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## INTRODUCTION

### PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) proposes improvements and upgrades (widening, grading, paving, and realignment of curves) to a 9.98-mile segment of US 70 (Burlington Road) between SR 3045 (Mount Hope Road) in Guilford County and SR 1309 (Westbrook Avenue) in Alamance County, North Carolina. The improvements may include a possible highway bypass to the north or south of the NRHP-listed Palmer Memorial Institute (PMI) Historic District (a state-owned historic site) and the NRHP-listed Dr. Joseph A. McLean House. This project is state funded and requires a USACE permit. This report represents the documentation of historic properties located within the US 70 APE (TIP Nos. U-2581B/R-2910).

### PROJECT AREA DESCRIPTION

This segment of US 70, also known as Burlington Road, passes through a semi-rural section of eastern Guilford and western Alamance counties (Figure 1). The nearest large towns are Greensboro to the west and Burlington to the east. The topography is gently rolling, with areas of open fields alternating with woodlands. The formerly rural and agricultural landscape on either side of the road has been mostly replaced over the last 40 years by scattered single-family residences and later residential subdivisions, most of which date from the early 1980s and later, as well as several strip shopping centers and business parks. Alamance Memorial Park, a cemetery, is located on the north side of US 70 in Alamance County.

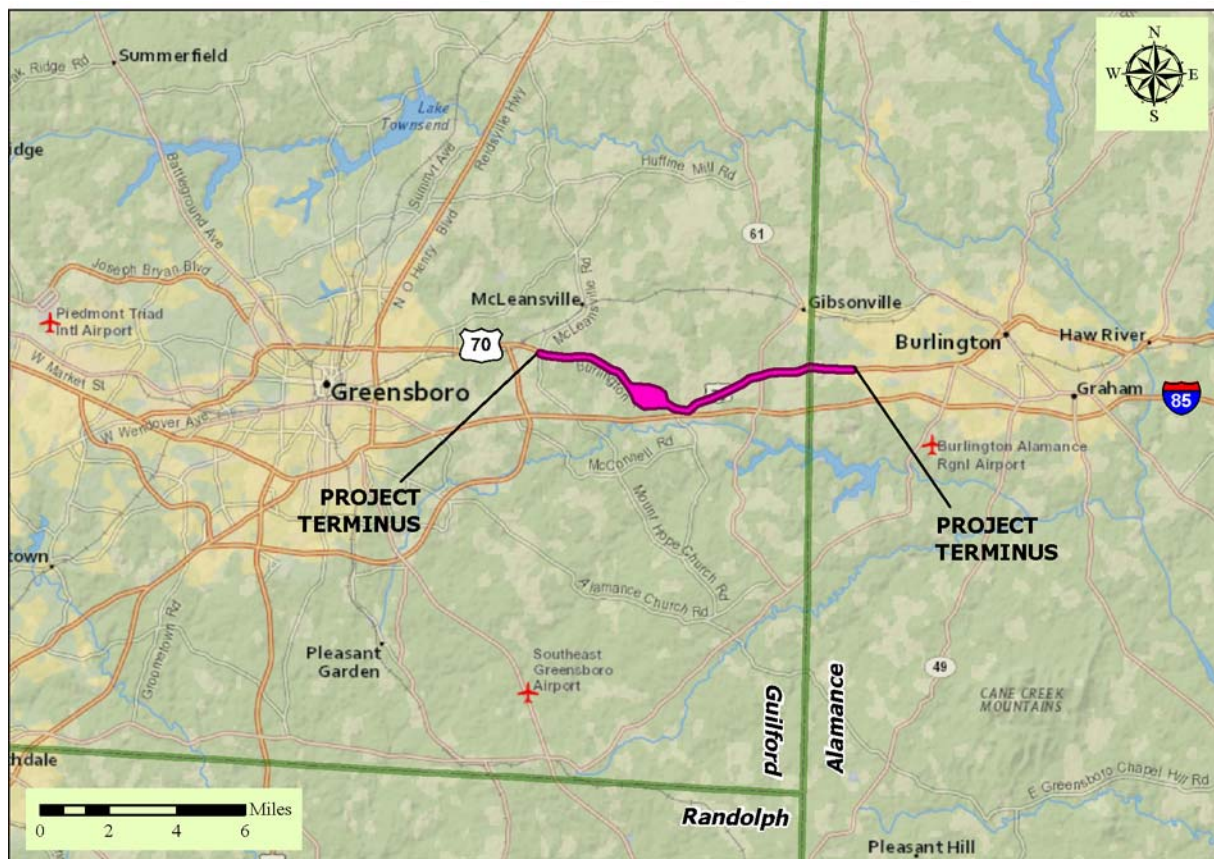


Figure 1. Project location in Guilford and Alamance counties, North Carolina.

