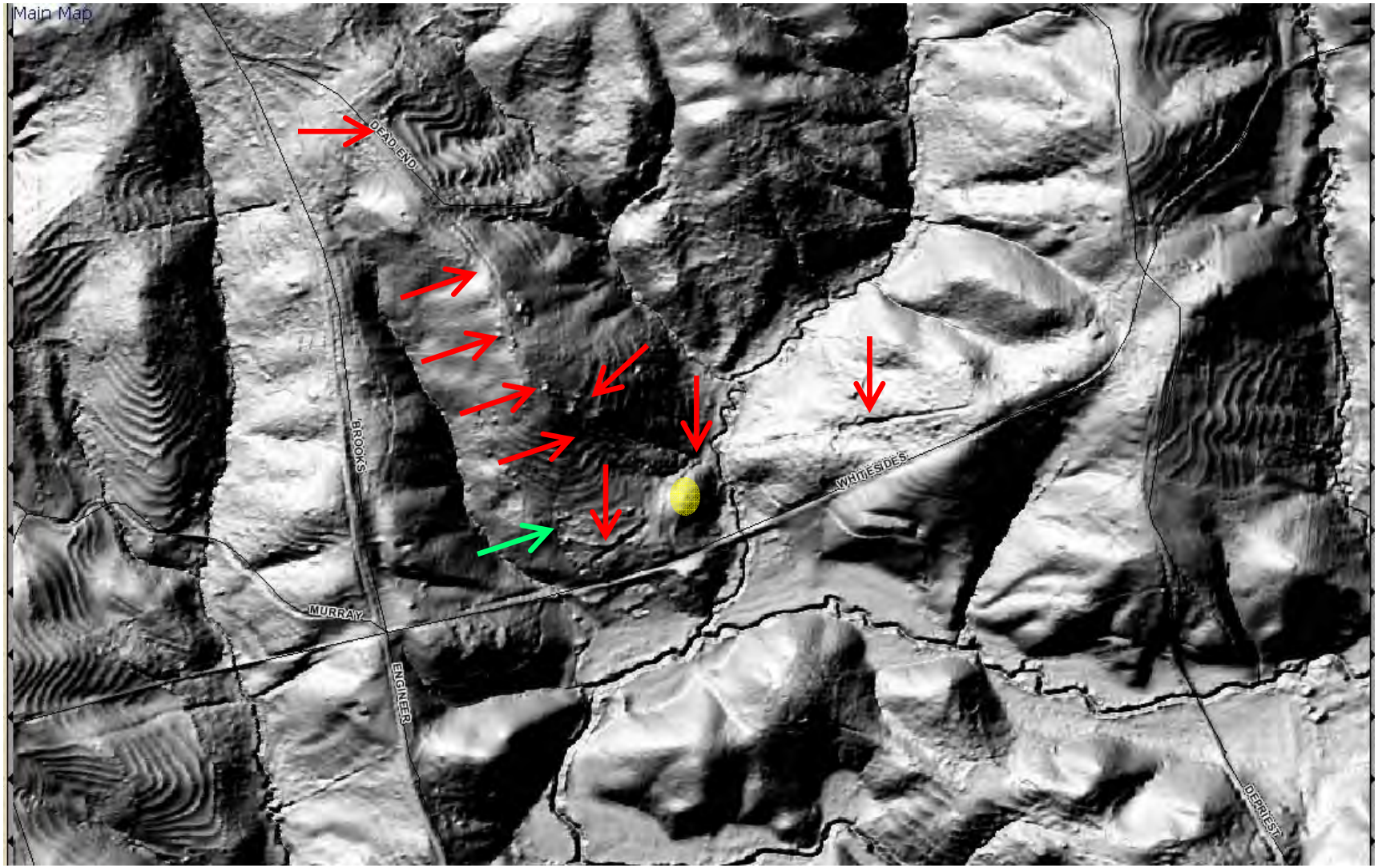


Figure 24. USGS LIDAR map, showing old road traces across the tributary of Roberson Creek in the vicinity of the county property. The location of the Long farmstead on the 17-acre property is marked as a yellow circle. The red arrows pointing down mark the location of Road Trace A (Site 2) running east-west across the property, north of the Long House. The red arrows pointing to the right or left mark Road Traces B and C, extending west and northwest up and across the ridge top. The green arrow points to an alternate route for Trace B leading south to Whitesides Road, possibly a modern farm road. The LIDAR image clearly shows the results of agricultural terracing created in the late 19th or early 20th century. (Source: US Geological Survey LIDAR website.)

