

MINIMUM CRITERIA DETERMINATION CHECKLIST

TIP Project No.: R-5100A

State Project No.: 41890.1.D1

Project Location: The Williamson Road Widening project is located in southern Iredell County, North Carolina.

Project Description: The North Carolina Department of Transportation (NCDOT) proposes to widen existing Williamson Road (SR 1109), from I-77 to Brawley School Road (SR 1100), a distance of approximately 2.4 miles. The project proposes the construction of a four-lane, median-divided facility with a 5-foot sidewalk on the east side of the road and a 10-foot side path along the west side of the road. The proposed project is included in the 2018 - 2027 State Transportation Improvement Program (STIP). Right of way acquisition and construction are scheduled for state fiscal years 2020 and 2021, respectively.

The total estimated cost for the R-5100A project as reported in the 2018-2027 STIP is \$40,200,000 which includes \$9,800,000 for right of way acquisition and utility relocation costs and \$30,400,000 for construction costs. The current total cost estimate for the proposed improvements for R-5100A is \$39,400,000, which includes \$8,800,000 for right of way acquisition, \$1,000,000 for utility relocation costs, and \$29,600,000 for construction costs.

Purpose and Need: The purpose of the proposed action is to reduce congestion and improve safety in the corridor. The Williamson Road widening project will provide a safer, more efficient roadway network throughout the Town of Mooresville and southern Iredell County.

The primary need for the proposed action stems from several deficiencies. As noted in the Town of Mooresville's 2008 Comprehensive Transportation Plan (CTP):

1. There are an excessive number of driveway cuts with no access management,
2. There is an inconsistent roadway cross-section due to the incremental road improvements required as different sites have been developed, and
3. There are significant traffic delays at intersections.

In addition to addressing the primary need of the project, the potential exists for additional benefits as a result of the proposed project. The project may provide improved transportation access between NC 150, Brawley School Road, I-77, and development immediately to the west of Williamson Road. It will provide improved pedestrian accommodations / continuity in the area, and may also improve emergency response and community safety.

Anticipated Permit or Consultation Requirements: A Section 404 Individual Permit, a Section 401 Water Quality Certification are required for the project along with Duke Energy Conveyance coordination.

Environmental Commitments: The list of project commitments (green sheet) is located at the end of the checklist.

Bicycle and Pedestrian Accommodations: Williamson Road, within the project limits, is designated as a bicycle route “needing improvement” in the Town of Mooresville’s Comprehensive Transportation Plan. The Town has stated their preference for a 10-foot shared use path along the west side of Williamson Road and a 5-foot sidewalk on the east side. Their recommendation is based on the safety benefits, project constraints related to right of way, bridge crossing, etc., and continued support of multiple bicycle/pedestrian planning efforts at the local and regional level. Once the Town of Mooresville agrees to costs, a Municipal Agreement will be developed prior to construction. The percentage of cost share is based on population as shown in Table 1.

Table 1: Required Local Cost Share for Sidewalk Construction*

Municipal Population	Cost of Sidewalk Construction Participation	
	DOT	LOCAL
> 100,000	50%	50%
50,000 to 100,000	60%	40%
10,000 to 50,000**	70%	30%
< 10,000	80%	20%

*Per NCDOT Pedestrian Policy Guidelines

**The Town of Mooresville’s population in 2016 was 36,543.

Estimated Traffic: A traffic forecast for the project was completed in May 2017. In 2040, the average annual daily traffic forecast for Williamson Road, between I-77 and Brawley School Road (SR 1100), ranges between 31,700 vehicles per day (vpd) and 34,700 vpd.

Design Exceptions: There are no anticipated design exceptions for this project.

Alternatives Discussion: The No-Build Alternative was considered but eliminated because it does not meet the purpose and need for the project. This alternative will not provide residents of southern Iredell County a safe and efficient roadway to access adjacent residential and commercial development.

Only one build alternative was studied. This was due to the residential and commercial development along either side of Williamson Road, prior planning efforts with adjacent development to accommodate the future widening of Williamson Road, and the existing

right-of-way. The build alternative utilizes a “best-fit” alignment along Williamson Road to avoid residential and commercial relocations and minimize impacts to adjacent properties. The median-divided facility will provide full-movement access at all signalized intersections as well as un-signalized intersections as spacing requirements permit. U-turn movements will be permitted at these locations with the exception of the Williamson Road / I-77 Southbound Exit Ramp. All other access points will be limited to right-in/right-out only access.

The existing bridge over I-77 will be widened to accommodate two through lanes in each direction, dual eastbound left-turn lanes, a side path on the north side, and provide the required vertical clearance over I-77.

The existing 2-lane bridge carrying Williamson Road across Lake Norman will be replaced with a new 4-lane bridge that will provide a minimum vertical clearance of 12 feet above Lake Norman’s maximum pond elevation (760 feet). The new bridge will include sidewalk on the east side and the side path on the west side.

Water Resources: Water resources in the study area are part of the Catawba River basin [U.S. Geological Survey (USGS) Hydrologic Unit 03050101]. One surface water body was identified within the study area (Table 3).

Table 3: Surface Waters in the Study Area.

Surface Water	Jurisdictional	Area (ac) in Study Area	Project Impacts (ac)	
			Permanent	Temporary
Lake Norman / Reeds Creek	Yes	12.8	1.6	0.4

Clean Water Act Waters of the U.S: One jurisdictional wetland was identified within the study area (Table 4).

Table 4: Characteristics of jurisdictional wetlands in the study area.

NCWAM Classification	NCWAM Rating	Hydrologic Classification	Area (ac)	Project Impacts (ac)
Headwater Forest	Low	Riparian	0.05	0.00
Total			0.05	0.00

Public Involvement: A Public Meeting was held on Thursday, November 29, 2018 from 5:00 p.m. to 7:00 p.m. at the Harbor Church in Mooresville, NC. Design maps of the project were shown to the public for their input. One hundred forty-three people attended the public meeting and a total of 85 comments were received during the official comment

period which ended on December 28, 2018. More than half the comments received were about intersection access and control.

Prior to the meeting, NCDOT mailed 2,577 postcard announcements to property owners in the project vicinity informing them of the public meeting. NCDOT also created and maintained a project website which provided information about the project and materials to be presented at the public meeting.

A Local Officials Informational Meeting was held prior to the Public Meeting. There were 17 attendees. A brief presentation of project data was given followed by comments and/or questions.

A Post Public Meeting was held February 14, 2019. A total of 91 comments were received during the public comment period. Over half of the comments received were requesting a traffic signal at the Harbor Cove intersection. The NCDOT has committed to re-evaluating this location for the installation of a traffic signal as the design progresses. There were several requests for bicycle accommodations. As a result of these requests, the NCDOT Division of Bicycle and Pedestrian Transportation prepared comments on the project. With input from the Town of Mooresville, the NCDOT will install a 10-ft shared use path along the west side of Williamson Road and a 5-ft wide concrete sidewalk along the east side. Other general comments received were in agreement with raising the bridge over Lake Norman as shown on the Public Meeting maps plus concerns with right-in, right-out access that is typical of widening projects from 2-lanes to 4-lanes with a median.

More detailed responses to these comments, as well as other individual comments, can be found on the project website (<https://www.ncdot.gov/news/public-meetings/Pages/R-5100A-2018-11-29.aspx>). Responses were also mailed or emailed to citizens.

Agency Coordination and Comments: A start of study letter, dated November 10, 2017, was sent out to inform federal, state, and local agencies that NCDOT had begun studying the proposed improvements of the subject project and to request their comments.

An external scoping meeting was held on February 7, 2017, to discuss the project history and share pertinent information with state and federal resource and permitting agencies. A scoping letter and informational packet was sent out prior to the meeting on January 30, 2018. A second meeting with permitting agencies was conducted on September 20, 2018. As a result of discussions at this meeting, it was decided that this project would not follow the 404 merger process.

Cultural Resources: A NCDOT architectural historian conducted a study of potential historic properties within the project Area of Potential Effects (APE) in August 2018 and found several properties over 50 years of age within the APE. Surveys were required to determine if any of the properties require National Register Eligibility Evaluation. One

resource, the Chester Farmstead, warranted intensive National Register eligibility evaluation. It was determined that the Chester Farmstead is not eligible for listing in the National Register of Historic Places. No additional surveys were required (see *Historic Structures Survey Report* (December 2018) in the Appendix).

NCDOT conducted an internal map review and file search at the Office of State Archaeology (OSA) in May 2019. The APE is in a developed, disturbed context over commonly eroded soils that suggest intact, significant archaeological sites would not be encountered by the construction of the proposed road widening of an existing, urbanized roadway. Several previous surveys have resulted in no recommendations for surveys due to erosion and disturbances associated with modern development and grading. Further, background checks did not reveal any recorded significant archaeological sites in the immediate proximity of the project. No archaeological survey is recommended for this road widening project (see *No Archaeological Survey Required Form* in the Appendix).

US Fish and Wildlife Service: As of March 21, 2018, the United States Fish and Wildlife Service (USFWS) lists three federally protected species, under the Endangered Species Act (ESA) for Iredell County (bog turtle, northern long-eared bat, and dwarf-flowered heartleaf).

Habitat for dwarf-flowered heartleaf exists in the naturalized areas of the project. Surveys were conducted and revealed no populations in the project study area.

Surveys for northern long-eared bat were conducted within the structures on the project. No evidence of bat use was observed.

PART A: MINIMUM CRITERIA

YES **NO**

1. Is the proposed project listed as a type and class of activity allowed under the Minimum Criteria Rule in which environmental documentation is not required?

If the answer to number 1 is “no”, then the project does not qualify as a minimum criteria project. A state environmental assessment is required.

If yes, under which category? #8

If either category #8, #12(i) or #15 is used complete Part D of this checklist.

PART B: MINIMUM CRITERIA EXCEPTIONS

- | | | |
|--|--------------------------|-------------------------------------|
| 2. Could the proposed activity cause significant changes in land use concentrations that would be expected to create adverse air quality impacts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will the proposed activity have secondary impacts or cumulative impacts that may result in a significant adverse impact to human health or the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is the proposed activity of such an unusual nature or does the proposed activity have such widespread implications, that an uncommon concern for its environmental effects has been expressed to the Department? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Does the proposed activity have a significant adverse effect on wetlands; surface waters such as rivers, streams, and estuaries; parklands; prime or unique agricultural lands; or areas of recognized scenic, recreational, archaeological, or historical value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will the proposed activity endanger the existence of a species on the Department of Interior's threatened and endangered species list? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Could the proposed activity cause significant changes in land use concentrations that would be expected to create adverse water quality or ground water impacts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Is the proposed activity expected to have a significant adverse effect on long-term recreational benefits or shellfish, finfish, wildlife, or their natural habitats | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If any questions 2 through 8 are answered “yes”, the proposed project may not qualify as a Minimum Criteria project. A state environmental assessment (EA) may be required. For assistance, contact:

Manager, Project Development and Environmental Analysis Branch
P. O. Box 25201
Raleigh, NC 27611
(919) 733 –3141
Fax: (919) 733-9794

PART C: COMPLIANCE WITH STATE AND FEDERAL REGULATIONS

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 9. Is a federally protected threatened or endangered species, or its habitat, likely to be impacted by the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Does the action require the placement of temporary or permanent fill in waters of the United States? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Does the project require the placement of a significant amount of fill in high quality or relatively rare wetland ecosystems, such as mountain bogs or pine savannahs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is the proposed action located in an Area of Environmental Concern, as defined in the Coastal Area Management Act? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Does the project require stream relocation or channel changes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Cultural Resources

- | | | |
|---|--------------------------|-------------------------------------|
| 14. Will the project have an “effect” on a property or site listed on the National Register of Historic Places? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will the proposed action require acquisition of additional right of way from publicly owned parkland or recreational areas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Questions in Part “C” are designed to assist the Engineer and the Division Environmental Office in determining whether a permit or consultation with a state or federal resource agency may be required. If any questions in Part “C” are answered “yes”, follow the appropriate permitting procedures prior to beginning project construction.

Response to Question 10

The project will require the widening of an existing 1200-ft rock causeway resulting in permanent fill in Lake Norman (see Part D, Question 20). The rock causeway is necessary to accommodate the roadway approaches and replacement of the existing bridge over Lake Norman with a new bridge to carry four lanes and a multi-use path.

PART D:(To be completed when either category #8, #12(i), or #15 of the rules are used.)

16. Project length: 2.4 miles
17. Right of Way width: 110 FT
18. Project completion date: 2024
19. Total acres of newly disturbed ground surface: 30.45
20. Total acres of wetland impacts: 1.74 (Perm)/0.41 (Temp) surface waters
21. Total linear feet of stream impacts: 0
22. Project purpose: To reduce congestion and improve safety

Reviewed by: Beverly G. Robinson
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NCDOT Team Lead
Project Management Unit – Divisions 11-14

Date: 6/24/19

Nathan Adima
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NCDOT Senior Project Manager
Project Management Unit – Divisions 11-14

Date: 6/24/19

Brian D. Dehler
Brian D. Dehler, PE
Consultant Project Manager
HW Lochner, Inc.



PROJECT COMMITMENTS
Iredell County
Williamson Road Widening (SR 1109)
W.B.S. No. 41890.1.D1
T.I.P. No. R-5100B

Sidewalks

Construction of sidewalk and a side path throughout the project is pending on a municipal agreement between NCDOT and the Town of Mooresville for cost share, maintenance, and liability.

Utilities

Relocation and/or construction of Town of Mooresville-owned public utilities throughout the project is pending a municipal agreement between NCDOT and the Town of Mooresville for cost share and maintenance.

Hydraulics Unit, Natural Environment Unit - Buffer Rules

The Catawba River Basin Rules apply to this project.

