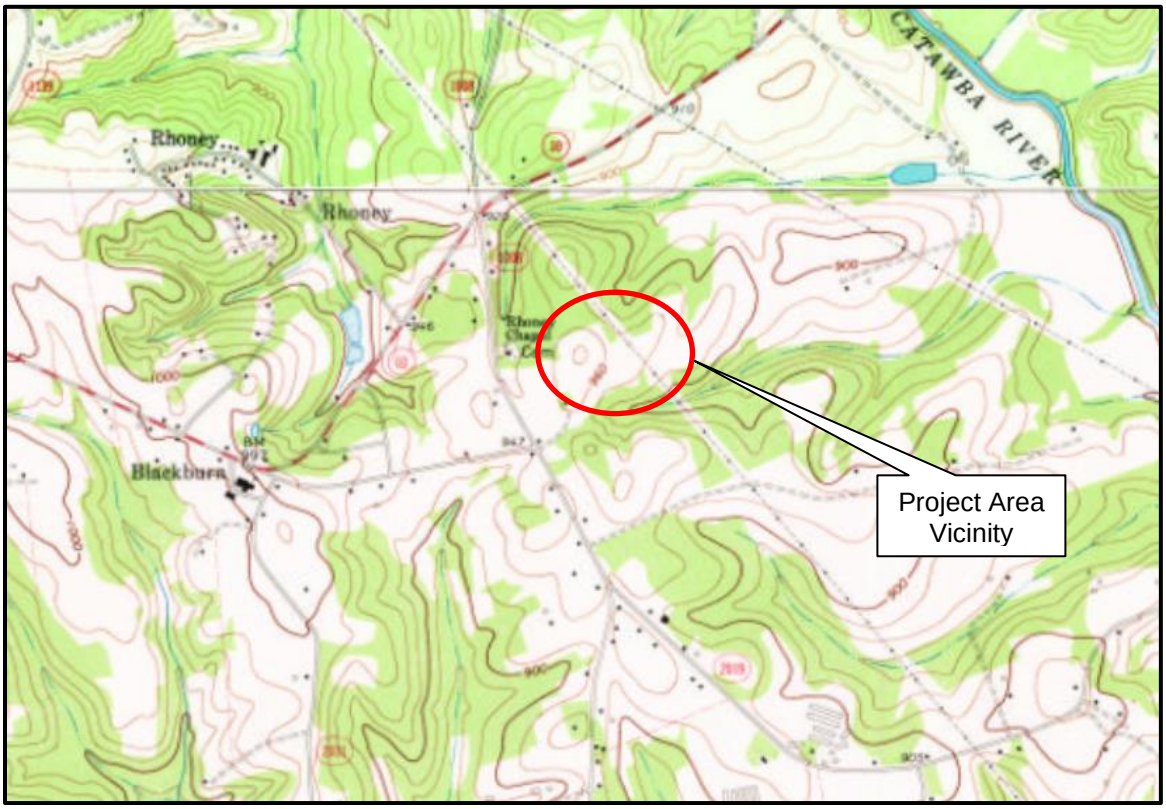


Figure 4 Detail of *Hickory, NC* and *Reepsville, NC* USGS Topographic Map 1:24000 (1970; https://livingatlas.arcgis.com/topoexplorer/index.html).