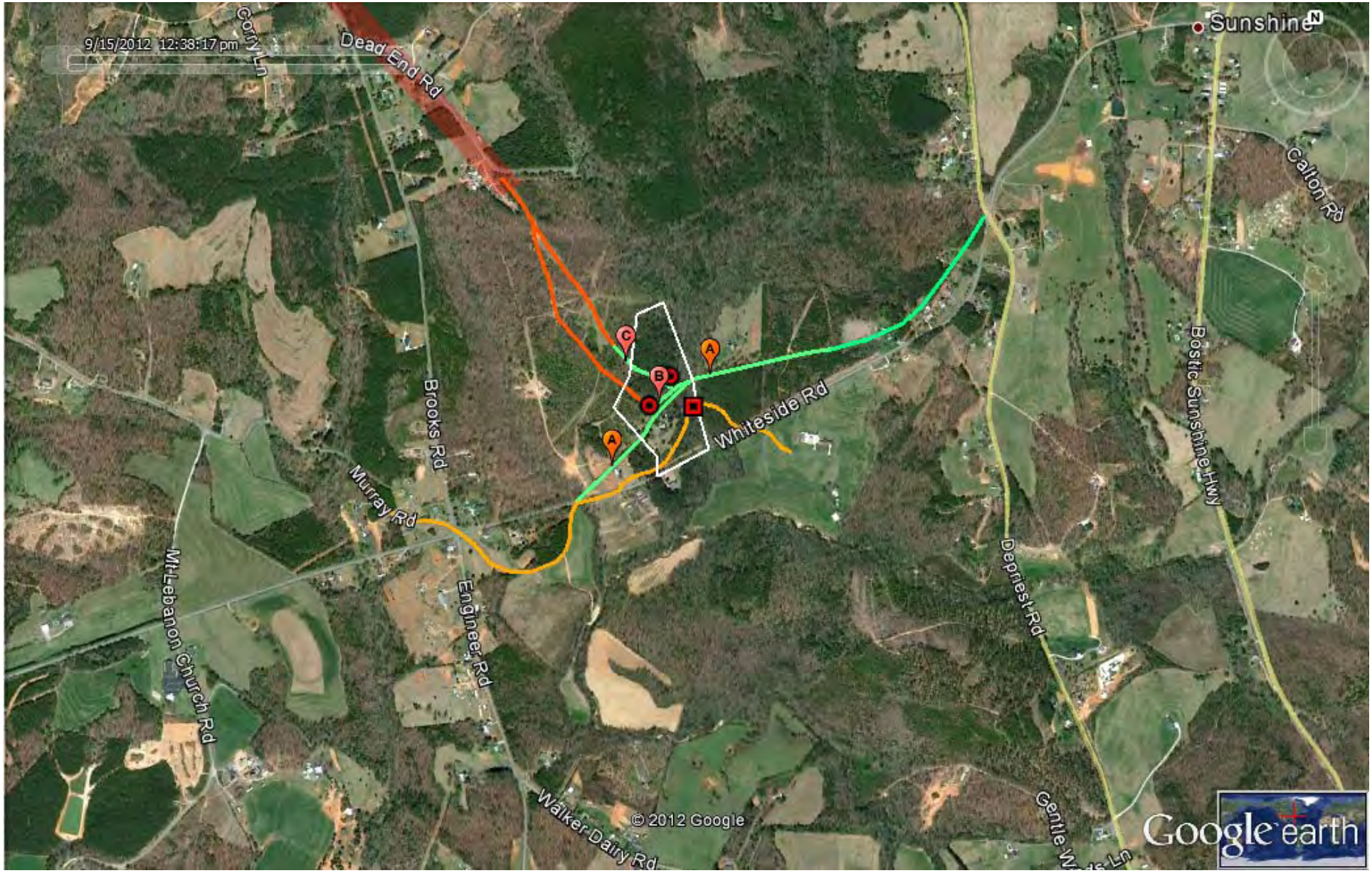


Figure 25. County project area (white outline), View 1, shown with historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two reported locations for the hanging tree.

Figure 26. County project area (white outline), View 1, shown with 1938 aerial photograph overlay and historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge, marked by the red square. The 1855 trace corresponds to the road shown on the 1930s aerial. The two red circles mark the two reported locations for the hanging tree.