The small community of Whitsett in Guilford County is located at the intersection of US 70 and NC 61, as well as to the south of this intersection. US 70 also passes through the state-owned Palmer Memorial Institute (PMI), a historically African-American industrial and preparatory school. The historic PMI campus buildings are located along the south side of US 70, and the former agricultural lands of the school, its farm buildings, and an associated church and cemetery are located along its north side. The project terminates on the west at the Mt. Pleasant Baptist Church and its associated cemetery at 5210 Burlington Road, Guilford County.

## **PURPOSE OF SURVEY AND REPORT**

NCDOT has conducted a historic architectural survey and compiled this report in order to identify historic resources located within the Project APE as part of the environmental studies performed by NCDOT in compliance with the State Environmental Policy Act (SEPA) of 1971 and the National Historic Preservation Act (NHPA) of 1966, as amended. The architectural survey was conducted to satisfy the requirements of Section 106 of the NHPA, which mandates that federally funded and permitted undertakings consider potential effects to historic resources listed in or eligible for listing in the NRHP. This report is on file at NCDOT and is available for review by the public.

## **METHODOLOGY**

On behalf of NCDOT, TRC Environmental Corporation (TRC) and its subcontractor, Cultural Resource Analysts (CRA) conducted an architectural and historical survey of the Project APE in two phases between April and September 2012. TRC/CRA conducted the survey and prepared this report in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 CFR 44716)*; 36 CFR Part 800; 36 CFR Part 60; and the NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*.

The purpose of the initial survey, conducted in April 2012 by TRC architectural historian Geoffrey Henry and CRA architectural historian Hallie Hearnese, was to identify and map all architectural resources 50 years or older within the Project APE and to provide recommendations for further research and survey based on their historic significance and integrity.

### ***Area of Potential Effects (APE)***

The APE is defined as the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties,<sup>1</sup> if any such properties exist. For assessment of effects to historic architectural resources, the APE would encompass the area within which the undertaking may cause changes in the character, setting, or use of architectural resources listed in or eligible for listing in the NRHP. NCDOT defined the APE to extend 1,000 feet on each side of the outermost limits of construction. The APE was further refined in the field based on topography and the viewshed. The APE was expanded to include a study area north and south of the NRHP-listed PMI Historic District and the NRHP-listed Dr. Joseph A. McLean House at 6069 Burlington Road for a possible highway bypass.

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<sup>1</sup> A "historic property" is defined as any building, structure, object, site, or district listed in or eligible for listing in the NRHP.

### ***Background Research***

For the initial survey within the APE, the Guilford County and Alamance County Assessor's records were consulted for a list of properties within the APE with construction dates of 1962 or earlier. TRC also consulted the NC HPO website and GIS for locations of previously surveyed historic resources in the APE. The initial survey included seven resources within the APE previously identified as part of architectural surveys conducted in Alamance County in 1980 and 1987 and an architectural survey of Guilford County conducted in 1979:

- NCDOT Survey #8, Mausoleum at Alamance Memorial Park (AM-1577), Alamance County
- NCDOT Survey #9, Andrew Gibson Farm (GF-0585), 7282 Burlington Road, Guilford County, on NC HPO Study List and a Guilford County Landmark
- NCDOT Survey #11, Dr. Joseph Bason Whitsett House (GF-2148), 7241 Burlington Road, Guilford County
- NCDOT Survey #29, Cyrus Augustus Wharton House (GF-2121), 6709 Burlington Road, Guilford County
- NCDOT Survey #33, Midway Diner (GF-1545), 6272 Burlington Road, Guilford County, on NC HPO Study List
- NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), both sides of US 70, Guilford County, NRHP-listed
- NCDOT Survey #45, Dr. Joseph A. McLean House (GF-1535), 6069 Burlington Road, Guilford County, NRHP listed and a Guilford County Landmark

