

Other significant trees include the freestanding pecans, walnuts, and red junipers. Significant plantings around the house include azaleas, some of which have been pruned back.

Interpretive Signage

Historical features and buildings throughout the site should be identified with appropriate signage. At first, in order to keep costs down and allow for revisions, signage should be correlated with descriptive information contained within a brochure and headsets. Signage would initially include basic information such as, feature or building number, name, and date. If designed on a modular system, additional information could be incorporated as funds permit.

A preliminary list of features and buildings would include (in chronological order):

- Gallows Oak or Hanging Tree (before 1600 to 1950s)
- Road Traces (before 1780 to 1855)
- Ford at Stream (before 1780 to 1855)
- Bridge over Stream (1855)
- Road Trace (1855 to 1930s)
- Tenant Cabin (ca. 1866-1870)
- Log Crib (ca. 1866-1870)
- Long House (ca. 1870-1880)
- Storage Shed (ca. 1900)
- Barn (ca. 1900)
- Terraced Fields (ca. 1930s)

Long House

Potential Uses

Developing the house as a heritage education center would allow the most flexibility, especially since the historic significance of the Biggerstaff-Long site is divided into two distinct eras. The development of educational programs for the public as well as for schools could allow for regular use of the site.

Developing the house as a house museum

would interpret the entire house as a historic artifact. Such a use may be difficult to maintain given the house's remote location. A more practical approach may be to set aside certain rooms in the house for display in order to interpret the site's period of significance.

Interpretive Periods

There are two possible periods of interpretation for the Long House. An early interpretation would restore the house to its probable appearance prior to William Long's death before 1910, around the end of Period III (refer to *Part I / Chronology of Development and Use*). A later interpretive period would restore the house to its probable appearance in the early 1940s, when Sam and Fanny Long were still living in the house, around the end of Period IV.

The continuity of agricultural use by the Long family from the 1860s through the 1940s suggests a concurrent period of historical significance for the property. The additions to the property as well as alterations to the house are a record of the Long family's use. Since no substantial changes appear to have been made to the house since the 1940s, it is recommended that the house be restored to that last historic period of significant agricultural use.

Front Porch

Assuming an interpretive period for the house extending up to the 1940s, the existing wrap-around porch would be documented, removed, and then replicated to its 1940 appearance. See drawings *A.5-First Floor Plan, Proposed*, and *A.6-Second Floor Plan, Proposed*.

Back Porch

Assuming an interpretive period for the house extending up to the 1940s, the Pantry would likely remain as a significant later addition. The porch columns would be restored, and the screened porch could either be restored as such, or enclosed with glass for use as an interior passage.

The inappropriate modern window on the porch should be removed. The modern doors to the Dining Room and Kitchen should be replaced with replica doors as discussed in *Part II / Condition Assessment*, preceding.

Interior Spaces

The original floor plan is very well preserved, even considering minor alterations. The plan has a great deal of flexibility and should not require reworking for most uses.

NE Room (105) and SE Room (106)

Both rooms would serve well as classroom space or as interpretive exhibit space. If necessary, adding a doorway to connect the two rooms would be a possible alteration. So that the alteration is reversible, removal and storage of the existing paneling is recommended prior to making alterations to the wall.

SW Room (102)

This room's front location and second doorway into the Dining Room suggests possible use as a meeting room.

Dining Room (103) and Kitchen (104)

Centrally located, the Dining Room would serve well as an administrative office. The Kitchen could be arranged as a catering kitchen for conference functions. The 1920s era doorway leading from the Kitchen to the Dining Room should be retained as long as a door is added to the opening to allow for

flexible use of those rooms.

Pantry (104A)

The small Pantry off the Kitchen could be reworked as a unisex restroom, therefore preserving the integrity of the principal rooms. Due to the size limitation of this room, the restroom cannot technically be made accessible. However, an exemption may be granted for the historic building.

Second Floor Rooms

With the house used as a Heritage Education Center or House Museum, any of the three upstairs rooms could serve as exhibit space, additional office space, or storage.