Hydraulics Unit - FEMA Coordination

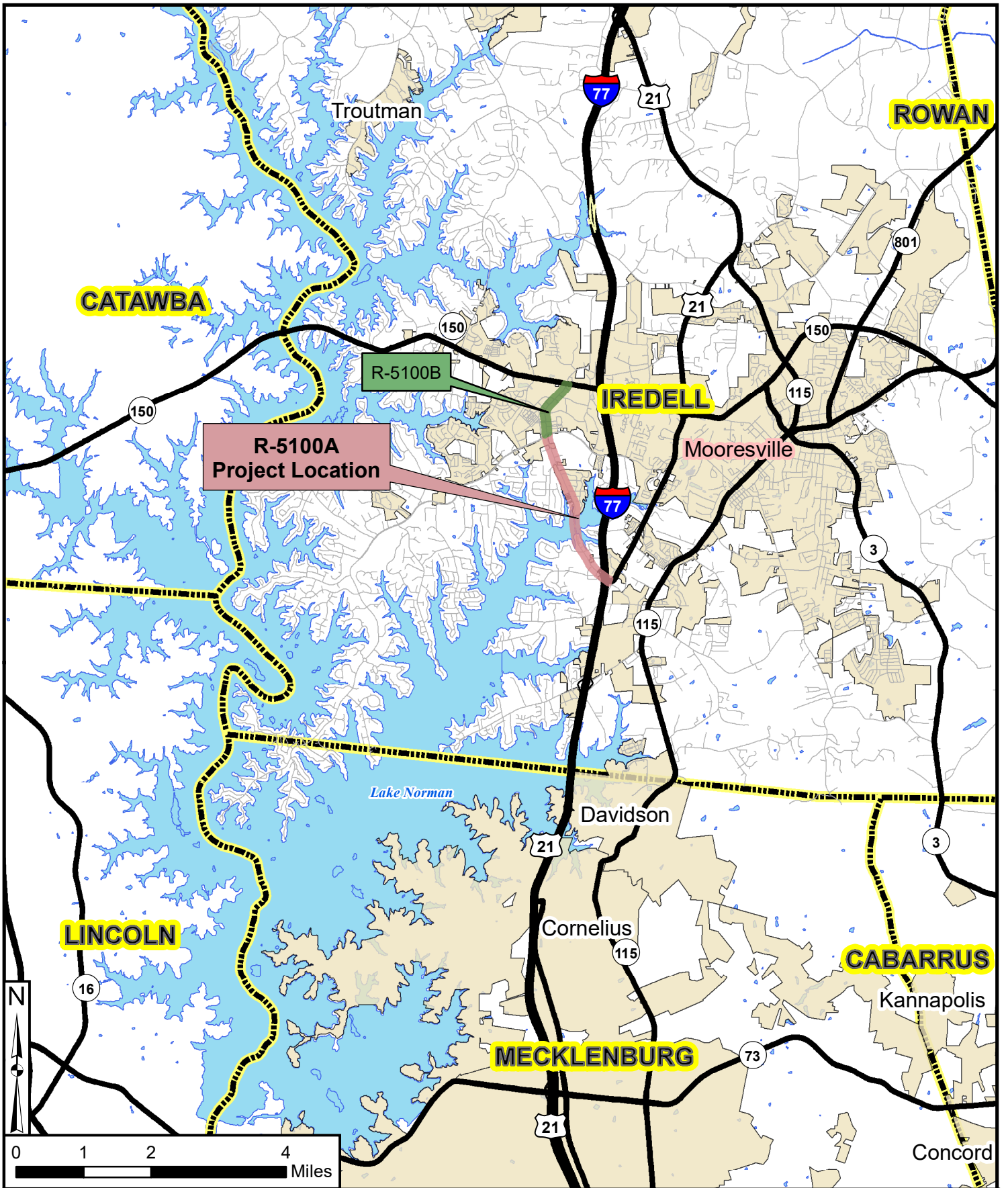
The Hydraulics Unit will coordinate with the NC Floodplain Mapping Program (FMP), to determine status of project with regard to applicability of NCDOT'S Memorandum of Agreement, or approval of a Conditional Letter of Map Revision (CLOMR) and subsequent final Letter of Map Revision (LOMR).

Project Management Unit – Duke Energy Conveyance Coordination

The Project Management Unit will coordinate with Duke Energy to provide the necessary submittals and obtain required approvals of conveyance of interest in hydropower project lands or waters.

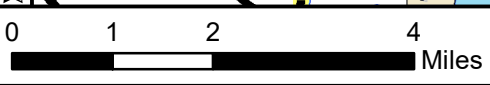
Division Construction – FEMA

This project involves construction activities on or adjacent to FEMA-regulated stream(s). Therefore, the Division shall submit sealed as-built construction plans to the Hydraulics Unit upon completion of project construction, certifying that the drainage structure(s) and roadway embankment that are located within the 100-year floodplain were built as shown in the construction plans, both horizontally and vertically.



R-5100A
Project Location

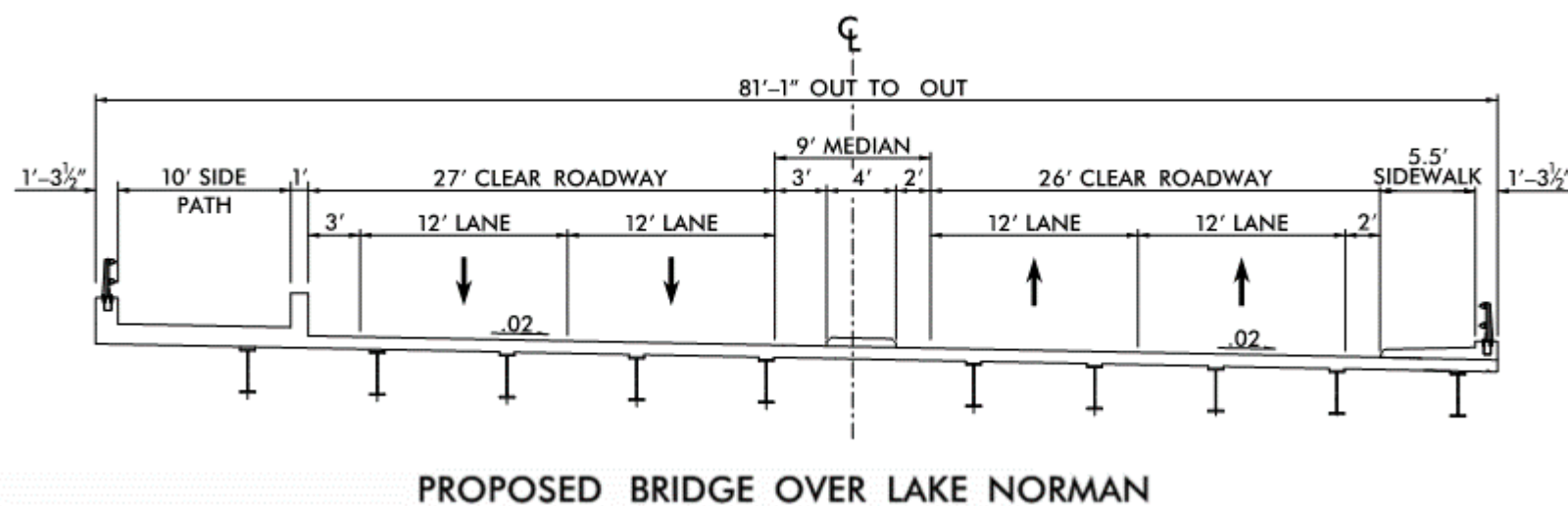
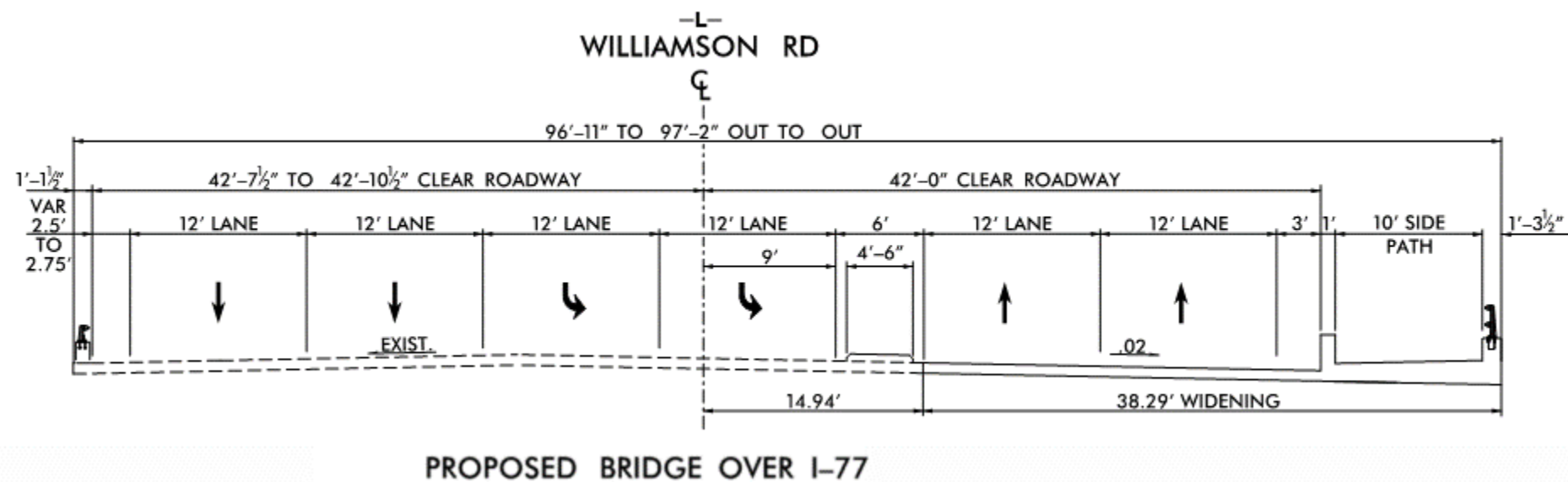
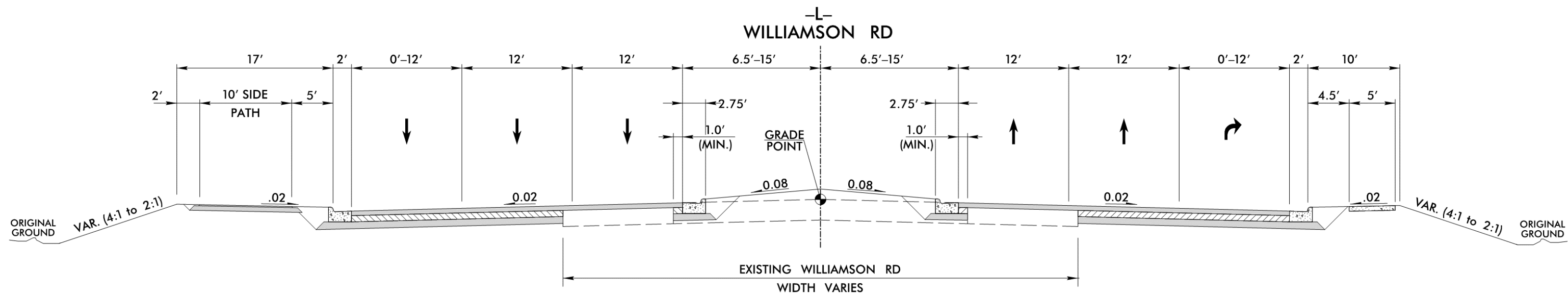
R-5100B



NORTH CAROLINA
DEPARTMENT OF
TRANSPORTATION

LOCATION MAP
SR 1109 (WILLIAMSON ROAD) WIDENING
FROM I-77 TO NC 150
IREDELL COUNTY

TIP: R-5100A
 WBS: 41890.1.D1
 Div.: 12
 Date: May 2019



**Williamson Road Widening
STIP Project No. R-5100A**

Figure 2
Typical Sections

June 2019



NATURAL RESOURCES TECHNICAL REPORT

**Improvements to SR 1109 Williamson Road
Iredell County, North Carolina**

**STIP R-5100A
WBS Element No. 41890.1.1**



**THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
Environmental Coordination and Permitting**

April 2018

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1.0 INTRODUCTION

The North Carolina Department of Transportation (NCDOT) proposes to improve SR 1109 (Williamson Road) from I-77 to SR 1100 (Brawley School Road), a length of approximately 2.36 miles. The following Natural Resources Technical Report (NRTR) has been prepared to assist in the preparation of a document for the purposes of the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA).

2.0 METHODOLOGY

All work was conducted in accordance with the NCDOT Environmental Coordination and Permitting's Preparing Natural Resources Technical Reports Procedure and the latest NRTR Template of November, 2017. Field work was conducted from March 19 through March 20, 2018. Jurisdictional areas identified in the study area have not been verified by the U.S. Army Corps of Engineers (USACE) and the North Carolina Division of Water Resources (NCDWR). Documentation of this jurisdictional determination will be provided upon completion. The principal personnel contributing to the field work and document is provided in Appendix B.

3.0 TERRESTRIAL COMMUNITIES

Five terrestrial communities were identified in the study area. Figure 4 shows the location and extent of these terrestrial communities. Terrestrial community data are presented in the context of total coverage of each type within the study area (Table 1).

Table 1. Coverage of terrestrial communities in the study area

Community	Dominant Species (scientific name)	Coverage (ac.)
Maintained/Disturbed	Japanese honeysuckle (<i>Lonicera japonica</i>) Red fescue (<i>Festuca rubra</i>) Wingstem (<i>Verbesina alternifolia</i>)	104.7
Mixed Hardwood/Pine Forest	White oak (<i>Quercus alba</i>) Loblolly pine (<i>Pinus taeda</i>) Red maple (<i>Acer rubrum</i>)	11
Mixed Pine Forest	Virginia pine (<i>Pinus virginiana</i>) Shortleaf pine (<i>Pinus echinata</i>) Loblolly pine (<i>Pinus taeda</i>)	2
	Total	117.7

4.0 PROTECTED SPECIES

4.1 Endangered Species Act Protected Species

As of March 21, 2018, the United States Fish and Wildlife (USFWS) lists three federally protected species, under the Endangered Species Act (ESA) for Iredell County (Table 2).

For each species, a discussion of the presence or absence of habitat is included below along with the Biological Conclusion rendered based on survey results in the study area.

Table 2. ESA federally protected species listed for Iredell County.

Scientific Name	Common Name	Federal Status	Habitat Present	Biological Conclusion
<i>Glyptemys muhlenbergii</i>	Bog turtle	T (S/A)	No	Not Required
<i>Myotis septentrionalis</i>	Northern long-eared bat	T	Undetermined	Unresolved
<i>Hexastylis naniflora</i>	Dwarf-flowered heartleaf	T	Yes	No Effect

E - Endangered

T - Threatened

T(S/A) - Threatened due to similarity of appearance

Bog turtle

USFWS Recommended Survey Window: April 1 – October 1 (visual surveys); April 1-June 15 (optimal for breeding/nesting); May 1-June 30 (trapping surveys)

Biological Conclusion: Not Required

Species listed as threatened due to similarity of appearance do not require Section 7 consultation with the USFWS. Suitable habitat was not identified in the study area. A review of North Carolina Natural Heritage Program (NCNHP) records, updated January 2018, indicates no known bog turtle occurrences within 1.0 mile of the study area.

Northern long-eared bat

USFWS Recommended Survey Window: June 1 – August 15

Biological Conclusion: Unresolved

This information will be provided by the NCDOT Biological Surveys Group (BSG). A review of NCNHP records, updated January 2018, indicates no known northern long-eared bat occurrence within 1.0 mile of the study area.

Dwarf-flowered heartleaf

USFWS Optimal Survey Window: March-May

Biological Conclusion: No effect

Habitat in the form of mixed hardwood forest with a north facing slope are located onsite and a survey was completed. No *Hexastylis* of any species were observed in the study area. A review of NCNHP records, updated January 2018, indicates no known occurrences within 1.0 mile of the study area.

4.2 Bald and Golden Eagle Protection Act

The bald eagle is protected under the Bald and Golden Eagle Protection Act, and enforced by the USFWS. Habitat for the bald eagle primarily consists of mature forests in proximity to large bodies of open water for foraging. Large dominant trees are utilized for nesting sites, typically within 1.0 mile of open water.

A desktop-GIS assessment of the project study area, as well as the area within a 1.0-mile radius of the project limits, was performed on March, 16 2018 using 2015 color aerials. Lake Norman is considered a potential feeding source. Thus, a survey of the project study area and the area within 660 feet of the project limits was conducted on March 20, 2018. Additionally, a review of the NCNHP database dated January 2018, revealed no known occurrences of this species within 1.0 mile of the project study area. Due to the lack of known occurrences, no eagles or eagle nests observed during survey, and minimal impact anticipated for this project, it has been determined that this project will not affect this species.

5.0 WATER RESOURCES

Water resources in the study area are part of the Catawba River basin [U.S. Geological Survey (USGS) Hydrologic Unit 03050101]. No streams were identified in the study area.

There are no Outstanding Resource Water (ORW), designated High Quality Waters (HQW) or water supply watersheds (WS-I or WS-II) within 1.0 mile downstream of the study area. The North Carolina 2014 Final 303(d) list of impaired waters identifies the Catawba River (Lake Norman) within the study area as an impaired water due to PCB in fish tissue samples.

One surface water was identified within the study area (Table 3). The location of this feature is shown in Figure 3-2.