### ***Survey Results***

In April 2012, TRC and CRA conducted the initial survey of architectural resources 50 years and older within the Project APE. Fifty-nine resources (including the seven previously surveyed resources) were identified, mapped, and photographed during this survey (Figure 2). NC HPO Historic Property Field Data forms were completed for all surveyed resources. On June 12, 2012, TRC submitted the survey results in a presentation to the NC HPO and NCDOT. At that meeting, NC HPO and NCDOT requested an intensive survey and evaluation of 10 of these properties within the APE for eligibility for listing in the National Register:

- NCDOT Survey #9, Andrew Gibson Farm (GF-0585) (previously placed on the NC HPO Study List)
- NCDOT Survey #11, Joseph Bason Whitsett House (GF-2148)
- NCDOT Survey #24, Boon(e) House (GF-8186)
- NCDOT Survey #26, Hoffman House (GF-8187)
- NCDOT Survey #29, Cyrus Augustus Wharton House (GF-2121)
- NCDOT Survey #33, Midway Diner (GF-1545) (previously placed on the NC HPO Study List)
- NCDOT Survey #49, Huffines House (GF-8207)
- NCDOT Survey #51, Reece House (GF-8209)
- NCDOT Survey #56, DeGrom Triplex (GF-8214)
- NCDOT Survey #59, Mt. Pleasant Baptist Church and Cemetery (GF-8215)

In addition, NC HPO/NCDOT requested the evaluation of a group of five ca. 1933–1935 residences within the F.W. Haymore Farms Subdivision, located along the south side of Burlington Road in Whitsett, Guilford County as a possible NRHP-eligible historic district:

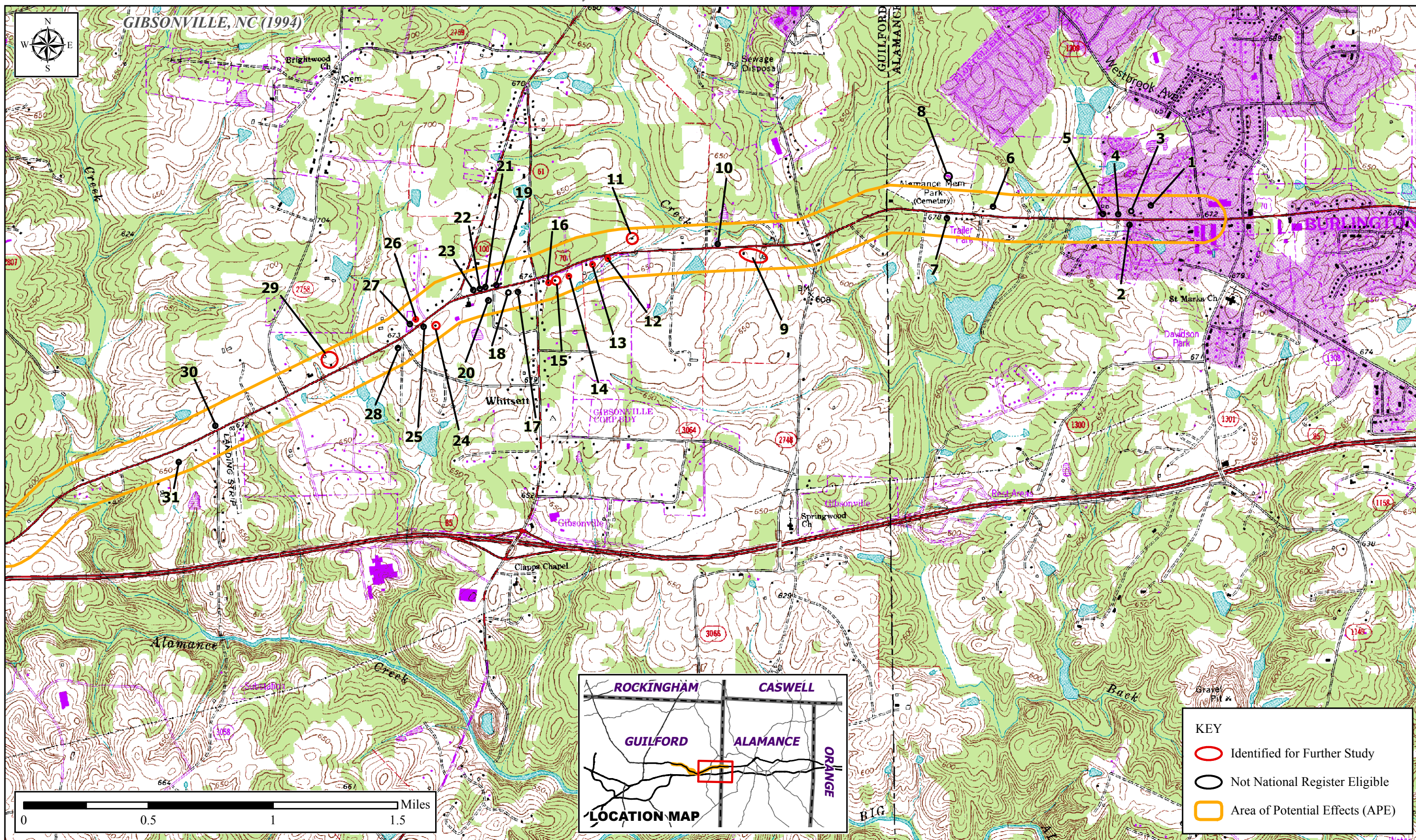


Figure 2a. Location of project area of potential effects and surveyed historic resources on USGS topographic quadrangles Gibsonville (1994) and McLeansville (1968).