Large Outbuilding

Presumably used as storage originally, this building could continue to be utilized for storage. An alternate use would be for interpretive display of farm implements or artifacts that did not require a controlled environment.

Small Outbuilding

If reconstructed, this building could also be utilized for storage. However, if evidence is discovered that this building served as a bathhouse and/or outhouse, there would be the potential for restoration or reconstruction in interpreting such a use. This scenario would be especially interesting since the house never had a bathroom.

2.C Preliminary Budget Estimate

The following Preliminary Budget includes the recommended Scope Of Work for the proposed Biggerstaff-Long Site restoration and development project. Including architectural/engineering fees, contingency of 20%, and construction fees of 15%, the Total Probable Cost of the work for 2013 is estimated to be approximately **\$1,041,280**.

The budget estimate divides the work into five possible **Phases**. Each **Phase** is divided into **Groups** of work, which are described by **Work Items**. Probable costs for the Work Items have been subtotaled for each Group, which are then subtotaled for each Phase, listed at the heading. Following each Phase is a listing of Professional Services associated with that particular Phase.

<u>DESCRIPTION OF WORK</u>	<u>SUBTOTAL</u>
Phase I – Recordation and Stabilization	\$34,430
Group A – Long House	\$13,100
▪ Front Porch – Remove deteriorated structure and materials; Stabilize and shore up all areas to remain; Install water-resistant membrane over exposed structure	
▪ West Chimney – Document, then remove chimney to attic; Salvage and store bricks; Temporary protection at roof	
▪ East Chimney – Temporarily seal leaks at flashing; Install cap	
▪ Kitchen Flue – Temporarily seal leaks at flashing; Provide shoring	
▪ Roof – Temporarily seal any leaks or damaged areas	
▪ Ventilation – Provide cross ventilation throughout building	
▪ Security – Secure all openings; Install fire/intruder alarm system	
Group B – Tenant Cabin	\$3,010
▪ Interior – Remove all stored items and debris	
▪ Framing – Provide temporary support at collapsed floor joists	
▪ Chimney – Remove loose bricks from flue stack; Cover and store salvaged bricks; Install temporary cap on flue	
▪ Roof – Temporary patching of roof or replacement of tarps	
▪ Exterior – Install temporary membrane to close off wall structure	
▪ Ventilation – Provide cross ventilation throughout building	
▪ Security – Secure all openings; Install fire/intruder alarm system	
Group C – Large Outbuilding	\$1,160
▪ Interior – Remove all stored items and debris	
▪ Framing – Provide temporary support at collapsed floor joists	

<u>DESCRIPTION OF WORK</u>	<u>SUBTOTAL</u>
<ul style="list-style-type: none"> ▪ Roof – Temporarily seal any leaks or damaged areas ▪ Exterior – Install temporary membrane to close off wall structure ▪ Security – Secure all openings; Install fire/intruder alarm system 	
Group D – Small Outbuilding	\$14,560610
<ul style="list-style-type: none"> ▪ Interior – Remove all stored items and debris ▪ Documentation (Included under Professional Services) – Develop drawings of existing dimensions, features, materials and detailing; Photographic recordation; ▪ Framing – Provide temporary support at collapsed floor and wall ▪ Roof – Temporarily seal any leaks or damaged areas ▪ Exterior – Install temporary membrane to close off wall structure 	
Group E – Site	\$14,560
<ul style="list-style-type: none"> ▪ Road Traces – Stabilize erosion; Remove trees from historic roadbeds ▪ Trees and Plantings – Remove invasive or hazardous trees and plantings from around house, cabin, outbuildings ▪ Bridge Abutments – Remove plant growth from stonework ▪ General – Spray poison ivy 	
Group F – Log Crib and Barn (<i>Optional with owner permission</i>)	\$1,990
<ul style="list-style-type: none"> ▪ Log Crib – Clear plant growth from on and around building ▪ Log Crib – Shore up collapsed east log walls and roof; Provide temporary cover to protect structure ▪ Barn – Clear plant growth from on and around building 	
<i>Professional Services for Phase 1</i>	<i>\$5,160</i>
<ul style="list-style-type: none"> ▪ Architectural & Engineering – Document Front Porch, West Chimney and Small Outbuilding; Develop construction drawings and specifications for deconstruction work and temporary protection; Provide construction administration 	
Phase 2 – Site Development	\$223,080
Group A – Vehicular Access	\$48,630
<ul style="list-style-type: none"> ▪ Parking Lot – Construct with permeable paving ▪ Driveway – Restore to circular loop configuration; Include accessible parking area 	
Group B – Public Restroom Facilities	\$47,600
<ul style="list-style-type: none"> ▪ Construct new accessible restroom facility to mimic appearance of large outbuilding 	