Table 3. Surface Waters in the study area

Surface Water	Jurisdictional	Map ID of Connection	Area (ac) in Study Area
Lake Norman/Reeds Creek	Yes	Lake Norman/ Reeds Creek	12.8

6.0 REGULATORY CONSIDERATIONS

6.1 Clean Water Act Waters of the U.S.

One jurisdictional wetland was identified within the study area (Table 4). The location of

this wetland is shown on Figure 3-2. Wetland WA is located within the Catawba River basin [USGS Hydrologic Unit 03050101]. USACE wetland determination form and North Carolina Wetland Assessment Method (NCWAM) form are included in a separate Preliminary Jurisdictional Determination Package.

Table 4. Characteristics of jurisdictional wetlands in the study area

Map ID	NCWAM Classification	NCWAM Rating	Hydrologic Classification	Area (ac.)
WA	Headwater Forest	Low	Riparian	0.05
			Total	0.05

6.2 Construction Moratoria

No streams were identified within the study area therefore no moratorium will be required.

6.3 N.C. River Basin Buffer Rules

The Lake Norman shoreline within the study area are protected under provisions of the (Catawba River Buffer Rules) administered by NCDWR. Potential impacts to protected stream buffers will be determined once a final alignment and design have been determined.

6.4 Rivers and Harbors Act Section 10 Navigable Waters

There are no streams that been designated by the USACE as a Navigable Water under Section 10 of the Rivers and Harbors Act.

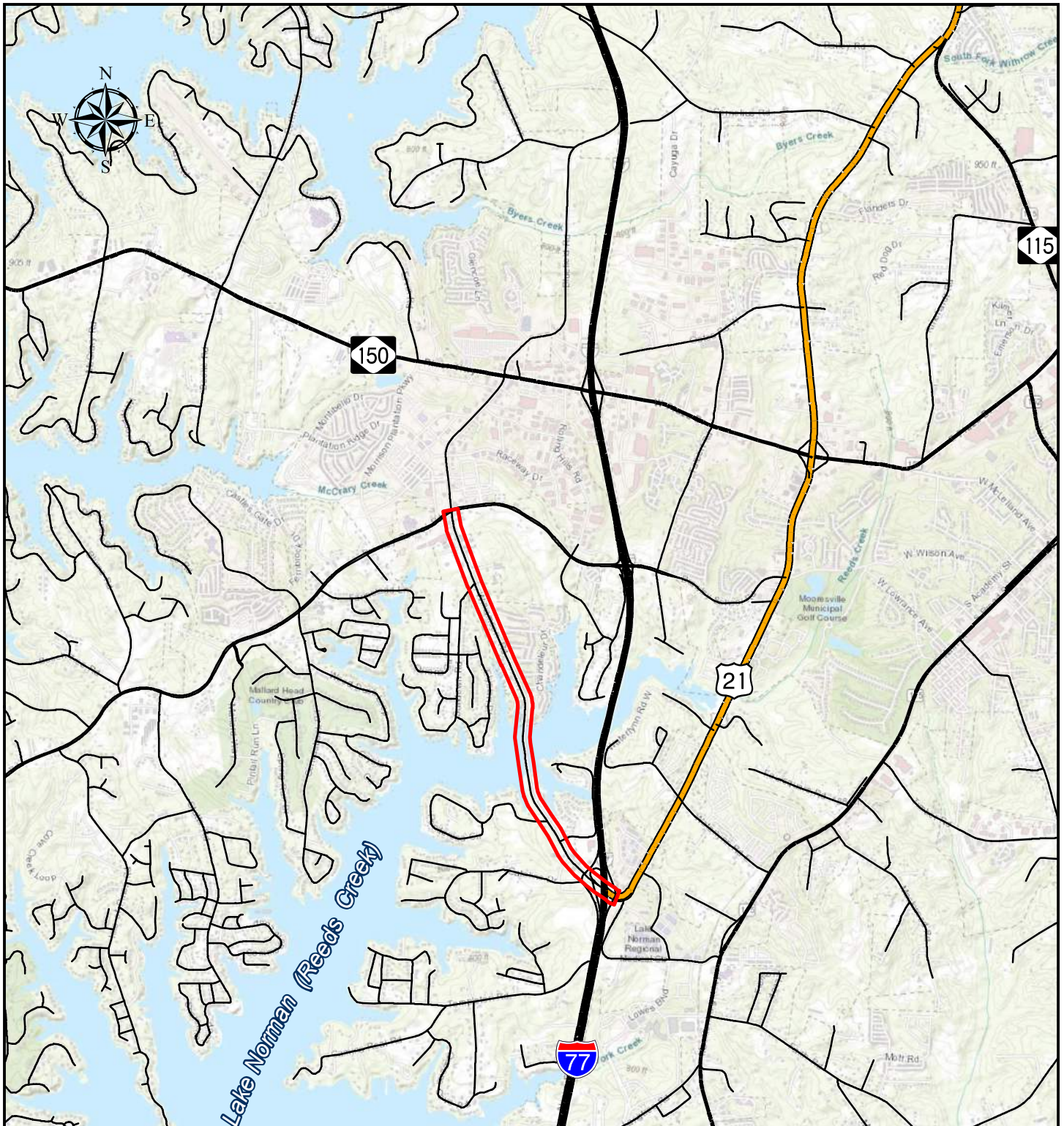
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Appendix A

Figures



Legend

 Study Area



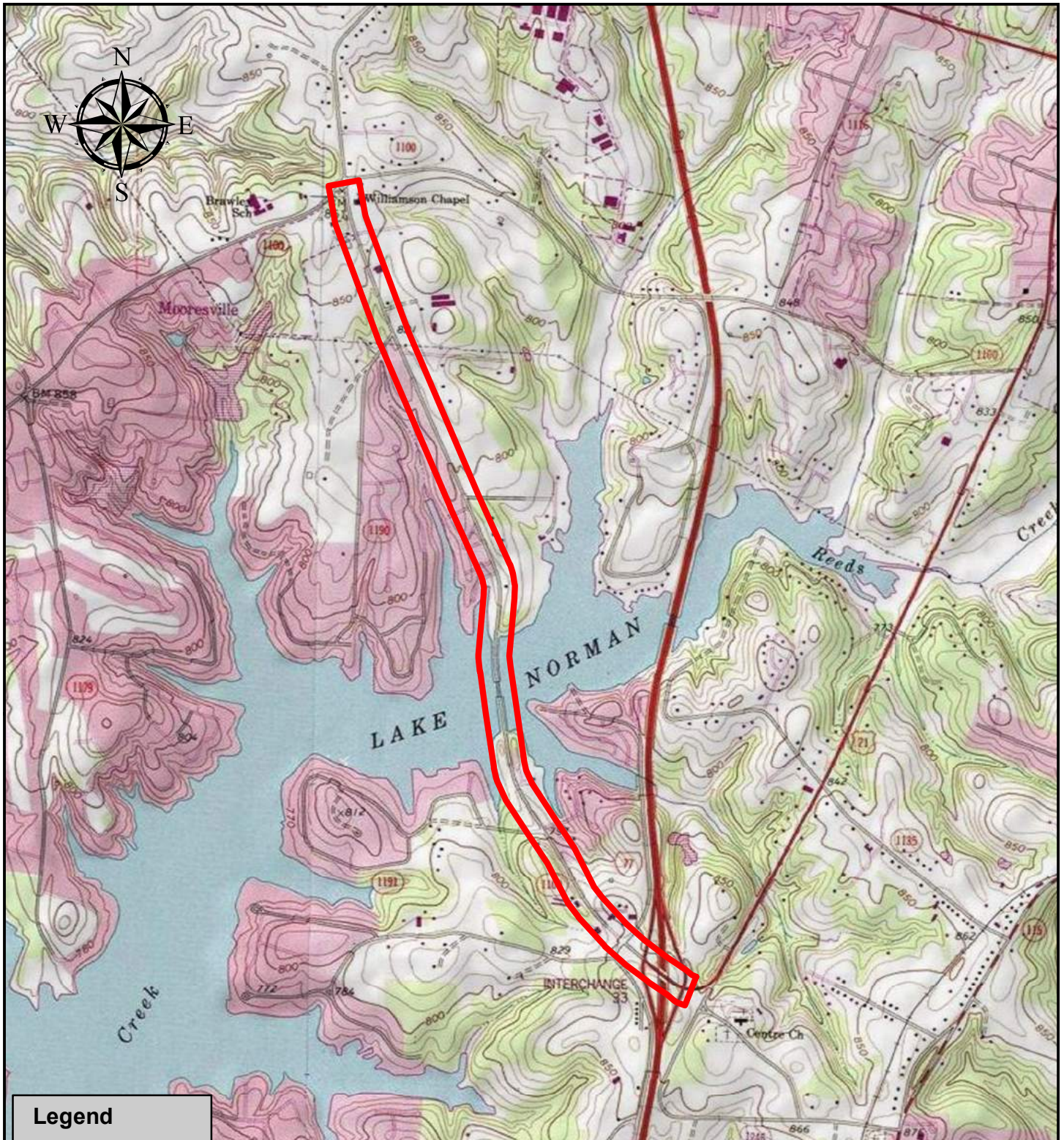
NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
ENVIRONMENTAL ANALYSIS UNIT




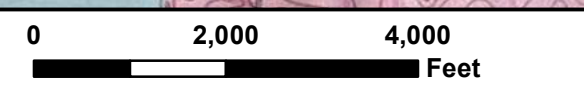
STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY

VICINITY MAP


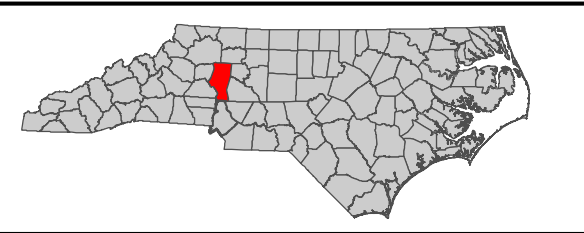
FIGURE 1



Legend
 Study Area



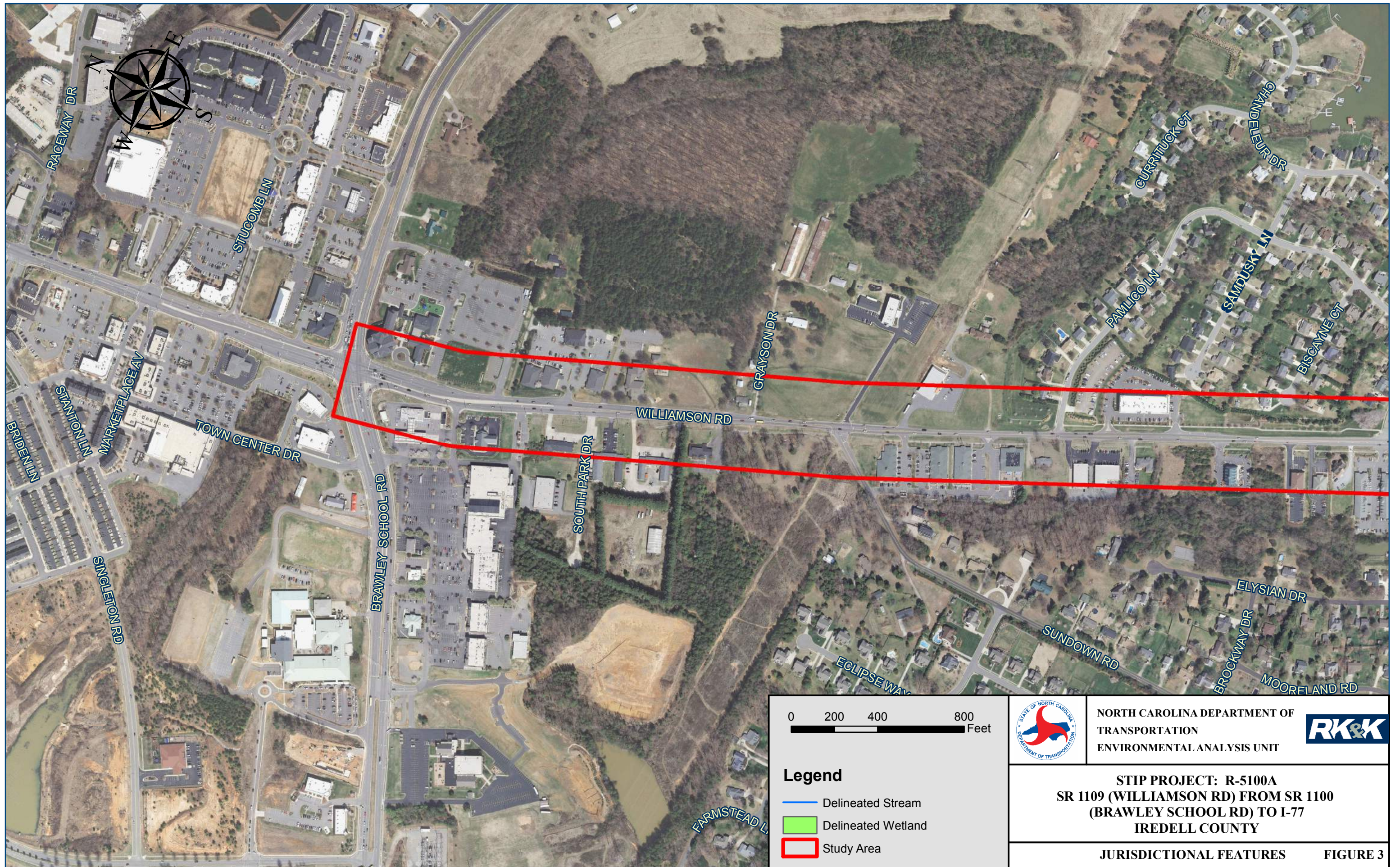
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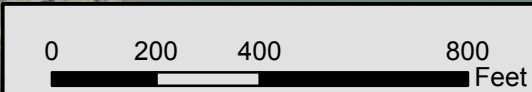
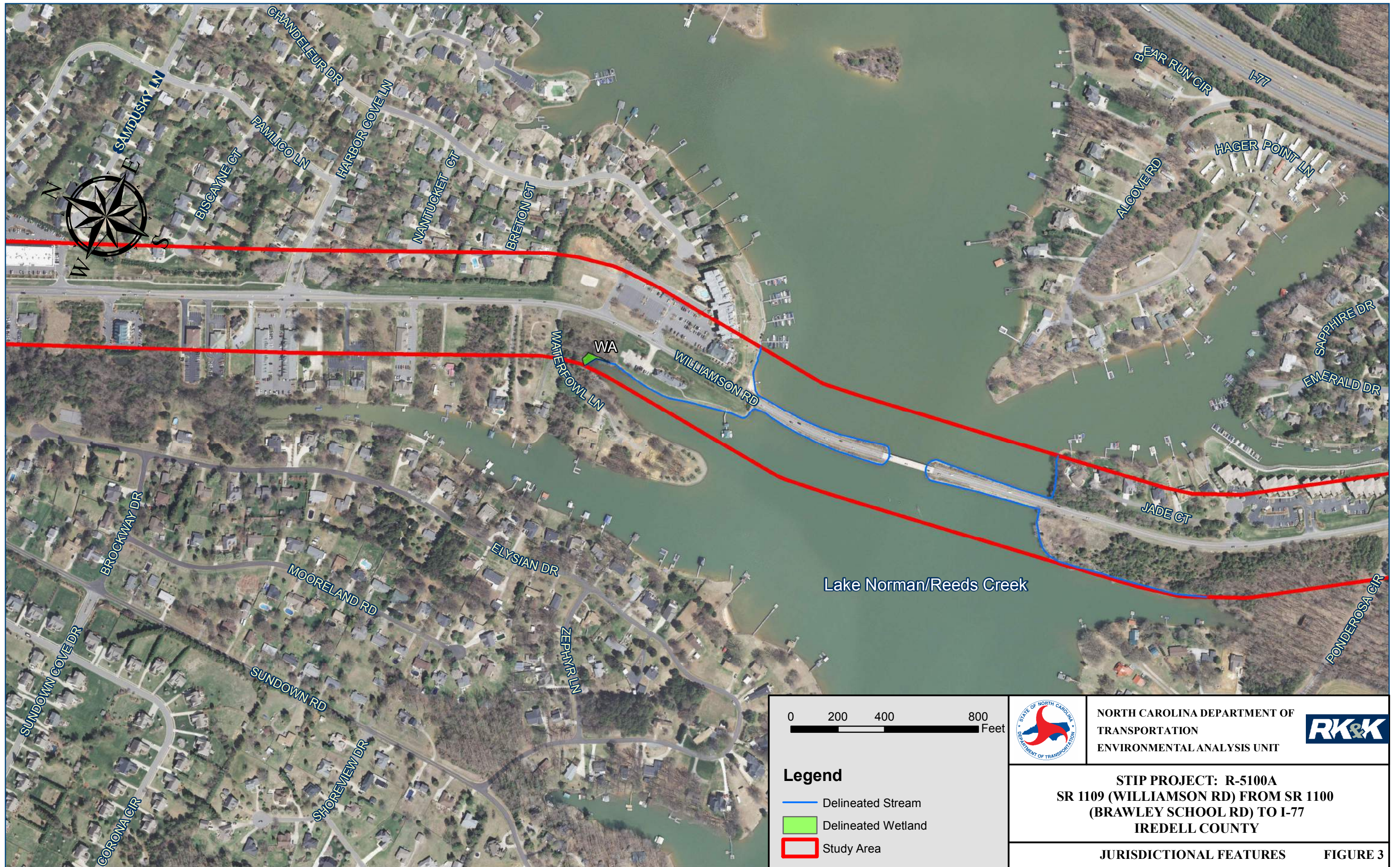



STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY

USGS MAP **FIGURE 2**

Source: USGS 7.5 Minute Quadrangle: Mooreville, NC





NORTH CAROLINA DEPARTMENT OF
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ENVIRONMENTAL ANALYSIS UNIT

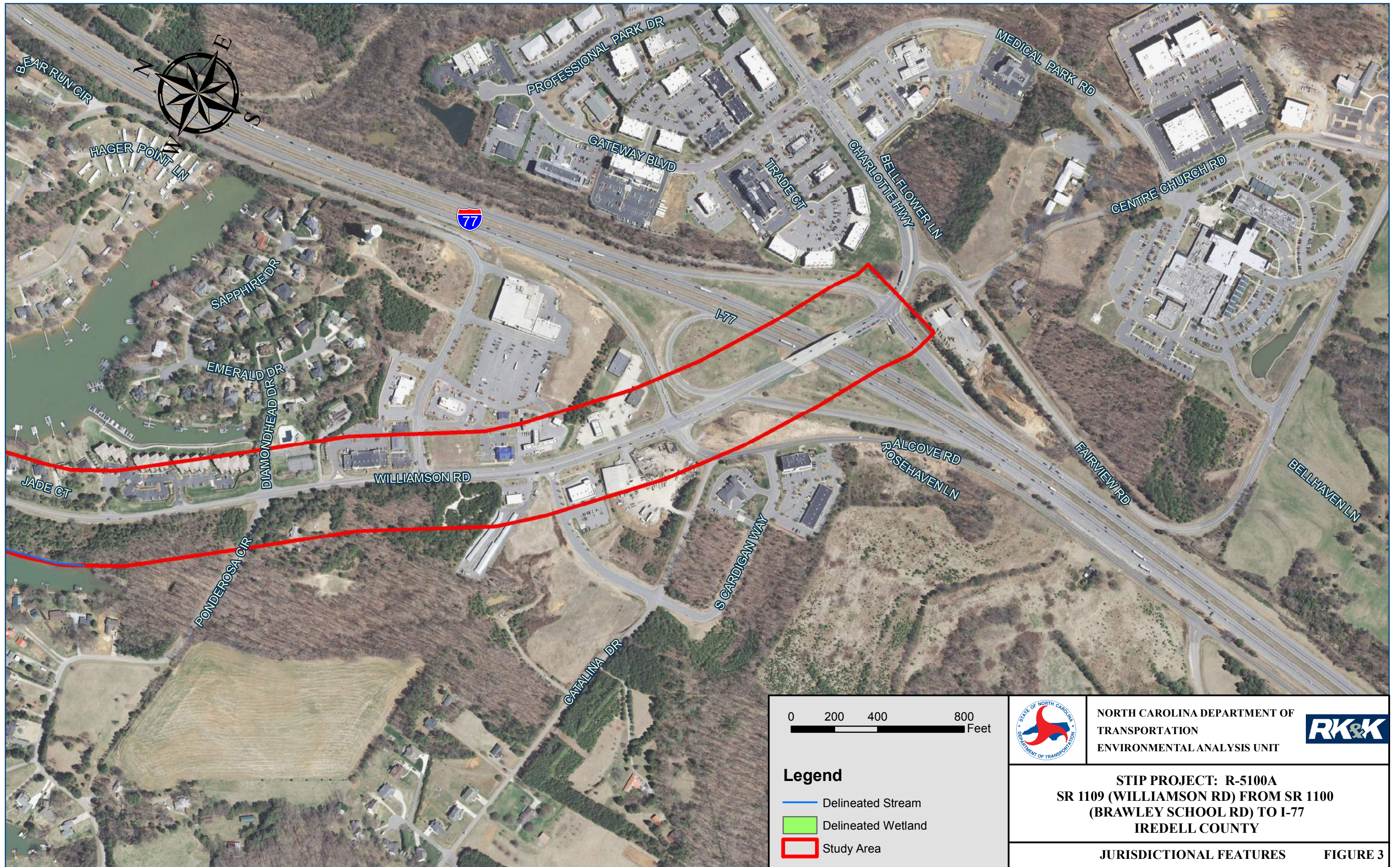


Legend

- Delineated Stream
- Delineated Wetland
- Study Area

STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY

JURISDICTIONAL FEATURES FIGURE 3



Legend

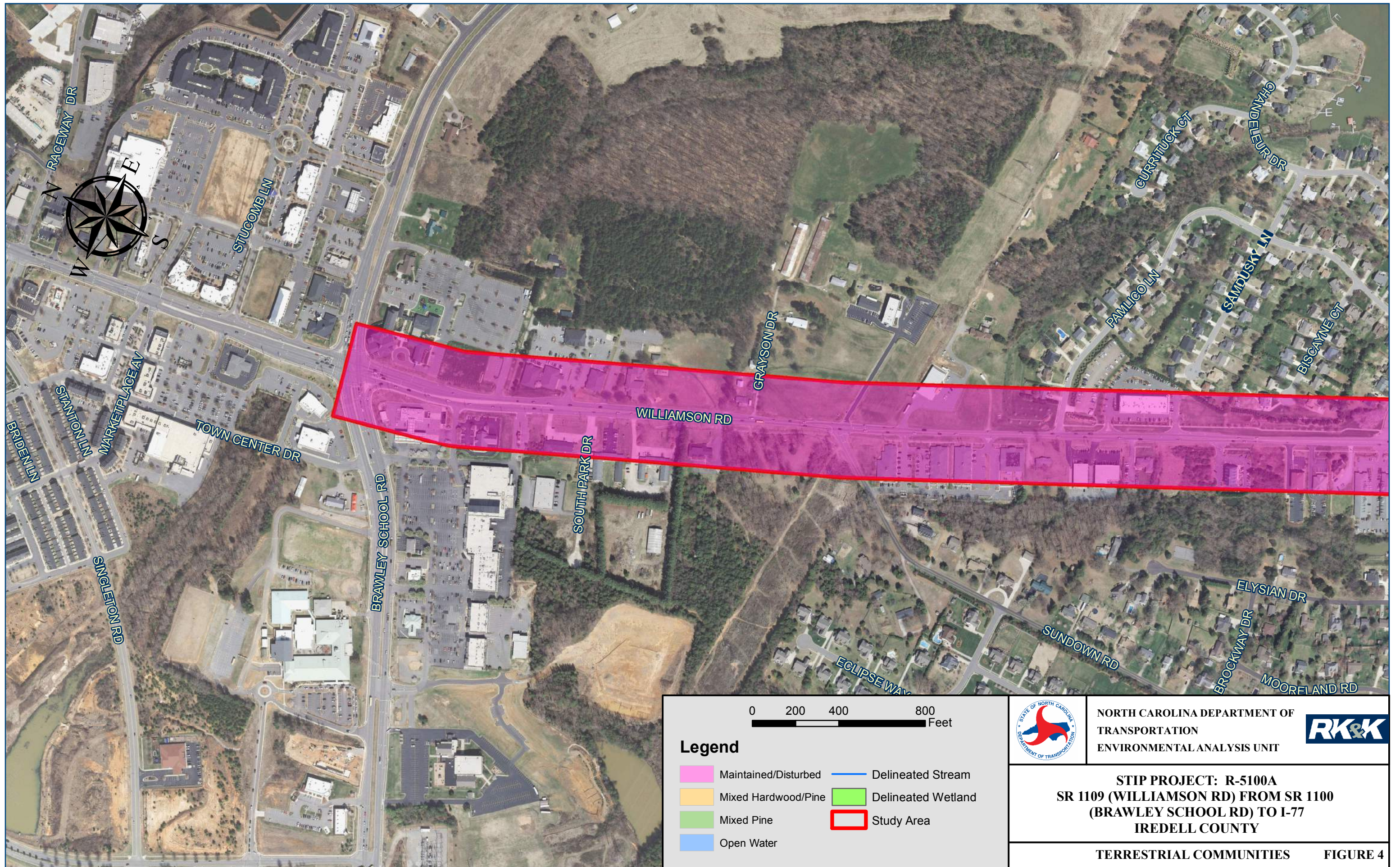
- Delineated Stream
- Delineated Wetland
- Study Area



NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
ENVIRONMENTAL ANALYSIS UNIT



STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY



0 200 400 800 Feet

Legend

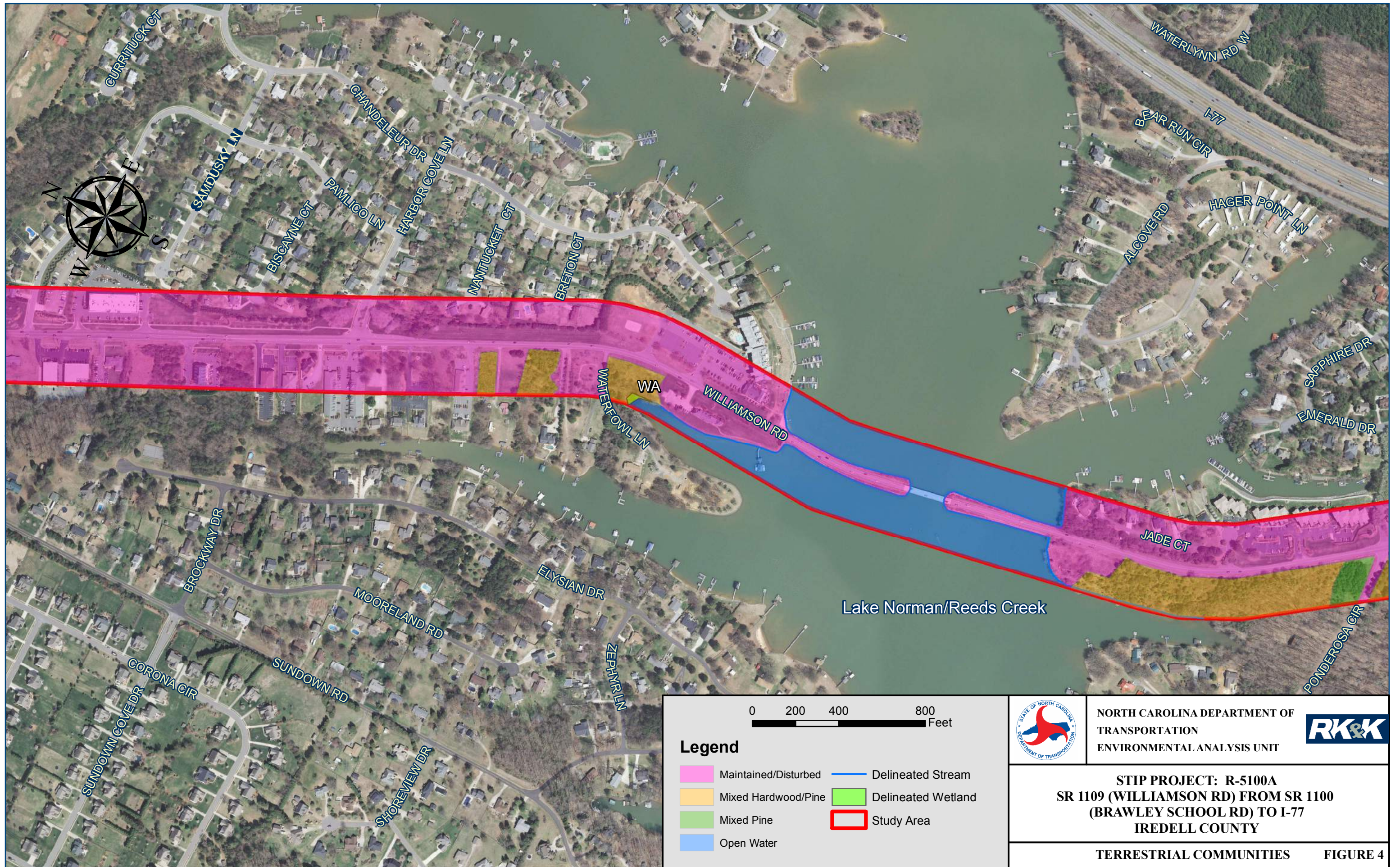
- Maintained/Disturbed
- Mixed Hardwood/Pine
- Mixed Pine
- Open Water
- Delineated Stream
- Delineated Wetland
- Study Area



NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
ENVIRONMENTAL ANALYSIS UNIT