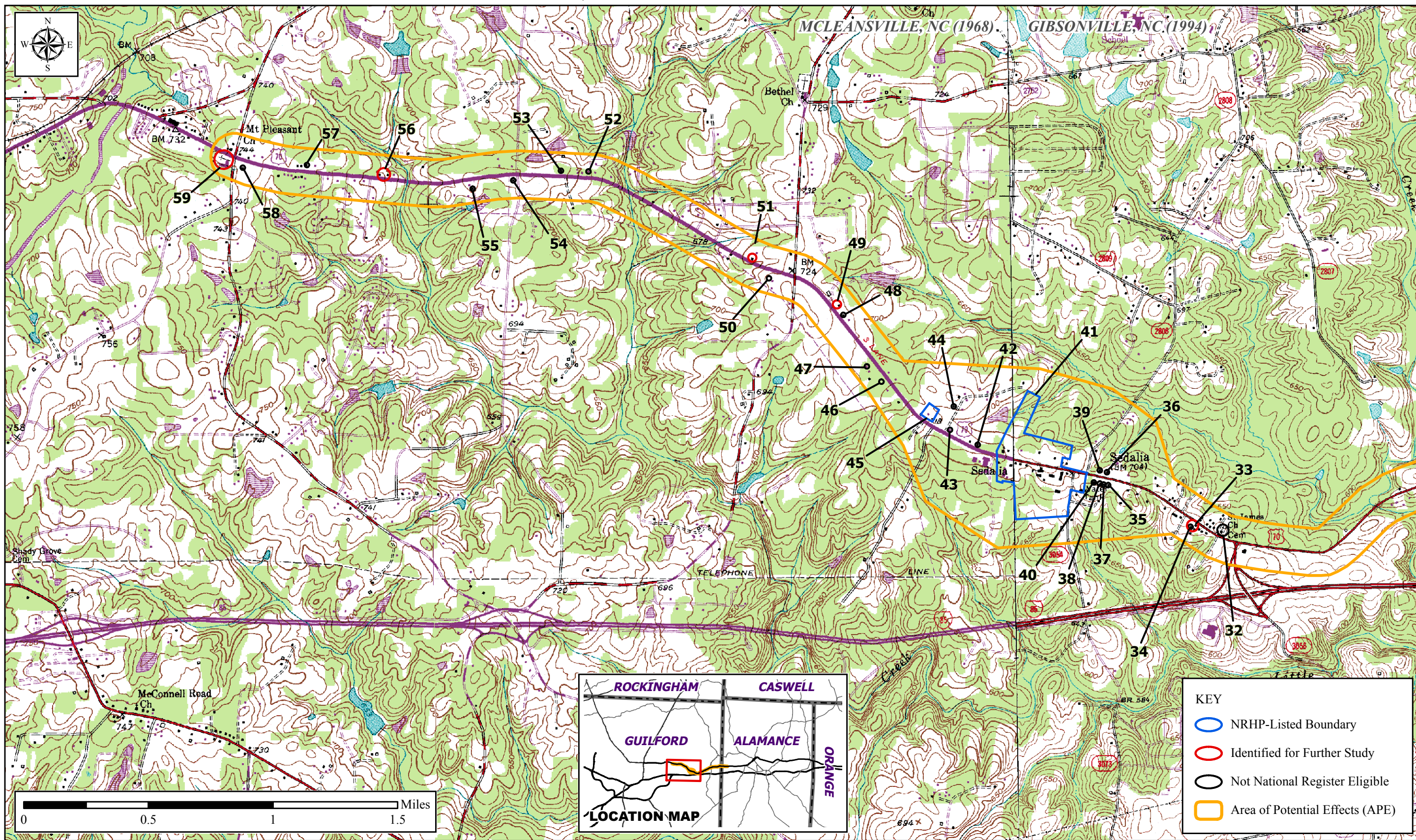


Figure 2b. Location of project area of potential effects and surveyed historic resources on USGS topographic quadrangles Gibsonville (1994) and McLeansville (1968).

- NCDOT Survey #12, Ingle House, 7232 Burlington Road (GF-8174)
- NCDOT Survey #13, Friddle House, 7226 Burlington Road (GF-8175)
- NCDOT Survey #14, Foster House, 7216 Burlington Road (GF-8176)
- NCDOT Survey #15, Edwards House, 7210 Burlington Road (GF-8177)
- NCDOT Survey #16, Gaither House, 7206 Burlington Road (GF-8178)

Finally, NC HPO and NCDOT requested that TRC update the nominations for the NRHP-listed PMI Historic District (NCDOT Survey #41, GF-0180) and Dr. Joseph A. McLean House (NCDOT Survey #45, GF-1535). An intensive survey of these architectural resources was conducted by Geoffrey Henry (TRC) and Hallie Hearn (CRA) in September 2012. Interior inspection and photography were generally not permitted and several properties were vacant with no interior access possible.

Research was conducted at the Guilford County Register of Deeds, 2<sup>nd</sup> Floor BB&T Building, 201 West Market Street, in Greensboro; Guilford County Genealogical Society, Greensboro; Greensboro Public Library, 219 North Church Street, Greensboro; Gibsonville Public Library, 506 Church Street, Gibsonville; Greensboro Historical Museum, Summit Avenue, Greensboro; North Carolina State Archives in Raleigh; and the Library of Congress, Washington, D.C. Informant interviews were conducted with Gertrude Goodall, current owner of the Midway Diner and widow of professional wrestler Luther Goodall.



## SURVEY RESULTS AND RECOMMENDATIONS

### NRHP-LISTED PROPERTIES AND PROPERTIES EVALUATED AND RECOMMENDED ELIGIBLE FOR THE NRHP

**NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), NRHP-listed 1988 (Criteria A, B, and C)**  
**Various addresses on north and south sides of US 70 (Burlington Road), Sedalia, Guilford County**  
**Guilford County PIN: 8814538547**



*NCDOT Survey #41, Galen Stone Hall, Palmer Memorial Institute Historic District (GF-0180), looking northeast.*

**Location and Setting:** Palmer Memorial Institute Historic District is comprised of just over 60 acres, and straddles a 0.30-mile stretch of US 70 (Burlington Road) in the Sedalia community of Guilford County (Figures 3–12). The central component of the district is Palmer Memorial Institute (PMI). The 20 PMI buildings and structures are arranged in campus fashion with a network of tree-lined lanes and walkways. Other than the campus itself, which dates from 1901, PMI's resources (dormitories, teachers' cottages, a dining hall, a classroom building, and a student canteen and bookstore) date from the 1920s to the early 1970s. Also on the campus are a bell tower, the school's water tower, the Charlotte Hawkins Brown gravesite, and several storage buildings and garages. Several other residential and religious properties included in the historic district are historically associated with PMI. Most of these are located on the north side of US 70. At the west end of the row is Bethany Church and Cemetery. At the east end of the row, and completing the historic district, is the late-nineteenth to early-twentieth-century Robert B. Andrew Farm that includes a two-story frame farmhouse and a collection of log and frame outbuildings. The interiors of the PMI historic district buildings were not accessed and not photographed.

#### ***PMI Historic District Inventory:***

1. PALMER MEMORIAL INSTITUTE (1901–1971)
  - A. Contributing Site: CAMPUS/GROUNDS (1901–1971). Palmer Memorial Institute began on 15 acres of land on what is now the south side of US 70 and expanded through the years to include over 350 acres, most of which were in agricultural use. The surviving tract includes just over 60 acres. The south half is presently in woods, while the north half contains the campus proper.