<u>DESCRIPTION OF WORK</u>	<u>SUBTOTAL</u>
Group C – Historic Road Traces	\$72,000
<ul style="list-style-type: none"> ▪ Restore historic roadbeds to original widths (as determined), except where traces are eroded ▪ Restore eroded sections of traces to allow for pedestrian access 	
Group D – Pedestrian Pathways and Trails	\$33,390
<ul style="list-style-type: none"> ▪ Develop accessible pathways within historic road traces as topography permits ▪ Develop accessible pedestrian access from parking area to Long House and outbuildings ▪ Develop new nature trail through north end of property 	
Group E – Landscaping	\$17,460
<ul style="list-style-type: none"> ▪ Preserve and restore historic trees, foundation plantings and other features as determined ▪ Recover agricultural field at west corner of property by clearing ▪ Clear areas around Log Crib and Barn as permitted by owner 	
Group F – Interpretive Signage	\$4,000
<ul style="list-style-type: none"> ▪ Install identifying signage at all buildings, road traces, and other site features as determined 	
<i>Professional Services for Phase 2</i>	\$33,460
<ul style="list-style-type: none"> ▪ Architectural & Engineering – Develop construction drawings and specifications for new restroom facility; Provide construction administration ▪ Landscape Architecture – Develop construction drawings and specifications for restoration of road traces, accessible paths, wayfinding signage 	
Phase 3 – Structural and Exterior Restoration	\$240,810
Group A – Long House	\$192,670
<ul style="list-style-type: none"> ▪ Structural – Repairs to deteriorated framing and masonry piers; Supplemental 1st floor framing as required by Code ▪ Front Porch – Reconstruction of porch to match existing ▪ Chimneys – Restore (3) brick chimneys; Install low-profile coping; Restore (7) fireboxes ▪ Roof – Repair pressed metal shingle roof; Replace in-kind where shingles missing ▪ Siding and Trim – Restoration of wood features and replacement in-kind as required 	

DESCRIPTION OF WORKSUBTOTAL

- Windows – Restoration of wood sash; Provide replica shutters; Provide new wood combination storm/screen windows
- Doors – Restoration of paneled doors; Replacement of modern doors with 4-panel replicas
- Back Porch – Enclose porch with glass; Install glazed back door
- Well House – Rebuild roof; Repair block walls

Group B – Tenant Cabin**\$36,084**

- Structural – Repairs to deteriorated framing; Supplemental anchorage to stone piers;
- Chimney – Restore brick and stone chimney; Install low-profile coping; Restore firebox
- Roof – Replace 5-V crimp galvanized roof
- Siding and Trim – Install new wood siding and trim as determined by additional research
- Windows – Replication of (4) single-hung wood windows; Provide new wood combination storm/screen windows
- Doors – Restoration of (3) board and batten doors

Group C – Large Outbuilding**\$7,152**

- Structural – Repairs to deteriorated framing; Supplemental floor framing as required by Code
- Roof – Replace 5-V crimp galvanized roof
- Siding and Trim – Restoration/replacement of wood siding and trim
- Doors – Restoration of (2) board and batten doors

Group D – Small Outbuilding**\$4,902**

- Structural – Repairs to deteriorated framing; Supplemental floor framing as required by Code
- Chimney – Restoration of brick and stone chimney; Installation of low-profile coping
- Roof – Replace 5-V crimp galvanized roof
- Siding and Trim – Restoration/replacement of wood siding and trim
- Doors – Restoration of (1) board and batten door