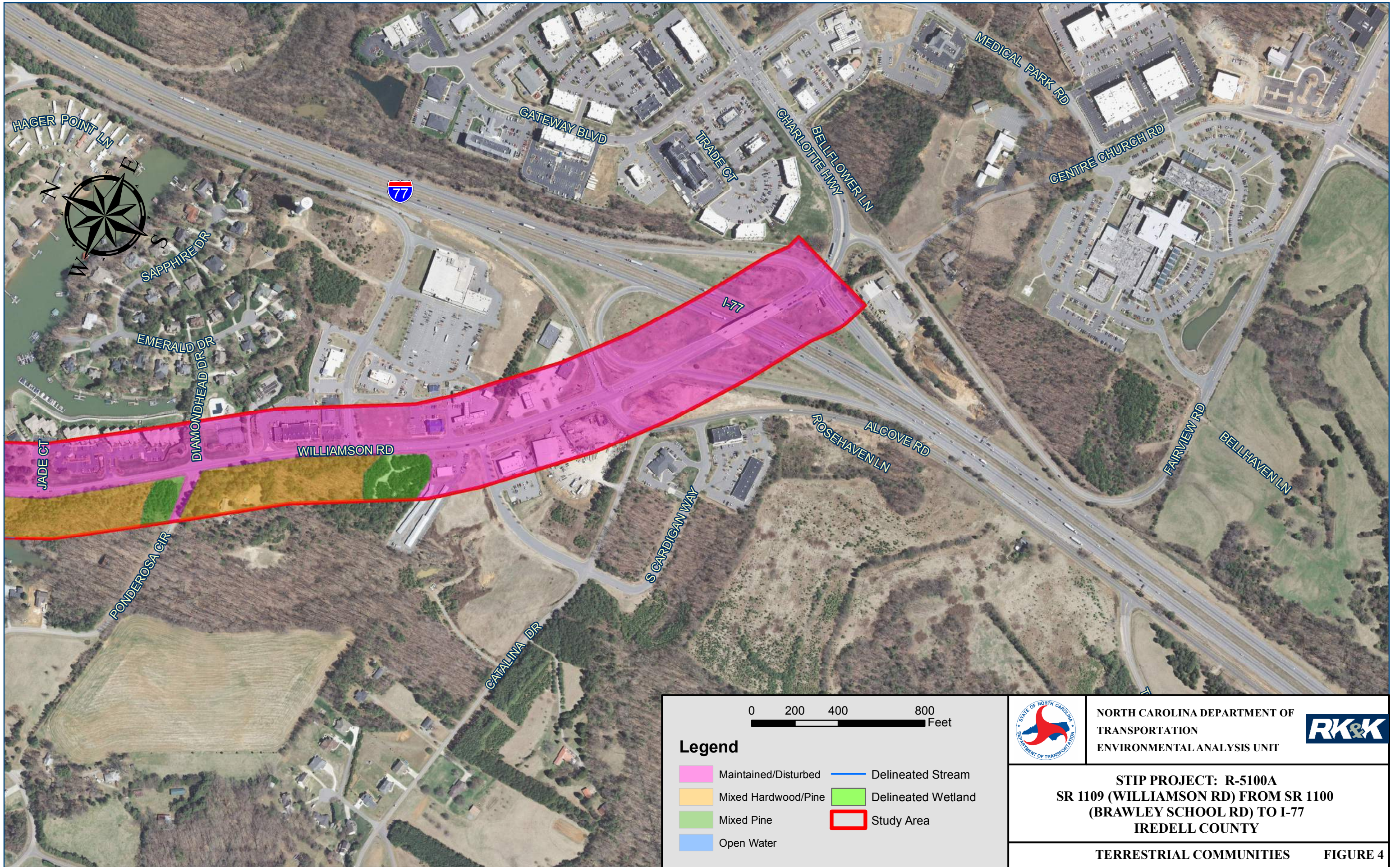
**STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY**



NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
ENVIRONMENTAL ANALYSIS UNIT





STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY



0 200 400 800 Feet

Legend

 Maintained/Disturbed	 Delineated Stream
 Mixed Hardwood/Pine	 Delineated Wetland
 Mixed Pine	 Study Area
 Open Water	

	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ENVIRONMENTAL ANALYSIS UNIT	
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STIP PROJECT: R-5100A
SR 1109 (WILLIAMSON RD) FROM SR 1100
(BRAWLEY SCHOOL RD) TO I-77
IREDELL COUNTY

Appendix B

Qualifications of Contributors

Principal

Investigator: Pete Stafford, PWS, Rummel Klepper and Kahl, LLP
Education: B.S. Environmental Science, UNC Wilmington, 2000
Experience: Biologist, Rummel Klepper and Kahl, LLP,
2001-Present
Environmental Biologist, NCDOT, 2006-2016
Responsibilities: Preparation of forms, wetland and stream delineations, T/E surveys,
natural communities assessment, NRTR document preparation and
QA/QC

Investigator: David Ward, Rummel Klepper and Kahl, LLP
Education: B.S. Geography, Bloomsburg University, 1999
Experience: GIS specialist, Rummel Klepper and Kahl, LLP, 2002 - Present
Responsibilities: GIS surveys and mapping

18-08-0002



HISTORIC ARCHITECTURE AND LANDSCAPES

SURVEY REQUIRED FORM

This form only pertains to Historic Architecture and Landscapes for this project. It is not valid for Archaeological Resources. You must consult separately with the Archaeology Group.

PROJECT INFORMATION

Project No:	R-5100A	County:	Iredell
WBS No.:	41890.1.2	Document Type:	State EA
Fed. Aid No:		Funding:	<input checked="" type="checkbox"/> State <input type="checkbox"/> Federal
Federal Permit(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permit Type(s):	USACE
Project Description: Widen SR 1109 (Williamson Rd) from I-77 to ST 1100 (Brawley School Rd)			

SUMMARY OF HISTORIC ARCHITECTURE AND LANDSCAPES REVIEW

Description of review activities, results, and conclusions:

On August 27, 2018 a search of NC HPOWEB GIS Service map reveals that the in the Area of Potential Effects (APE) for this project includes several of properties over 50 years of age. An architectural historian will need to conduct a site survey to determine if any of these properties require National Register Eligibility Evaluation.

SUPPORT DOCUMENTATION

Map(s) Previous Survey Info. Photos Correspondence Design Plans

FINDING BY NCDOT ARCHITECTURAL HISTORIAN

Historic Architecture and Landscapes -- ****SURVEY REQUIRED****

Shelby Reap

August 27, 2018

NCDOT Architectural Historian

Date

Anticipated Fieldwork Completion Date: February 27, 2019



**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1109 (WILLIAMSON ROAD)
FROM I-77 TO SR 1100 (BRAWLEY SCHOOL ROAD)
MOORESVILLE, IREDELL COUNTY, NORTH CAROLINA**

**TIP PROJECT R-5100A
WBS NO. 41890.1.D1
PA TRACKING NO. 18-08-0002**

**Prepared for:
H.W. Lochner, Inc.
2840 Plaza Place, Suite 202
Raleigh, NC 27612**

and

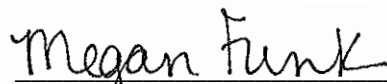
**North Carolina Department of Transportation
Division 12**

**PREPARED BY:
Commonwealth Heritage Group, Inc.
P.O. BOX 1198
201 WEST WILSON STREET
TARBORO, NORTH CAROLINA 27886**

**Megan Funk
*Architectural Historian***

NCR-0790

DECEMBER 2018



**Megan Funk, Principal Investigator
Commonwealth Heritage Group**

12-06-2018

Date

**Mary Pope Furr, Supervisor
Historic Architecture Group, NCDOT**

Date

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1109 (WILLIAMSON ROAD)
FROM I-77 TO SR 1100 (BRAWLEY SCHOOL ROAD)
MOORESVILLE, IREDELL COUNTY, NORTH CAROLINA**

**TIP PROJECT R-5100A
WBS NO. 41890.1.D1
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**PREPARED BY:
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201 WEST WILSON STREET
TARBORO, NORTH CAROLINA 27886**

**Megan Funk
*Architectural Historian***

NCR-0790

DECEMBER 2018

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen State Route (SR) 1109 (Williamson Road) in Mooresville, Iredell County. The Area of Potential Effects (APE) equates with the study area and extends along SR 1109 from I-77 to SR 1100 (Brawley School Road). The project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number R-5100A and is state funded. Federal permits are anticipated.

The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. One resource warranted intensive National Register eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

This report represents the documentation of one property located within the APE for this project, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this evaluation report, the Commonwealth Heritage Group, Inc. (Commonwealth), architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluation of the requested property in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Iredell County Register of Deeds online, in addition to using other online sources. This report recommends the Chester Farmstead as not eligible for listing in the NRHP.

PROPERTY NAME	HPO SSN	ELIGIBILITY DETERMINATION	CRITERIA
Chester Farmstead	ID1819	Not Eligible	-

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METHODOLOGY

For the preparation of this report, the Commonwealth architectural historian conducted architectural analysis and in-depth NRHP evaluations of the requested property in the study area in November 2018. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Iredell County Register of Deeds online, in addition to using other online sources. This report includes the architectural analysis and in-depth evaluation of one property in the Area of Potential Effects (APE): the Chester Farmstead (ID1819). This report is on file at NCDOT and is available for review by the public.

Commonwealth prepared this historic architectural resource evaluation report in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*,¹ NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*, and the North Carolina State Historic Preservation Office's (HPO's) *Report Standards for Historic Structure Survey Reports*. Resources are evaluated according to NRHP criteria. The location of the project area and the evaluated resource are shown in Figures 1 and 2.

PHYSICAL ENVIRONMENT

The study area is located west of Mooresville and is crossed by a branch of Lake Norman. It is characterized by a mix of commercial and residential development, with commercial development concentrated at the northern and southern ends and both forms of development in the center. A number of residential streets extend from Williamson Road and lead to neighborhoods with sinuous streets and roughly rectangular parcels with average sized single-family dwellings that date to the late 1990s. The neighborhoods are primarily concentrated around and north of Lake Norman. An exception to this property type is the Chester Farmstead (ID1819), which is located roughly 0.35 miles south of the northern terminus of the study area and 0.25 miles north of the neighborhoods associated with the lake. The parcel is just north of the Y intersection formed by Williamson and Sundown Road and unlike the parcels closer to the lake, is large (over 30 acres) and irregularly shaped. It also contains multiple dwellings that date from the early twentieth century to 1964 in addition to a variety of domestic and agricultural outbuildings and has large expanses of mowed lawn and wooded areas. The adjoining parcels are also characterized by large lawns and wooded areas but are used for commercial purposes, such as offices, a church, and electrical easements.

¹ National Park Service, 2017. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60.

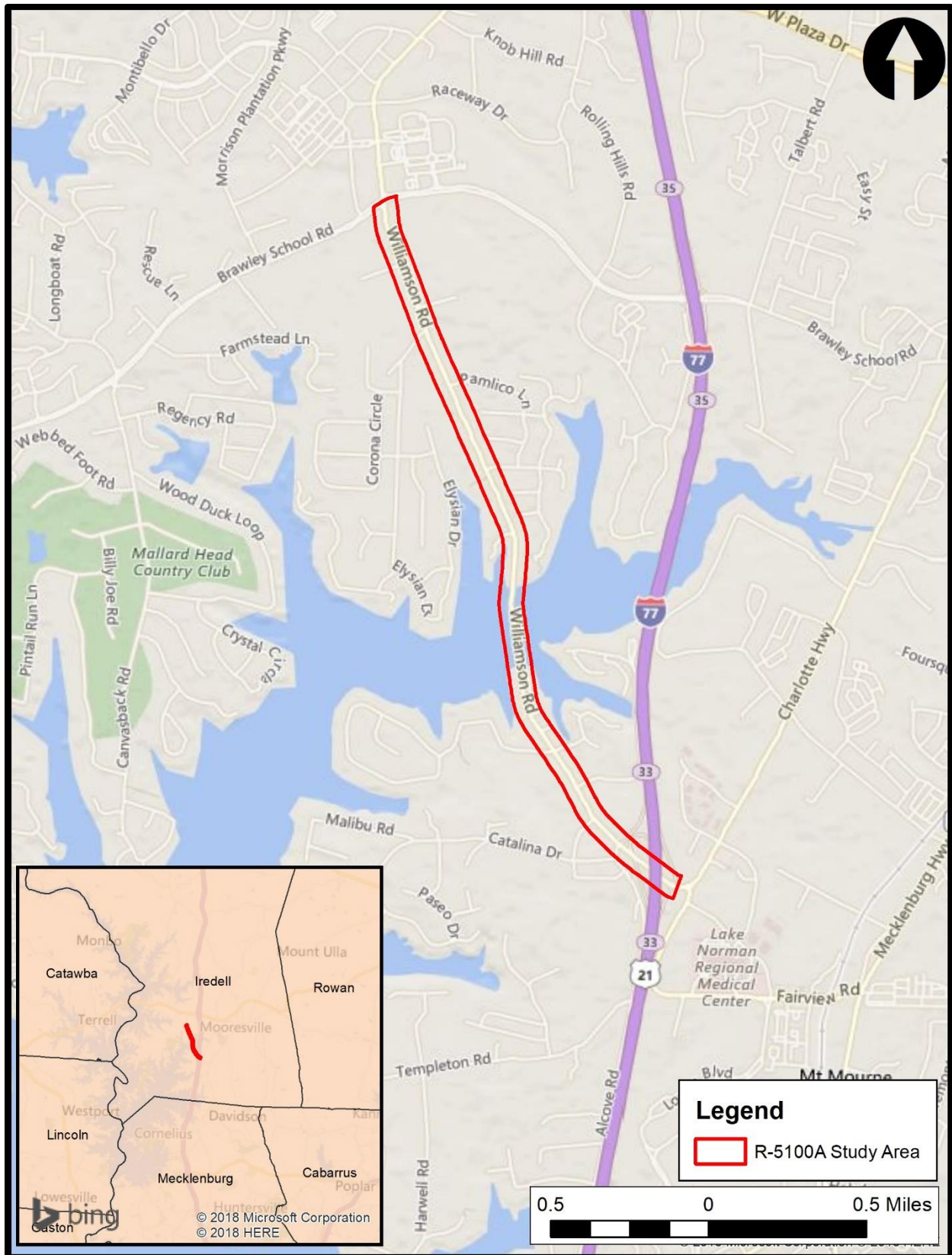


Figure 1: Project Location.

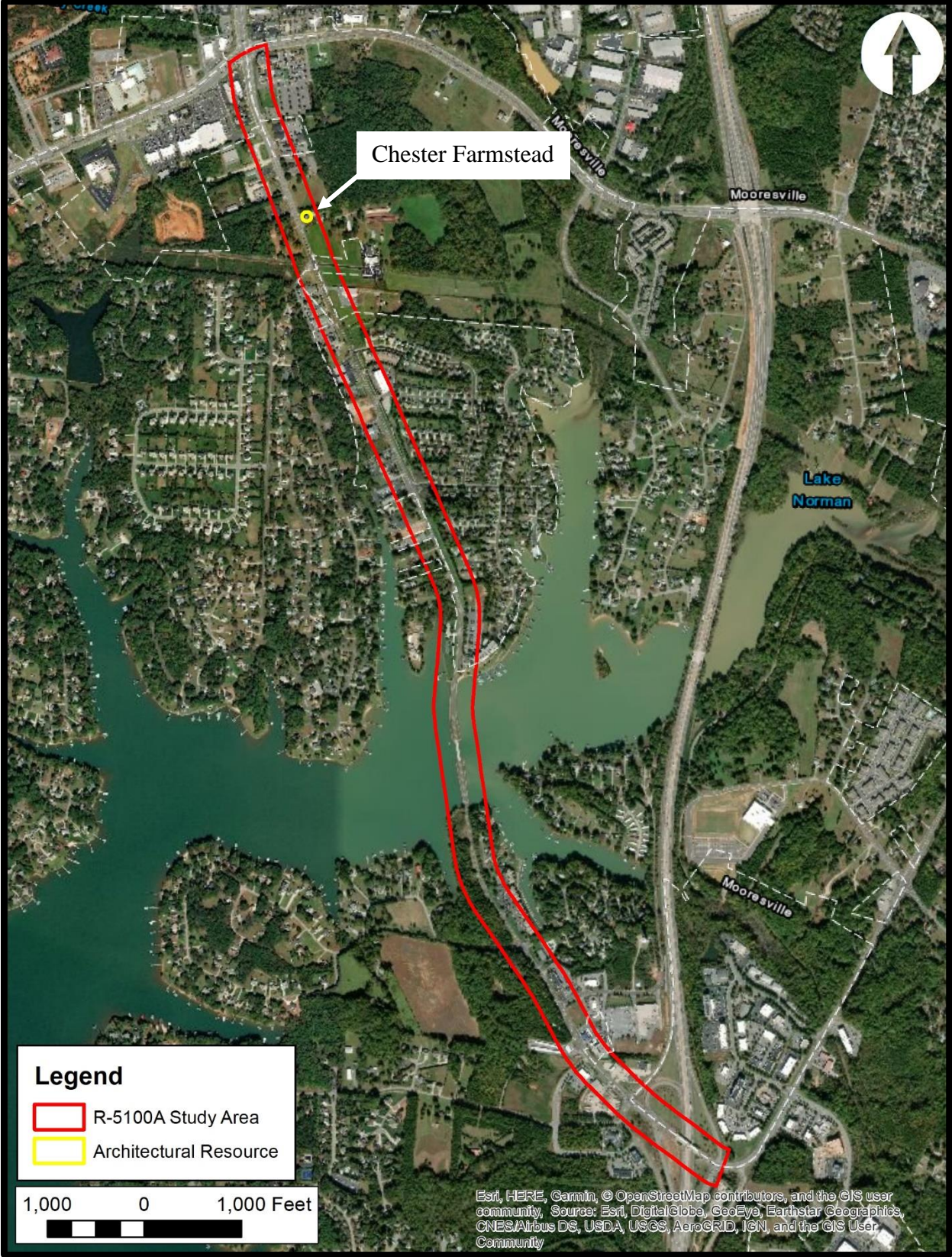


Figure 2: Area of Potential Effects.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Chester Farmstead
NCDOT Survey Site Number:	001
HPO Survey Site Number:	ID1819
Location:	407 Williams Road, Mooresville, NC 28115
Parcel ID:	4647308783.000
Dates(s) of Construction:	Early 20 th Century
Recommendation:	Not Eligible



Figure 3: Chester Farmstead, Original Dwelling, Looking Northeast.