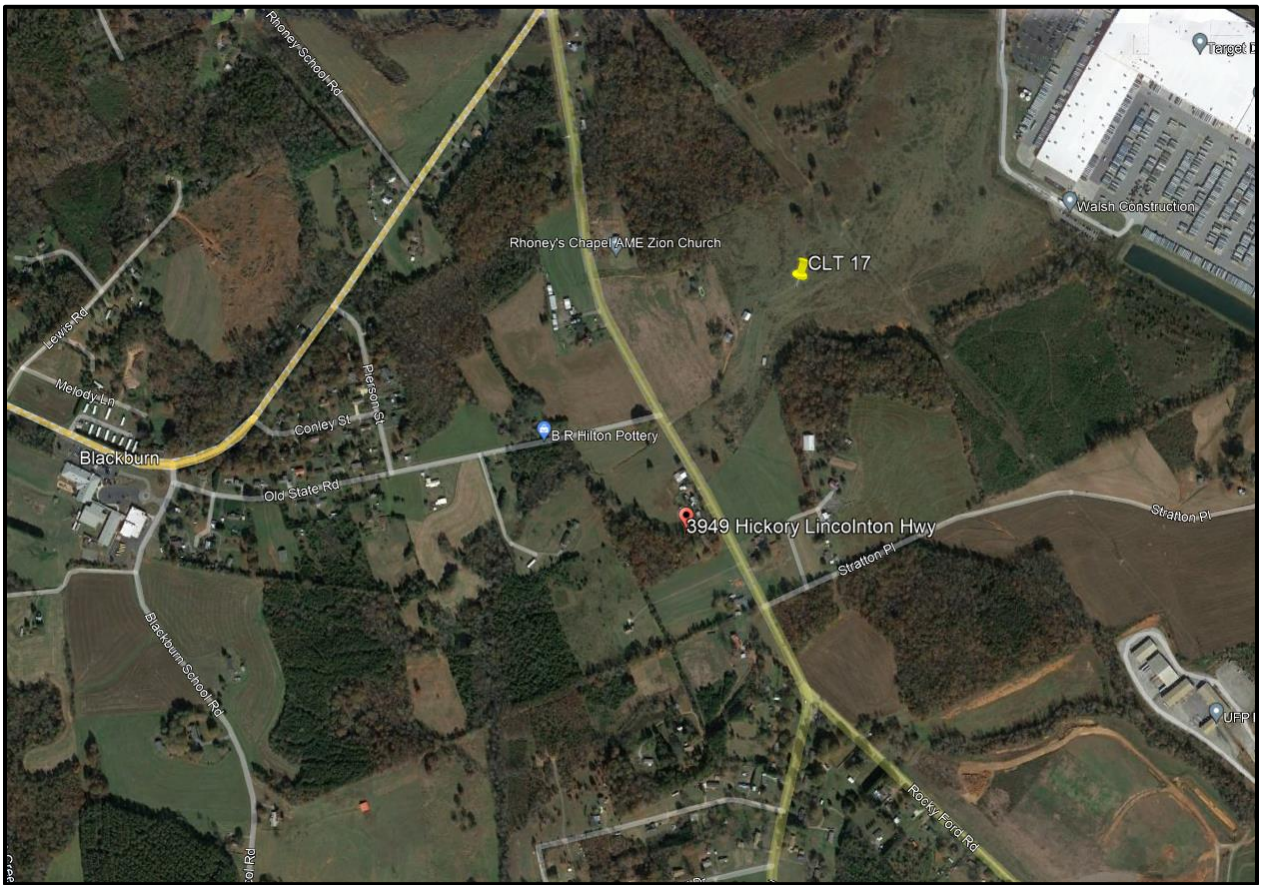


Figure 5 Detail of 2022 Google Earth Aerial Map Depicting the Residential Development to the South and Southwest of the Proposed Project Area (Google Earth 2023).

4.3 RELIGIOUS HISTORY

The establishment of churches in Catawba County began in the mid-eighteenth century. The earliest were Union Churches with multiple denominations sharing the same building. The first church to be constructed was reportedly St. Paul's Lutheran and Reformed Church around 1759. The original church was log construction though later enlarged and remodeled. In the last decade of the eighteenth century, the Grace Union Church, also log, was constructed. Late eighteenth to mid-nineteenth century denominations expanded within Catawba County to include Methodist, Baptist, and Evangelical churches. During the second half of the nineteenth century, 70 churches had been established and included, aside from earlier denominations, Catholic, Episcopalian, and Presbyterian, as well as other Protestant congregations. While a vast majority of these churches were located within the rural areas of the county, urban churches were also established in the towns (Kooiman 1989). By 1886, five churches were present in Hickory with four in Newton, and two in Catawba (Yoder 1886). The churches constructed within the towns tended to be larger, more ornate Gothic Revival-style masonry buildings, while those in rural areas were typically small, frame building with limited ornamentation and more vernacular in appearance.