Professional Services for Phase 3**\$36,120**

- Architectural & Engineering – Develop construction drawings and specifications; Provide construction administration

Phase 4 – Mechanical and Electrical Systems	\$92,020
Group A – Long House	\$77,060
▪ Insulation – Install insulation in ceiling, crawl space, and exterior walls where feasible	
▪ HVAC – Install new heating and air conditioning system; Ground-source system; (2) air handling units, (1) per floor	
▪ Electrical – Install new electrical service; Provide wiring to (12) existing and new light fixture locations; Rewire light fixtures; Provide electrical receptacles as required by Code	
▪ Plumbing – Install new supply and waste lines to Kitchen and new Restroom; (1) sink at Kitchen; (1) toilet, (1) lavatory at Restroom; Install (2) hose bibs at exterior	
Group B – Tenant Cabin	\$14,060
▪ Insulation – Install insulation in ceiling, crawl space, and exterior walls where feasible	
▪ HVAC – Install new heating and air conditioning system; Ground-source system	
▪ Electrical – Install new electrical service; Provide wiring to (3) light fixtures as determined; Provide wiring to (4) exterior light fixtures; Provide electrical receptacles as required by Code	
▪ Plumbing – Install new supply and waste lines to Kitchenette and new Bathroom; (1) sink at Kitchen; (1) toilet, (1) lavatory, (1) tub at Restroom; Install (1) hose bib at exterior	
<i>Professional Services for Phase 4</i>	\$13,800
▪ MEP Engineering – Develop construction drawings and specifications for Mechanical, Electrical and Plumbing work; Provide construction administration	
Phase 5 – Interior Restoration	\$80,380
Group A – Long House	\$53,010
▪ Restroom – Renovate existing Pantry as staff restroom	
▪ Ceilings and Walls – Repaint all previously painted tongue-and-groove paneling and trim	
▪ Woodwork – Restore decorative grained finish on mantels	
▪ Doors – Restoration of decorative grained finish on paneled doors	
▪ Hardware – Restoration of original hardware; Installation of salvage or replica hardware where required	
▪ Flooring – Repair and refinish wood floors and stairs	

Group B – Tenant Cabin	\$23,740
<ul style="list-style-type: none"> ▪ Bathroom – Renovate existing South Bedroom as tenant bathroom ▪ Partition – Provide replica board and batten partition to subdivide for Hall and Bedroom ▪ Kitchenette – Provide new kitchenette as indicated on plans ▪ Doors – Provide new board and batten doors for new Bedroom and Bathroom ▪ Ceilings and Walls – Clean and seal all vertical paneling and trim ▪ Woodwork – Restore mantel ▪ Flooring – Restore or replace flooring to match existing 	
Group C – Large Outbuilding	\$2,192
<ul style="list-style-type: none"> ▪ Ceilings and Walls – Clean and all exposed framing and siding ▪ Flooring – Restore or replace flooring to match existing 	
Group D – Small Outbuilding	\$1,436
<ul style="list-style-type: none"> ▪ Ceilings and Walls – Clean and all exposed framing and siding ▪ Flooring – Restore or replace flooring to match existing 	
Professional Services for Phase 5	\$12,060
<ul style="list-style-type: none"> ▪ Architectural & Engineering – Develop construction drawings and specifications; Provide construction administration 	

Construction Cost All Phases of Work	\$670,720
<i>Subtotal of Professional Services for all Phases</i>	<i>\$100,600</i>
TOTAL	\$771,320
<i>Contingency @ 20%</i>	<i>\$154,260</i>
<i>Construction OH&P, Permits, Bonds @ 15%</i>	<i>\$115,700</i>
TOTAL PROBABLE COST (2013)	\$1,041,280