Setting

The farmstead is located on the east side of Williamson Road just north of an intersection with Sundown Drive. The original dwelling is oriented toward Williamson Road and stands approximately 40 feet from the road and Grayson Drive, a narrow gravel path that crosses the property 30 feet south of the dwelling. There is a paved driveway north of the dwelling. Opposite of the dwelling on Williamson Road is a wooded parcel and north of this parcel is a medical office. The properties to the north and south of the farmstead contain churches that are separated from the house by fields. One church, Harbor Church, stands on a parcel that was cut from the farmstead giving its parcel an irregular shape. A Duke Energy electric tower is located near the southeast corner of the parcel and a cleared right-of-way held by the electrical company follows the southern edge of the parcel as well (Figure 4 and 5).

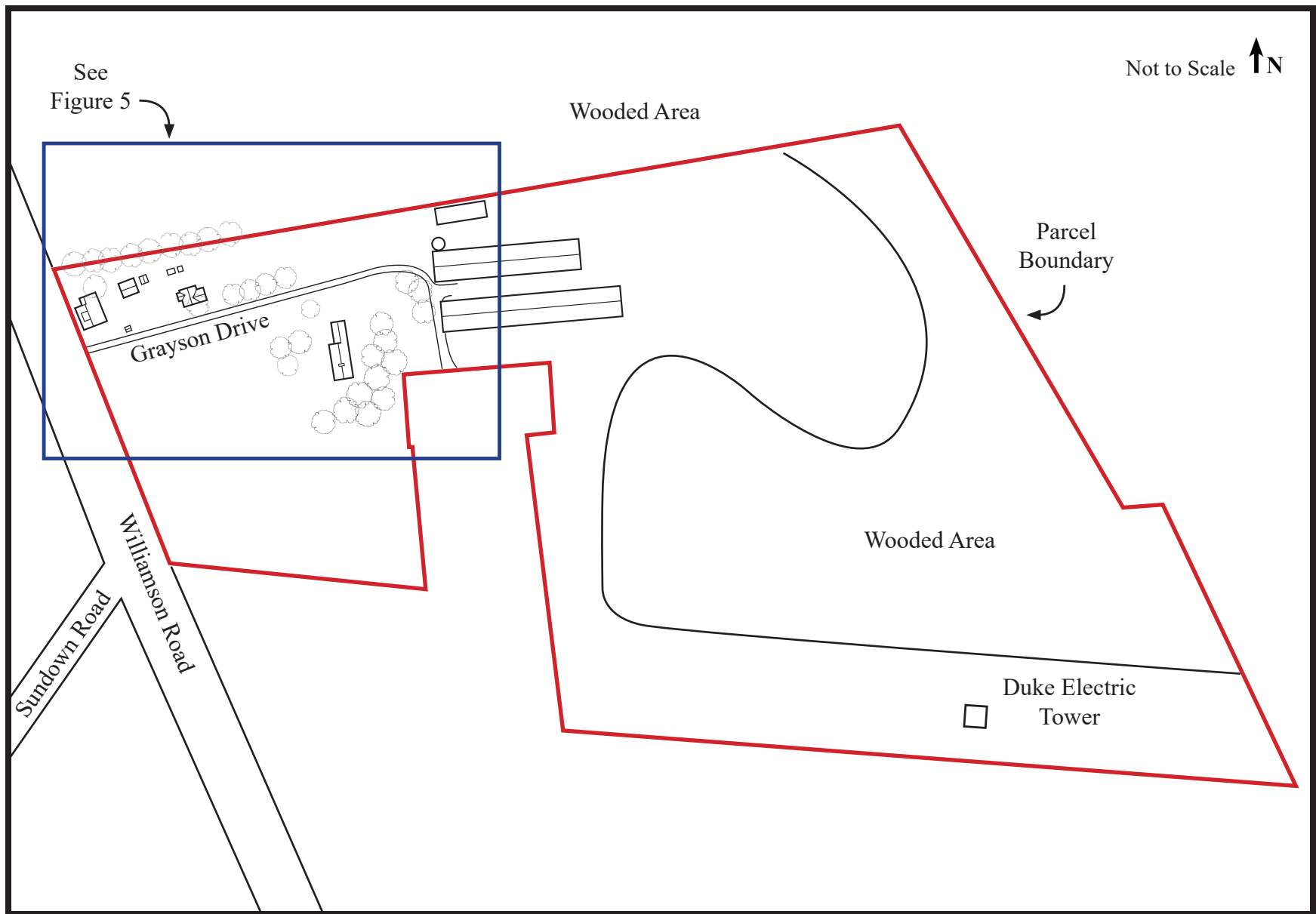


Figure 4: Sketch Map.

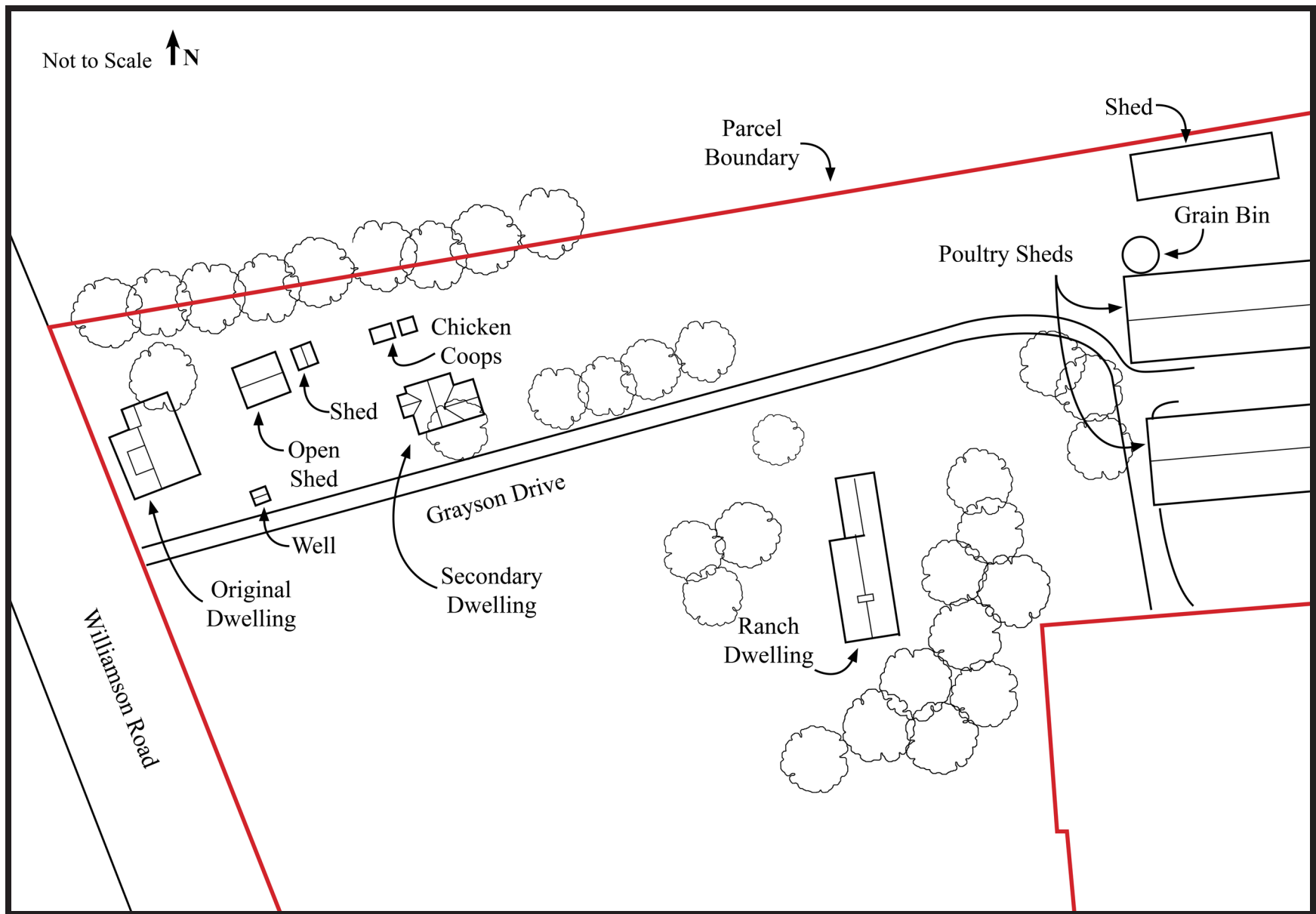


Figure 5: Sketch Map, Close-up of Structures.

Property Description

Original Dwelling

Exterior

The original house is a one-story vernacular dwelling with a concrete block foundation, asbestos over wooden siding, and a side-gabled asphalt shingle roof. Though it does not fully embody the style, it displays modest Craftsman-style features such as exposed rafter tails and gallows brackets. It has an integral full-width front porch supported by square wooden posts and a small pop-up dormer that is centered on the front slope of the roof and lit by a linear five-pane window. The porch shelters a symmetrical façade with a wooden entry door flanked by paired two-over-two horizontal pane wooden sash windows. The entry door has three horizontal lights over three equal-sized horizontal panels. The porch is approached by a small set of brick steps (see Figure 3). A small wing extends from the north (side) elevation of the dwelling. It has a bay window with three ten-pane windows on its west (front) elevation and a paired window on its north (side) elevation (Figure 6).

The east (rear) elevation contains from south to north a window with three horizontal panes, a screened entry door flanked on the south by a two-over-two window, and a jalousie window. A small one-over-one window and an entry door pierce the rear elevation of the wing. The rear portion of the dwelling is sheltered by a roof with a slightly lower pitch than the center portion of the house, suggesting that it may have begun as a porch. This idea is further substantiated by a boarded over section on the north side of the door and window (Figure 7).



Figure 6: Chester Farmstead, Original Dwelling, Looking Southeast.



Figure 7: Chester Farmstead, Original Dwelling, Looking West.



Figure 8: Chester Farmstead, Original Dwelling, Looking Northwest.

The south (side) elevation contains three one-over-one wooden sash windows. A brick chimney rises between the easternmost windows, though it is truncated at the roofline and is pulling away slightly from the dwelling, and the original wooden siding is visible behind the chimney. A large vent is placed below the peak of the gable (Figure 8). A similar vent is present on the north (side) elevation above the wing and a second chimney rises from the peak of the roof near the north gable end.

Interior

The dwelling is rented and therefore was not able to be viewed by the surveyor. The owner, Joan Ammons, however, shared that the interior was renovated in the late 1950s. As part of the renovation sheetrock and a kitchen were added.²

Ancillary Buildings

Ancillary structures associated with the dwelling include a front-gabled shelter that faces west and is open on each side. It is supported by square wooden posts and sheltered by a standing seam metal roof. The second structure is a front-gabled shed that faces south. It is clad with metal sheets that display a profile similar to boards and battens and has a standing seam metal roof. It has double leaf sliding doors on the front elevation (Figure 9).



Figure 9: Chester Farmstead, Shelter and Shed, Looking Northwest.

² Joan Ammons, interview with author, November 8, 2018.

Second Dwelling

Exterior

The second dwelling is a ca. 1940 dwelling that was moved to the parcel in the early 2000s from a property nearby.³ Though the reason for moving it is unknown, it was likely salvaged from a soon-to-be developed property and is now used by the property owner's granddaughter. The dwelling is one story, side-gabled and has a gabled rear wing. It is covered by an asphalt shingled roof, clad with vinyl siding, and rests on a concrete foundation. A gabled porch supported by unfinished wooden posts and surrounded by simple wooden balusters extends from the west (front) elevation. It shelters a one-over-one vinyl sash window and modern entry door. South of the porch is a second one-over-one vinyl sash window (Figure 10).

The north (side) elevation contains an entry door flanked on the west by a one-over-one vinyl sash window. The door is approached by wooden steps. The side elevation of the rear wing is blind (Figure 11).

The rear wing extends from the south side of the east (rear) elevation and contains one eight-over-eight and one six-over-six vinyl sash window. A six-over-six vinyl sash lights the rear elevation of the main body of the dwelling, north of the wing (Figure 12).

The south (side) elevation contains three windows. Two eight-over-eight vinyl sash windows that flank a one-over-one vinyl sash window (Figure 13).

³ Iredell County Property Records, Parcel 4647308783.000, <https://web.co.iredell.nc.us>, accessed December 4, 2018.