Type te

5.0 PROPERTY TYPES

The architectural resources surveyed during the current project comprise mainly residential structures with a church and cemetery and agricultural outbuildings also documented. The residential resources reflect the early twentieth century expansion of the area around Newton and include Craftsman-style bungalows, Minimal Traditional, and Ranch-style dwellings with varying degrees of architectural integrity.

5.1.1 Nineteenth Century Residential Architecture Types

Dwelling 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 Rhoney House (CT0950) 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 Rhoney House (CT0950)

The Rhoney House was last surveyed in 1977. The house is a duplex constructed around 1854 according to the previous survey and is two stories with five bays and a one-story gable-roofed ell. The exterior is clad in asbestos siding and the side gable roof in seamed metal. A one-story, hipped-roof, three-bay porch extends across the façade and features wood post supports and pressed metal roof. A large exterior end chimney is located off each gable end of the main block. The chimneys have been stuccoed but are presumable brick. Several smaller additions have been constructed off the ell and rear of the dwelling. Fenestration includes replacement six-over-six viny sashes on the second floor of the main block with two-over-two wood sashes on the first floor. The entry doors comprise a wood panel door with two, tall rectangular glass panels on the upper section and a six-panel wood entry door (Figure 6). The farm parcel contains several historic agriculturally related outbuildings including barns, sheds, a corncrib, and vehicle sheds as well as modern grain silos.



Figure 6 Rhoney House (CT0950), 3949 Hickory Lincolnton Highway, View Looking West.

5.1.2 Twentieth Century Residential Architectural Styles

5.1.2.1 Craftsman Bungalow

The Craftsman-style, developed in California, is inspired by the designs stemming from the English Arts and Crafts movement of the early twentieth century. The intention of the style is to be in harmony with the natural environment. The characteristics of the style include one-and-a-half stories, horizontal lines, wide projecting eaves with brackets, exposed rafter ends, and tapered square columns on brick, or sometimes stone, bases. Front gable or shed-roofed dormers located on the front roof slope are also characteristic of this style. One of the most well-known architects designing is this style was the team of Charles Sumner Greene and his brother, Henry Mather Greene. The earliest of their designs, constructed c. 1903, is located in Pasadena, California. The style spread from west to east by the popular magazines of the time period including *House Beautiful*, among others. The small scale of the houses, as well as their availability, often through mail order, and affordability for the growing middle class made this style of architecture popular during the early twentieth century (Pennsylvania Historical and Museum Commission 2015). The type was also ideal as a style of architecture that could be sited on the narrow lots of the rapidly expanding planned suburban areas of the time period.

House (CT1815)

The Craftsman-style bungalow is located on an agricultural parcel and is one-and-a-half-stories with three bays. The dwelling is supported by a brick foundation and has been sided in vinyl. The side gable roof is clad in seamed metal and features a gable-roofed dormer projecting from the center of the front roof slope. Two chimneys pierce the front roof slope as well. The dwelling retains its gable-roofed, three-bay

porch supported by tapered square columns on brick piers, bracketed cornice, and three-over-one wood sashes in the dormer. Additional fenestration; however, has been altered. A sliding window and one-over-one sashes have replaced the original windows in the gable ends, although the original front entry door appears to be intact (Figure 7). Aside from a barn and a domestically related garage, the secondary resources on the property are modern and non-contributing to the resource.



Figure 7 Craftsman-Style Bungalow (CT1815), 3797 Hickory Lincolnton Highway, View Looking Northwest.

5.1.2.2 Minimal Traditional

Minimal Traditional dwellings, popular between c. 1935 and 1950, were a response to the Depression era. The houses were simplified from the early Craftsman style bungalows and mid-twentieth century Tudor Revival style. The dwellings featured no or extremely limited ornamentation. Other characteristics included narrow or no eaves. Less steep roof lines, as compared to the Tudor Revival style, were also common (McAlester and McAlester 1993:478).

House (CT1813)

Located at 3998 Hickory Lincolnton Highway on the corner with Stratton Place, this resource is a one-story, three-bay, frame Minimal Traditional dwelling. The house, constructed in 1950, has been altered with the replacement of its original siding with vinyl and its original windows with one-over-one vinyl sashes. It is expected that the house would have also incorporated a chimney or flue; however, the feature appears to have been removed. A one-story, single-bay, gable-roofed porch with cast metal supports is centered on the façade and shelters the front entry. Off the south gable end is a small gable-roofed porch, also incorporating cast metal supports, and off the rear is a one-story, gable-roofed ell (Figure 8).