Notes

- 1 Michael Legh Waddell, "Mary Biggerstaff" genealogy web page, *www.geni.com*, updated 19 February 2011, accessed 30 May 2013, <http://www.geni.com/people/Mary-Biggerstaff/6000000009375140134#/tab/overview>.
- 2 Max E. Biggerstaff, "My Genealogy Home Page: Aaron Biggerstaff," *www.genealogy.com*, updated 16 April 2001, accessed 7 April 2013, <http://familytreemaker.genealogy.com/users/b/i/g/Max-E-Biggerstaff/index.html>.
- 3 Ibid.
- 4 Draper, Lyman C, *Kings Mountain and Its Heroes* (Cincinnati: Peter G. Thompson, 1881), p. 328.
- 5 Draper, p. 330.
- 6 Draper, p. 331.
- 7 Draper, pp. 339-340.
- 8 Biggerstaff genealogists generally agree that the name of Aaron Biggerstaff's wife was Mary. According to Josh Howard, Research Historian with the NC Division of Historical Resources, "Lyman Draper stated that, after the hanging, 'Martha Biggerstaff, the wife of Captain Aaron Biggerstaff' cut the Loyalist corpses down and buried them. While Martha Biggerstaff may have helped move the bodies to their burial place, she was not Aaron's wife, but his sister. However, the situation may be that it was indeed Aaron's wife, Mary, who buried the bodies and Draper simply confused the two women's names."
Howard, Josh, *Biggerstaff Old Fields and Hanging Site Research Report* (NC Div. Historical Resources, unpublished report, 1 November 2007). See Appendix for full report.
- 9 Draper, pp. 344-345.
- 10 Draper, p. 345.
- 11 Robinson, Kenneth W., *Archaeological Survey of a 17-acre County-owned Tract known as the Biggerstaff's Hanging Tree Property, Rutherford County, North Carolina* (unpublished report, April 2013). See Appendix for full report.
- 12 Draper, p. 345
- 13 Howard, p. 7. See reference under Note 8.
- 14 Rutherford County Register of Deeds, Deed Book 48, page 215.

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- 15 *North Carolina, Marriages, 1759-1979*, index, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/F8BW-XQL> : accessed 07 May 2013), Wm N. Long and Clara O. Melton, 25 Feb 1866.
 - 16 *United States Census, 1870*, index and images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MWD9-J8G> : accessed 07 May 2013), William Long, North Carolina, United States; citing p. 25, family 210, NARA microfilm publication M593, FHL microfilm 552658.
 - 17 Ibid.
 - 18 *United States Census, 1880*, index and images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MCXG-FN9> : accessed 07 May 2013), William N. Long, 1880.
 - 19 *United States Census, 1900*, index and images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MSBG-823> : accessed 07 May 2013), William Long, 1900.
 - 20 *United States Census, 1910*, index, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/ML91-GVY> : accessed 07 May 2013), William M Long in entry for Samuel W Long, 1910. Microfilm image accessed from <http://archive.org/stream/13thcensus1910po1132unit#page/n478>.
 - 21 *United States Census, 1920*, index, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MZN1-TNX> : accessed 07 May 2013), Samuel W Lang, 1920. Microfilm image accessed from <http://archive.org/stream/14thcensusofpopu1321unit#page/n1059>.
 - 22 *United States Census, 1930*, index, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/X373-ZZ5> : accessed 08 May 2013), Sam W Long, 1930. Microfilm image accessed from <http://archive.org/stream/15thcensus1719unit#page/n995>.
 - 23 *United States Census, 1940*, index and images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/KW3L-DML> : accessed 08 May 2013), Sam Long, Logan Store Township, Rutherford, North Carolina, United States; citing enumeration district (ED) 81-26, sheet 12B, family 195, NARA digital publication T627, roll 2971.
 - 24 Information concerning the recent history of the property was provided by Chivous Bradley, Rutherford County.
 - 25 Bishir, Catherine W., *North Carolina Architecture* (Raleigh, NC: Historic Preservation Foundation of North Carolina, 1990), p. 281.
 - 26 Bishir, p. 275.
 - 27 Brengle, Kim Withers, *The Architectural Heritage of Gaston County, North Carolina* (Gastonia, NC: Gaston County, North Carolina, 1982), p. 247.