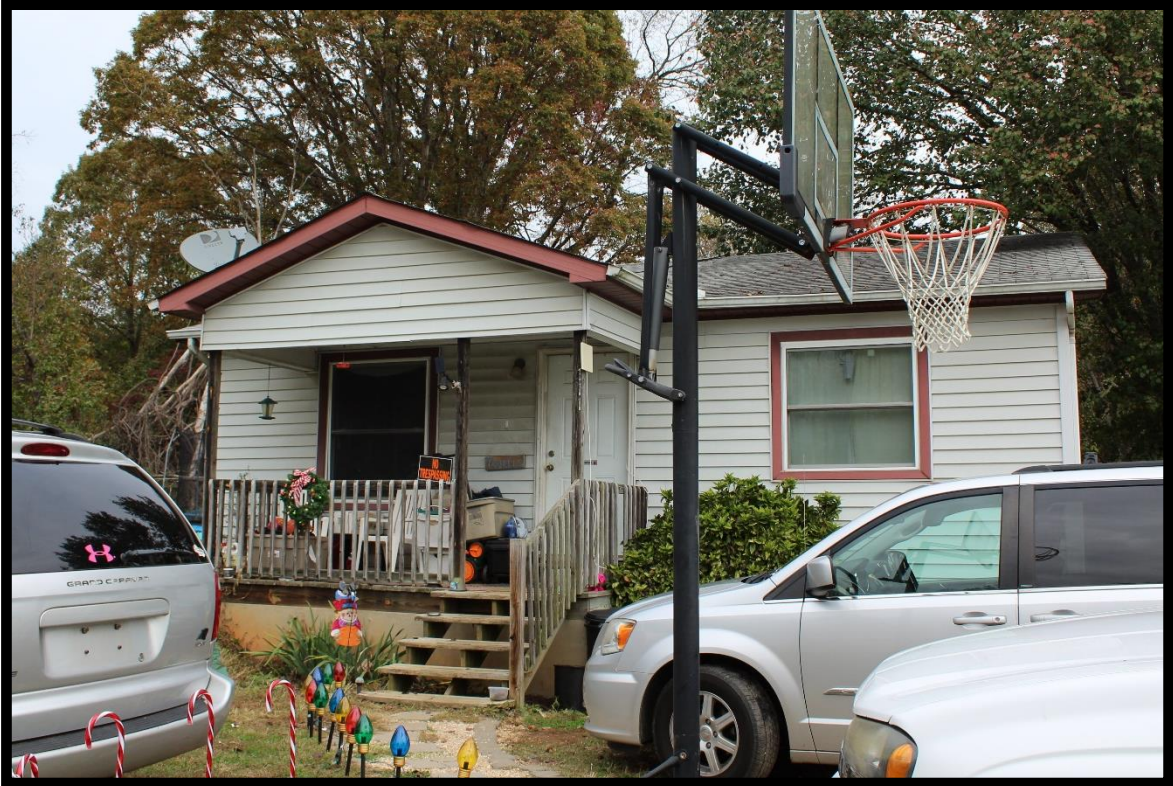


Figure 10: Chester Farmstead, Second Dwelling, Looking Northeast.



Figure 11: Chester Farmstead, Second Dwelling, Looking Southeast.



Figure 12: Chester Farmstead, Second Dwelling, Looking West.



Figure 13: Chester Farmstead, Second Dwelling, Looking North.

Interior

The homeowner declined to have the interior photographed and the surveyor observed that it was finished with modern materials.

Ancillary Buildings

Ancillary structures associated with the dwelling include two frame and wire chicken coops to its north and the frame of what may have been a greenhouse to the east. Many children's items such as a trampoline, swing set, and basketball goal fill the yard as well (Figure 14).



Figure 14: Chester Farmstead, Chicken Coops, Looking Northeast.

Ranch Dwelling

Exterior

The ca. 1964 Ranch-style dwelling stands east of the other houses on a slight rise. It is one story with a basement and has a side-gabled asphalt shingle roof, is clad with brick veneer, and rests on a brick foundation. The west (front) elevation contains four unequally-sized bays that are filled, from north to south, with a paired single-pane window, a tripled one-over-one window, an entry door with three square lights arranged vertically, and a second paired single-pane window. The entry door is flanked by wooden panels with insets that mirror the arrangement of the door's windows and approached by brick steps that lead to a brick stoop. A chimney rises from the forward slope of the roof, just below the roof's crest. It is particularly wide and is oriented perpendicular to the roof's crest. Small two pane windows pierce the lower portion of the elevation (Figure 15).

A gabled carport telescopes from the north (side) elevation and shelters a concrete pad as well as a screened porch. It is supported by thin metal poles which are set in a low brick wall on the west side (Figure 16).

The windows on the east (rear) elevation are all set high on the elevation, close to the dwelling's eave. They include, south to north, a paired single-pane window, a small one-over-one window, and three paired single-pane windows, the last of which is particularly small. North of the windows is an entry door with two horizontal lights (Figure 17).



Figure 15: Chester Farmstead, Ranch Dwelling, Looking East.



Figure 16: Chester Farmstead, Ranch Dwelling, Looking Southeast.



Figure 17: Chester Farmstead, Ranch Dwelling, Looking Southwest.

The south (side) elevation contains two paired single-pane windows on the first story and two one-over-one horizontal paned windows and an entry door on the basement story. The entry door is accessed by steps that are recessed into the ground (Figure 18).



Figure 18: Chester Farmstead, Ranch Dwelling, Looking Northeast.

Interior

The homeowner declined to have the interior photographed and the surveyor observed that it was well preserved with some modern updates.

Ancillary Buildings

East of the dwelling are two poultry sheds and a general shed. According to the property's appraisal card, all three structures were constructed in 1968. The poultry sheds are linear buildings with gabled ends, concrete block foundations, German siding and plywood sheet cladding, and standing seam metal roofs. Both have large double-leaf doors on the west gable end and banks of windows that light the north and south (side) elevations. Tarps partially cover some of the window, many of which have no panes or screens. A grain bin stands at the northwestern corner of the northern poultry shed. It has an auger at its base that once fed grain into the shed (Figures 19 and 20).

The shed-roofed shed stands north of the poultry sheds and faces south. It is four bays wide with tree-trunk like posts for supports and is open on the south (front) and north (rear) elevations. The west (side) elevation is constructed of concrete block and the east end is enclosed with plywood sheets. It has a standing seam metal roof (Figure 21).



Figure 19: Chester Farmstead, Poultry Shed, Looking Southeast.



Figure 20: Chester Farmstead, Poultry Shed, Looking Southeast.



Figure 21: Chester Farmstead, General Shed, Looking Northeast.

Historical Background

The Chester Farmstead is located in southern Iredell county, which was formed from the western portion of Rowan County in 1788. At the time, the area's residents were primarily subsistence farmers who planted vegetables, grains, and cotton and raised stock for their own consumption and use. By the 1870s, when Mooresville formed to the east of the farmstead, industry in the southern portion of the county was dominated by cotton. This trend continued into the twentieth century with the establishment of cotton mills that turned the locally grown cotton into material and finished goods.⁴ By 1900, the county was producing nearly 8,000 500-pound bales of cotton annually and had an average farm size of 90.7 acres.⁵ Though the Chester Farmstead measured 36 acres in 1918, it is possible that it was once a part of a larger farm broken apart by the recessions of the late nineteenth century or that it was historically smaller in size.

Also uncertain, is when the first dwelling was constructed. According to its property appraisal card, the original house was constructed in 1940. Its simple details and the fact that it was constructed without a kitchen, however, indicate that it was likely constructed much earlier. Adding some credence to this theory is the presence of a dwelling in the vicinity of the farmstead on a 1917 map of Iredell County (Figure 22). The residence, though, is marked with the name M. W. Watt which does not match with the first known owners of the property, R. H. and Lucy

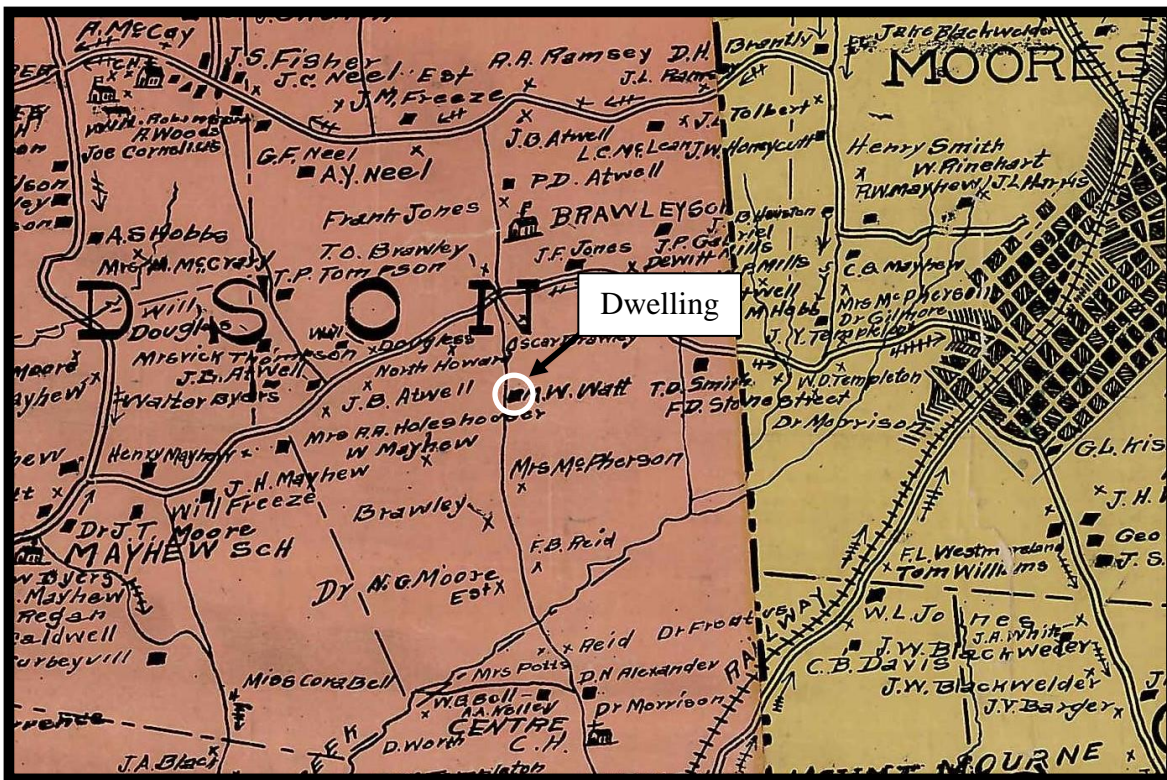


Figure 22: Map of Iredell County (North Carolina Maps).

⁴ Ruth Little-Stokes, *An Inventory of Historic Architecture: Iredell County, North Carolina*, Iredell County: Iredell County, City of Statesville, Town of Mooresville, and Iredell County Historic Properties Commission, 1978, p. 1-4.

⁵ US Census, 1900.

Morrison, who in 1918 sold the 36-acre tract to J. H. and Ida V. Small for \$650.⁶ It is possible that the Morrisons owned the property for only a short time – too short to be reflected by the map, which dates to one year before the sale – as the Smalls retained it for only a short time as well. In 1920, less than two years after they purchased it, they sold it to James E. Chester and Mrs. A. M. Wilson.⁷ It is not explained in the deed, but Mrs. A. M. Wilson is likely James' mother, Sarah Ann Melissa Wilson.⁸ In 1922, James married Beulah J. Campbell and in 1925, Mrs. A. M. Wilson deeded her one-half interest in the property to James.

By 1930, the census listed James and Beulah as owning their home and living on a farm – a detail that gives further credence to the existence of the dwelling at that time. The 1938 Iredell County Highway Map also confirms the presence of a dwelling in the vicinity of the farmstead (Figure 23). The census lists James as a general farmer and as a veteran of WWI. While cotton remained the primary crop in the county, with production upwards of 20,000 bales and over 87,000 acres devoted to the crop, it is likely that the Chester family focused on a smaller scale crop such as corn, which was saw the production of over 400,000 bales in 1930.⁹ The census also reported that the couple had four children, James G. Chester, Isabelle M. Chester, Margret

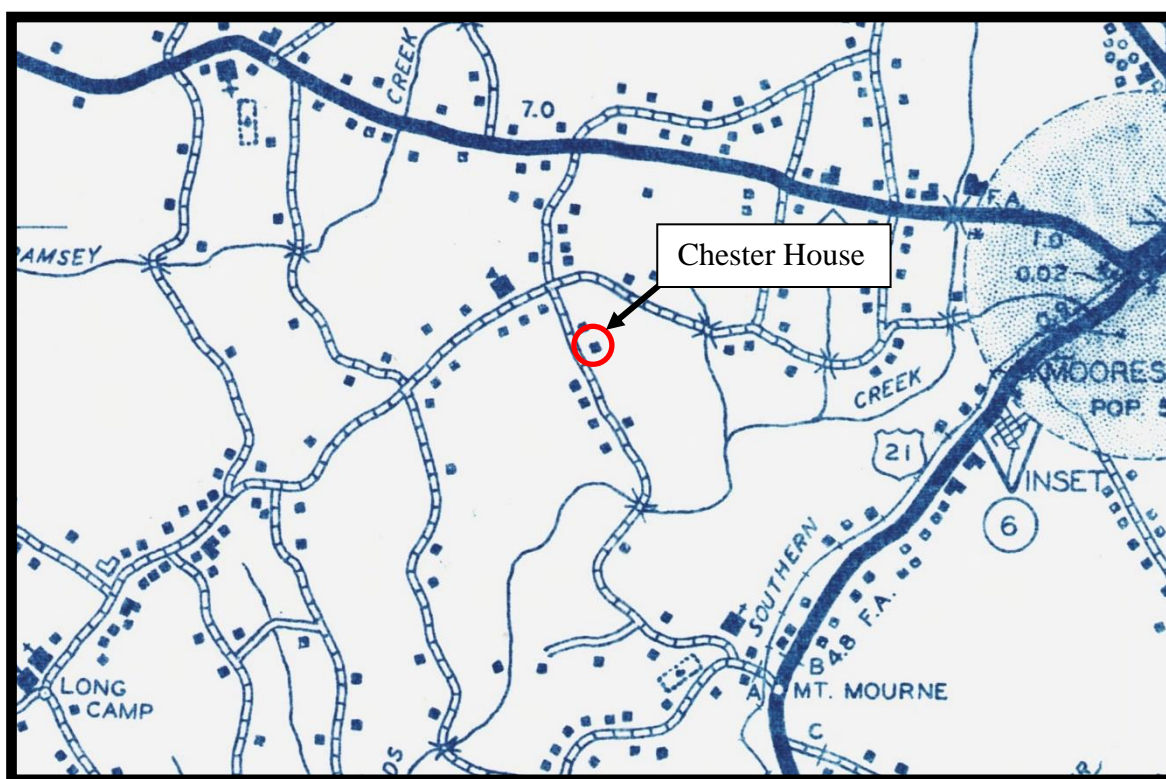


Figure 23: Iredell County Highway Map (North Carolina Maps).

⁶ Iredell County Deed Book 60, page 328.

⁷ Iredell County Deed Book 64, page 384.

⁸ "James Earl Chester," Ancestry.com.

⁹ US Census, 1930.

A. Chester, and Nannie E. Chester.¹⁰ In 1932, James died and the property passed to Beulah and their children.¹¹

In 1955, the family members deeded the land to James “Gray” Chester, the oldest child of James and Beulah, and his wife Joan.¹² Gray and Joan renovated the house soon thereafter replacing the plaster walls with sheetrock and adding a kitchen. Around 1964, they built the Ranch-style dwelling near the top of the hill.¹³ Gray owned the property until his death in 1973, at which point its ownership passed to Joan.¹⁴

During this time, the landscape of southern Iredell County was changed significantly by the development of Lake Norman to the south and west of the farm. As early as the 1920s, Duke Power (now Duke Energy) had been purchasing land in the area in order to form a reservoir that would provide a source for hydroelectric power as well fresh water and flood control. The lake would be the last, and the largest, lake created by the power company along the Catawba River. After the completion of the dam in 1963, the area filled quickly with water reaching “full pond” in July 1963. With the water came people and families who desired to take part in the more scenic and recreational aspects of the lake, and with these people came businesses and other supportive industries. Today the lake covers roughly 32,000 acres of land that once included residences, farms, churches and schools. Its effect in the area near the Chester Farmstead is most visible in relation to Davison Creek, which once flowed south of the property crossing Williamson Road and branching towards Mooresville but is today an arm of the lake (see Figures 23 and 25). In the decades after the lake’s completion, land owners along its edges, many who had been farmers, began to sell or develop the land as subdivisions leading to the widespread residential and commercial development that is present in the area today.¹⁵

Though the Chester property has for the most part evaded development, it has experienced some parceling off over time with three parcels, equaling about six acres total, sold from the original tract. The first was a 1.5-acre tract sold to Gray and Joan’s son, Thomas W. Chester and his wife, Marsha Shoemaker Chester. Because the parcel does not touch Williamson Road, the deed incorporated an access easement, which runs parallel with a right-of-way that traverses the property and is held by Duke Power Company.¹⁶ Thomas and Marsha constructed a Ranch-style dwelling on the tract. Eventually the parcel, as well as an additional 3.44-acre tract that connects it with Williamson Road, was sold to Norman Harbor Church (now Harbor Church). The dwelling was used as the church’s primary meeting place until 2004 when it constructed a new, more traditional church building south of the dwelling.¹⁷ The third parcel, which measures 0.7

¹⁰ US Census, 1930.