Figure 8 Minimal Traditional Dwelling (CT1813), 3998 Hickory Lincolnton Highway, View Looking North.

5.1.2.3 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). The two Ranch-style dwellings were constructed during a time of residential, non-agricultural expansion within Catawba County in the mid-to late twentieth century.

Ranch-Style House (CT1831), 3890 Hickory Lincolnton Highway

The Ranch-style house is a one-story, five-bay dwelling with brick veneer exterior and side gable roof clad in asphalt shingles. The house has been extended to the northeast by a garage addition. The rear of the garage has been in-filled and may have functioned as a small porch. A single-bay, gable-roofed porch with cast metal supports shelters the front entry and a large brick chimney projects through the rear roof slope. The vinyl sash windows are Colonial Revival in style and features 'diamond' panes and on the façade are flanked by decorative raised panel shutters (Figure 9).



Figure 9 Ranch-Style Dwelling (CT1831), 3890 Hickory Lincolnton Highway, View Looking South.

Ranch-Style House (CT1816), 3716 Hickory Lincolnton Highway

The Ranch-style dwelling reflects the more basic form of the building type and is a one-story, five-bay dwelling with brick veneer exterior and side gable roof clad in asphalt shingles. A large, brick chimney is located off the south gable end and a brick flue projects through the rear roof slope. The dwelling has been altered by the replacement of the original windows with one-over-one vinyl sashes with the exception of a two-over-two metal window in the raised basement on the north gable end of the dwelling (Figure 10).



Figure 10 Ranch-Style Dwelling (CT1816), 3716 Hickory Lincolnton Highway, View Looking Southeast.

5.1.3 Religious Architectural Resources

While historically churches were numerous throughout the county, only one was located within the Project Area; the Rhoney's Chapel AME Zion Church (CT1814). The church is part of the mid-twentieth century growth of the rural area of Catawba County outside of the town of Newton.

While architecturally the Chapel reflects a mid-twentieth century date of construction, deeds mention a church lot as early as 1894. In 1936, deeds continue to mention a church lot; however, it is not under a 1952 transfer of the land that there is mention of a church on the property. The 1952 deed states that the "property [will] be used exclusively for church and cemetery purposes" (Catawba County Registry of Deeds Book 99:22, 148:524, 152:18, 273:528, and 439:240). The current property of the church contains 2.9 acres but was transferred as part of a 5-acre parcel, which appears to include the parcel on the plat map directly to the south (Figure 11).