PMI's surviving buildings are spread out along the entire east-west length of the property. Formality of plan is suggested by the stone posts that flank the two main entrances to the campus and by the placement of the girls' dormitory and the old boys' dormitory, which face each other from opposite ends of the campus. Kimball Hall, which is positioned perpendicular to the dormitories, continues this formality. The other buildings and structures are scattered in a less formal manner around the campus, and all are connected by a series of lanes and walkways, sometimes bordered by trees, which crisscross the campus.

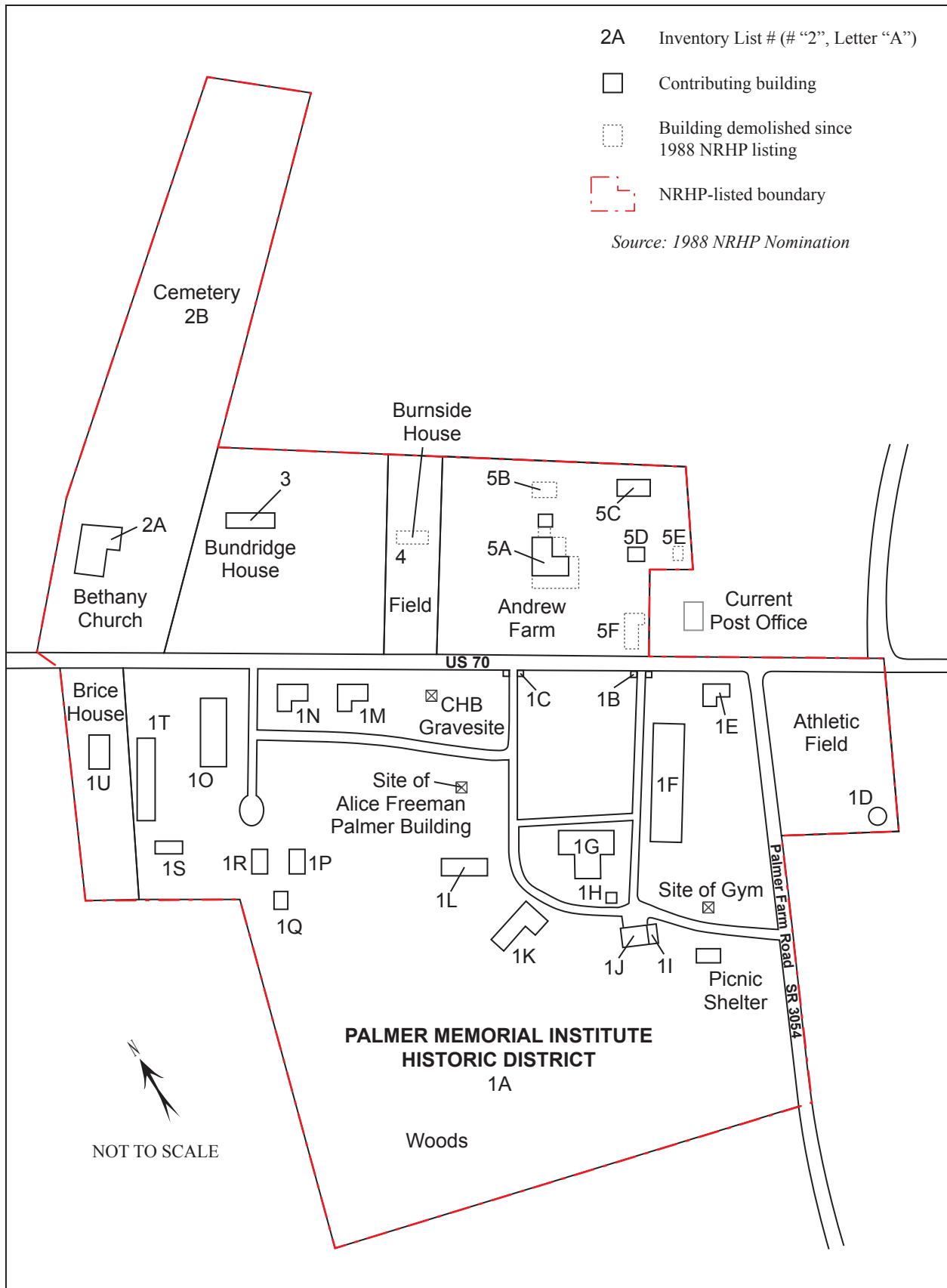


Figure 3. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), site plan and NRHP boundary (Philips 1988).