¹¹ “James Earl Chester,” Ancestry.com.

¹² Iredell County Deed Book 282, page 173.

¹³ Joan Ammons, interview with author, November 8, 2018.

¹⁴ “James Gray Chester Sr.,” Ancestry.com, <https://www.ancestry.com/family-tree/person/tree/41438742/person/69000276577/facts>, accessed November 12, 2018.

¹⁵ Donna Campbell, *The History of Lake Norman*, Our State, <https://www.ourstate.com/the-history-of-lake-norman>, accessed December 4, 2018.

¹⁶ Iredell County Deed Book 619, page 351.

¹⁷ Joan Ammons, interview with author, November 8, 2018 and Harbor Church, <https://harborchurch.org/home/>, accessed November 12, 2018.



Figure 24: 1993 Aerial Image (HPOWeb).



Figure 25: 2002 Aerial Image (Iredell County GIS).

acres, was sold in 1999 to Gray and Joan's son, James G. Chester, and his wife, Janye H. Chester.¹⁸ The small tract, which is located near the center of the original 36-acre parcel, contains a ca. 1950 dwelling that was moved to the property in 2001 and is accessed by Grayson Drive.¹⁹

Between 1993 and 2002, the pace of commercial and residential development began to increase to the north and south of the parcel (Figures 24 and 25). Today, the parcel measures just over 30 acres and contains three residences – the small dwelling near Williamson Road, the Ranch-style dwelling, and the ca. 1940 dwelling that was moved to the property before 2002. Though a number of ancillary structures remain on the property and a small number of chickens are still raised by its owners, the property no longer operates as a farm.

¹⁸ Iredell County Deed Book 1174, page 1517.

¹⁹ Appraisal Card, <https://web.co.iredell.nc.us/PublicAccess/AppraisalCard.aspx?Parcel=4647402875.000>, accessed November 12, 2018.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Chester Farmstead is not recommended eligible for the NRHP.

Integrity

The original dwelling remains in its original location and though its immediate setting has been minimally altered, the area around it is now characterized by commercial development and planned neighborhoods. The house retains a moderate level of historic integrity regarding design, materials, and workmanship. These qualities are expressed in its humble form, wooden sash windows, and its simple decorative features. The addition of two other dwellings, one of which was constructed on site and the other moved to the site, coupled with the property no longer being used for agricultural purposes, has compromised its association with early twentieth-century agricultural practices and its feeling as a rural homestead.

Criterion A

The Chester Farmstead is recommended not eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Chester Farmstead is historically associated with general farming and poultry farming, resulting in an expectation of both animal and crop storage facilities as well as agricultural fields. Though the poultry sheds and a few other outbuildings remain and still suggest an agricultural connection, the fields contain residences and are characterized by mowed lawns. The effect is a loss of historic integrity relating to setting and design of a farm complex. Therefore, this resource is not a good embodiment of historical agricultural activity in Iredell County. No other pattern of events was identified for the property and therefore it is recommended not eligible under Criterion A.

Criterion B

The Chester Farmstead is recommended not eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is historically associated with the Chester family, whose productive life was spent maintaining the family farm. Research did not reveal their activities to be historically significant within the local, state, or national historic context. Therefore, the property is recommended not eligible under Criterion B.

Criterion C

The Chester Farmstead is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The original house on the Chester Farmstead is representative of a small vernacular dwelling with some Craftsman style features such as exposed rafter and purlin tails and a shed-roofed dormer. The modest dwelling differs from typical Craftsman-style dwellings in that it is only one-story. Also, as the Craftsman style became popular during the early twentieth century, after the introduction of indoor plumbing, most were constructed with kitchens. The house, however, was constructed without a kitchen suggesting that it predates the style or is an early, not yet fully developed example. In the 1950s, it was renovated with the addition of a small wing on the north (side) elevation. It is likely that the original wooden weatherboard siding was covered with asbestos siding around this time as well. Despite these changes, the dwelling retains its wooden sash windows and front door in addition to other early twentieth-century features.

A review of an architectural inventory of the county conducted by Ruth Little-Stokes in 1978 did not provide any direct comparative examples but did provide an overview of the county's architectural development. The inventory found that typical dwellings were one-and-one-half or two-stories – somewhat larger than the original dwelling on the Chester Farmstead – with five or six rooms and an exterior end chimney. It also emphasized the lack of defining stylistic features on many of its dwellings, an observation that is true of the small dwelling as well.²⁰

HPOWeb lists 86 Craftsman-style resources in Iredell County, all of which are located in or on the outskirts of Mooresville and Statesville, and none of which are listed on the NRHP. Many of these serve as larger, more articulated versions of the style and most, even the smaller examples, have gabled versus shed-roofed dormers. One similarly scaled example is a house at 622 W. Wilson Avenue (Figure 26). Constructed ca. 1925, the dwelling has an integral porch supported by battered box columns on brick pedestals and a central entry door flanked by one-over-one windows. Like the house, its original siding has been replaced with a modern material, in this case, vinyl, and unlike the house its windows have also been traded for vinyl replacements. Nonetheless, the dwelling retains many Craftsman-style features and serves as a better example of the style.

A search of HPOWeb for “homesite,” “homestead,” and “farm” revealed 15 resources. Half of these are nineteenth-century examples, though a few date to the early twentieth century. Most of the twentieth-century examples, however, are represented by the Queen Anne or more vernacular architectural styles. One resource is listed in HPOWeb as the John Bradford House (ID1719) and characterized as a “c. 1900, 1950s 2-story side gable 19th-20th c. traditional/vernacular frame I-House.” The Bradford House shares various qualities with the Chester House including a three-bay integral porch supported by square wooden columns and extant agricultural buildings

²⁰ Little, p. 5.



Figure 26: 622 W. Wilson Avenue, Looking South.



Figure 27: John Bradford House (ID1719), Looking North.

(Figure 27). The house, which is located in an area of Mooresville that has experienced widespread residential development, differs from the Chester House in that it is larger and has lost much of its associated land, but is more well-preserved. Its barn is also more well-preserved than the outbuildings associated with the Chester Farmstead and though it is not likely used for agricultural purposes it provides a strong sense of how the property was originally arranged and functioned.

Each of these examples displays how development has affected properties in Iredell County, which increased in population thirty-two percent between 1990 and 2000 and another thirty percent between 2000 and 2010.²¹ They are also exemplary of early twentieth-century dwellings which have been modified with new materials but in doing so have retained more of their original character. In contrast, the original dwelling retains various original elements that have not been well-maintained and has also been clad with asbestos siding, which does not convey the same pattern and rhythm as its original weatherboard siding.

Of the additional dwellings, the Ranch-style house has been a part of the parcel since 1964 and retains a high level of integrity but is a common example of the style. The dwelling that was moved in the early 2000s is clad with vinyl siding and has vinyl windows.

As for the outbuildings, the poultry sheds appear to be in a state of disrepair with portions covered by tarps, while the other buildings appear to be in decent condition but are no longer utilized for agricultural purposes. Furthermore, the buildings appear to relate more to the later part of the nineteenth century (1960s) versus the period in which the original dwelling was constructed.

For these reasons, the Chester Farmstead is recommended not eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The Chester Farmstead is recommended not eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

²¹ US Census.

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NO ARCHAEOLOGICAL SURVEY REQUIRED FORM

This form only pertains to ARCHAEOLOGICAL RESOURCES for this project. It is not valid for Historic Architecture and Landscapes. You must consult separately with the Historic Architecture and Landscapes Group.



PROJECT INFORMATION

Project No: **R-5100a** County: **Iredell**
 WBS No: **41890.1.2** Document: **EA**
 F.A. No: **N/A** Funding: State Federal
 Federal Permit Required? Yes No Permit Type: **usace**

Project Description: NCDOT proposes to widen SR 1109 (Williamson Road) to multi-lanes from the I-77 interchange to SR 1100 (Brawley Road) in Iredell County, and includes overlapping the existing crossing of Lake Norman. The roadway would be widened to include additional lanes, and may include possible bike lanes and/or sidewalks. The total length, which includes intersection improvements at I-77 and may overlap other projects, is estimated at 2.38 miles (about 12,560 feet). While the proposed width varies somewhat for the construction footprint, 200 feet centered on the existing roadway captures the widening with the exception of possible fill or easements across Norman Lake where an expansion up to 300 feet is more appropriate. For purposes of this archaeological review, the Area of Potential Effects (APE) covers the entire length of the project and width of final construction limits.

This is a state funded project, however, federal permitting is expected from USACE. Therefore, Section 106 of the National Historic Preservation Act applies for this federal undertaking.

SUMMARY OF CULTURAL RESOURCES REVIEW

Brief description of review activities, results of review, and conclusions:

Conceptual design mapping and design was available which provided the basis to establish the APE. The project was viewed on topographic and aerial mapping (Figures 1 and 2). The project area is developed, has modern infrastructure, new neighborhoods and commercial parcels. Much of the APE is assumed to be modified, disturbing the soils and archaeological context.

The Office of State Archaeology (OSA) was visited to review archaeological mapping and to reference any known archaeological sites or archaeological surveys. There are no recorded archaeological sites within the project APE. There have been several archaeological reviews in the nearby vicinity though, often citing development and eroded soils, few have been recommended for archaeological survey by OSA. Over six Programmatic reviews of projects have occurred within the closeby vicinity of the current APE. Of those, only one was recommended for archaeological survey. That project, TIP U-5817 / PA 16-09-0020, is near the southwest limits of the current project and was recommended for survey partly because of the hundreds of acres included in an early, preliminary study area. Three archaeological sites were recorded (31Id362, 31Id363 and 31Id364) though none were recommended for eligibility to the National Register of Historic Places due to a lack of research potential and lack of archaeological integrity. The other five projects, many transportation projects of similar scale, were not recommended for survey due to a low probability for intact, significant archaeological resources.

18-08-0002

Brief Explanation of why the available information provides a reliable basis for reasonably predicting that there are no unidentified historic properties in the APE:

The scale of new expansion in a developed, disturbed context over commonly eroded soils suggest that intact, significant archaeological sites would not be encountered by the construction of the undertaking, a road widening project of an existing, urbanized roadway. Several previous surveys have resulted in no recommendations for surveys due to erosion and disturbances associated with modern development and grading. Further, background checks did not reveal any recorded significant archaeological sites in the immediately proximity of the project. No archaeological survey is recommended for this road widening project. Should archaeological remains be encountered during construction, contact this office for further unanticipated discovery guidance.

SUPPORT DOCUMENTATION

See attached: Map(s) Previous Survey Info Photos Correspondence
 Photocopy of County Survey Notes Other:

FINDING BY NCDOT ARCHAEOLOGIST*NO ARCHAEOLOGY SURVEY REQUIRED*


NCDOT ARCHAEOLOGIST

5/10/2018

Date

18-08-0002

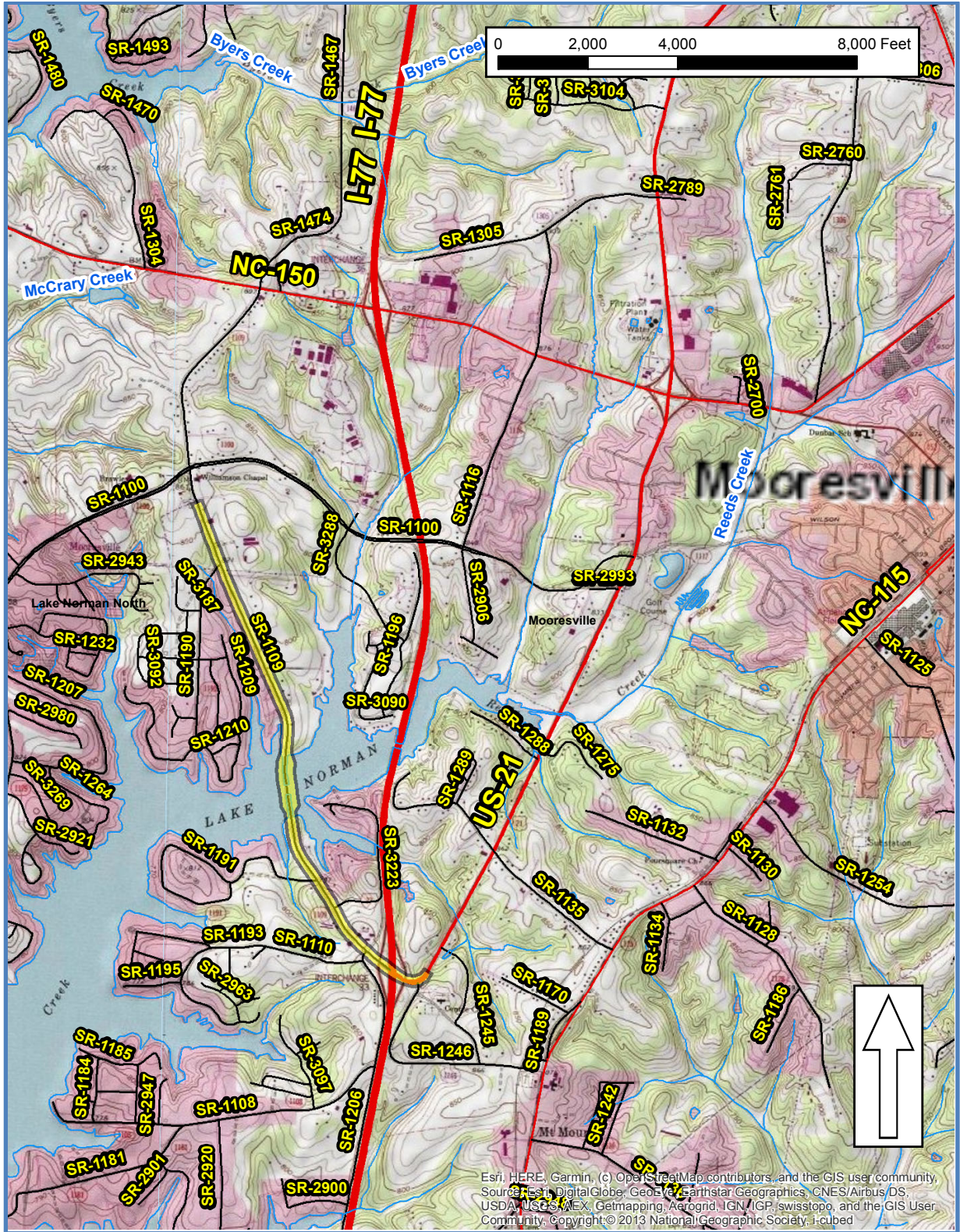


Figure 1. Vicinity of TIP # R-5100A, SR 1109 Williamson Road on USGS topographic mapping (Lake Norman North and Mooresville). The Archaeological APE is shown in yellow.



Figure 2. Recent aerial mapping showing the APE of the TIP # R-5100A project which proposes widening SR 1109, Williamson Road. Several NCDOT projects nearby received recommendations of no survey based on erosion and other factors. Note the degree of modern development. The buffered archaeological APE is shown in yellow.