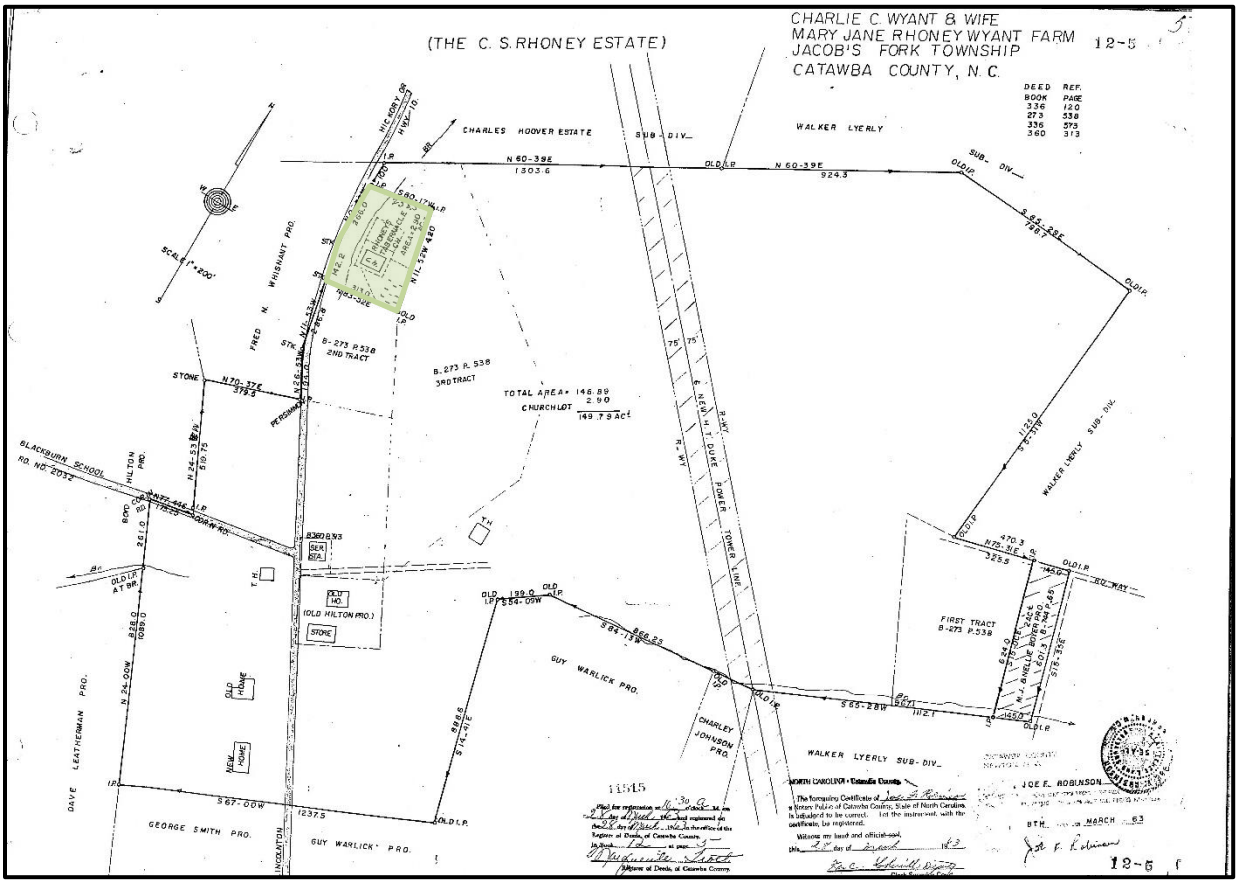


Figure 11 Plat of the Rhoneys Chapel Property (1963; Catawba County Registry of Deeds Plat Book 12:5).

5.1.3.1 Rhoneys Chapel AME Zion Church (CT1814)

Rhoneys Chapel AME Zion Church appears to have been constructed prior to 1951 as a one-story, brick-clad, rectangular building with small steeple located along the ridge line just above the main entrance into the sanctuary. The lower gable-roofed ell was also constructed before 1951. Between 1984 and 1988, the one-story wing was built off the building's north elevation and likely serves as office and/or Sunday school space. The present configuration of the chapel is the result of the removal of the front half of the sanctuary between October 2019 and September 2021 (Google Earth 2019; Google Streetview 2021; Figure 12).

5.1.4 Funerary Resources

5.1.4.1 Rhoneys Chapel AME Zion Church Cemetery (CT1814)

The cemetery behind the chapel contains approximately 182 graves (www.findagrave.com 2023). Aerial photography, however, depicts a large number of depressions within the cemetery and suggests the presence of numerous unmarked graves as well as those visibly marked (Google Earth 2019). Grave

markers comprise both marble and granite with some poured concrete markers although few appear to have ornate designs or symbology (Figure 12). Families with the most marked graves include Propest, Ramseur, Robinson, and Shuford. The oldest noted grave belongs to Eva Anthony Angel (b. 1833; d. May 10, 1923). The newest grave is the interment of Walter Glenn Wilson (b. August 10, 1952; d. June 12, 2018) (www.findagrave.com 2023).



Figure 12 Rhoneys Chapel and Cemetery (CT1814), 3778 Hickory Lincolnton Highway, View Looking Northeast.

6.0 CONCLUSIONS AND RECOMMENDATIONS

On November 30, 2022, Stantec conducted a Phase I architectural resource survey for the Stover North Site (CLT 17; the Project), a proposed data center in Catawba County, North Carolina. The survey included the approximately 215-acre Project site and resources on adjacent parcels or within view of the proposed Project site. The Project, as currently designed, will only develop the 156 acres of the northern section of the parcel and 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 work was conducted at the request of Microsoft.

Five new individual resources, based on tax parcel data and the field survey, and two previously recorded resources, according to research conducted on the NC HPO's HPOWEB database, were located on adjacent parcels or within view of the proposed project (Table 1). The surveyed resources included four dwellings (CT0398, CT1813, CT1816, and CT1831), two farm complexes (CT0950 and CT1815), and a cemetery with a church (CT1814; Appendix A). An additional resource, the NRHP-listed Shurford-Hoover House (CT0398), was in the vicinity of the proposed Project but was not resurveyed. The resource was not located on an adjacent parcel and the landscape to the southeast of the dwelling comprises approximately 812 feet of dense woodlands. Due to the depth of the wooded area between the dwelling and the Project it is unlikely the resource will view the proposed Project.

The individual recorded resources, the three dwellings (CT1813, CT1816, and CT1831), the two farms (CT1815 and CT0950), and the Rhoney's Chapel, which has been partially rebuilt, and Cemetery (CT1814) based on the current survey, 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 previously recorded Rhoney House has been altered by the replacement of some 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.

Additionally, cemeteries are not typically eligible as stand-alone resources unless they possess distinctive design features or are associated with a person of great importance in history or from age. The Rhoneys Chapel Cemetery does not meet the above criteria and therefore it is recommended that the cemetery is not individually eligible for the NRHP under Criterion A, B, or C. There is no known association with important people or events in the history of Catawba County and the markers are undistinguished with little ornamentation.

A cemetery, to be considered eligible under Criterion Consideration D, must be eligible for listing under Criterion A, B, or C. It also must "derive its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events" (NRHP 1997:34). The Rhoneys Chapel Cemetery is not recommended for listing on the NRHP under Criterion A, B, or C, and therefore the cemetery is not eligible under Criterion Consideration D of the NRHP.

No further architectural survey work is recommended as part of the CLT17 project.

Table 1. NRHP Recommendations for Architectural Resources Surveyed within the Survey Area

HPO #	Resource Name/Address	Date	Tax Parcel ID	NRHP Recommendation as a Result of the Survey
CT-0398	Shurford-Hoover House, 3652 Hickory Lincolnton Highway	c. 1790/ c. 1840	361801093849	Listed on the NRHP
CT-0950	Rhoney House and Farm, 3941-3949 Hickory Lincolnton Highway	c. 1850	361801076062	Recommended Not Eligible for Listing on the NRHP
CT1813	House, 3998 Hickory Lincolnton Highway	1950	361801165427	Recommended Not Eligible for Listing on the NRHP
CT1814	Rhoneys Chapel AME Church and Cemetery, 3778 Hickory Lincolnton Highway	c. 1951/ c. 1923	361801085604	Recommended Not Eligible for Listing on the NRHP
CT1815	Farm, 3781-3797 Hickory Lincolnton Highway	1923	361801082312 & 361801072972	Recommended Not Eligible for Listing on the NRHP
CT1816	House, 3708 Hickory Lincolnton Highway	1959	361801093368	Recommended Not Eligible for Listing on the NRHP
CT1831	House, 3965 Hickory Lincolnton Highway	1963	361801068547	Recommended Not Eligible for Listing on the NRHP

*Highlighted resource was listed in the NRHP and was not resurveyed as the resource was not located on an adjacent parcel or within view of the proposed Project.

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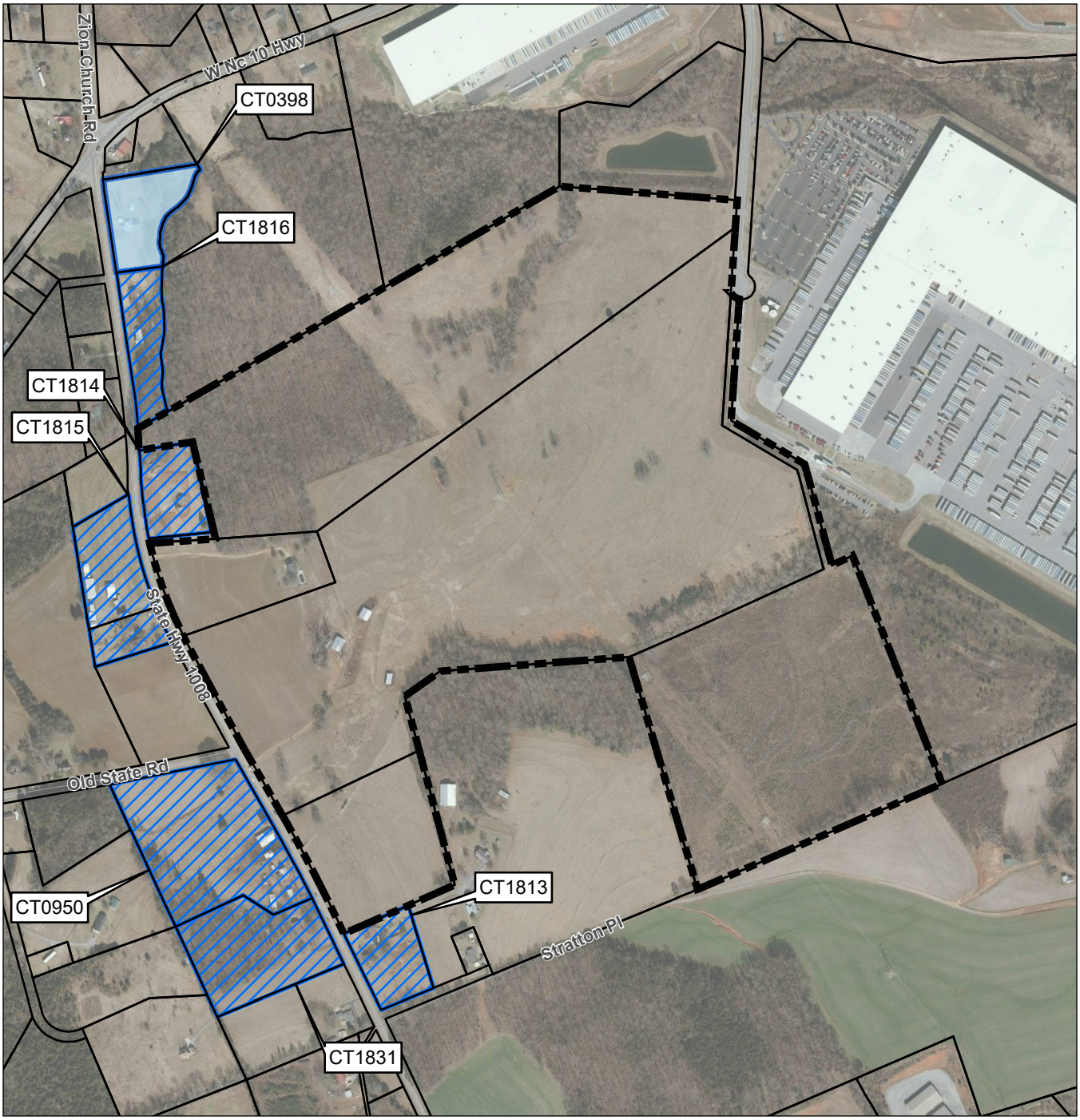
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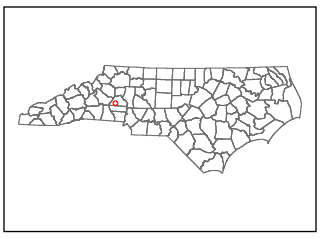
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APPENDIX

Appendix A ARCHITECTURAL RESOURCE SURVEY MAPPING





Project Area
Surveyed Architectural Resource
NRHP Property
Parcel Boundary

0 350 700 Feet

(At original document size of 8.5x11)
1:8,400

N

Stantec

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

Project Location
Catawba County, North Carolina

Prepared by ECL on 2022-12-16
TR by MGS on 2023-02-09
IR by SLD on 2023-01-31

Client/Project
Microsoft
MS CLT17 Environmental Permitting

203401901

Figure No.
Appendix A

Title
Surveyed Architectural Resources

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

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.

** denotes projects completed with other firms*