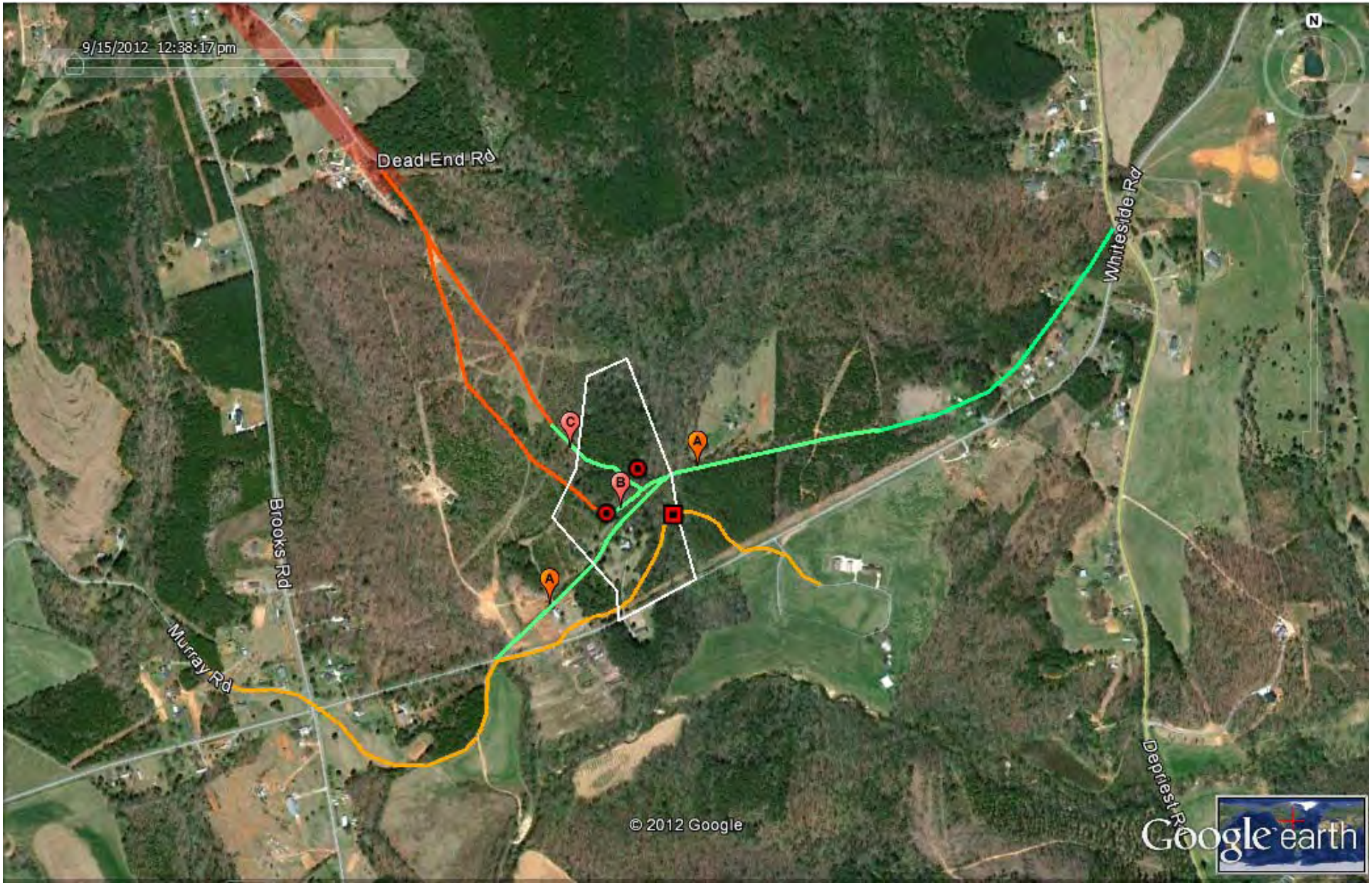


Figure 27. Biggerstaff's project area (white outline), View 2, shown with historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two reported locations for the hanging tree.

Figure 28. Biggerstaff's project area (white outline), View 2, shown with 1938 aerial photograph overlay and historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge, marked by the red square. The 1855 trace corresponds to the road shown on the 1938 aerial. The two red circles mark the two possible locations for the hanging tree.

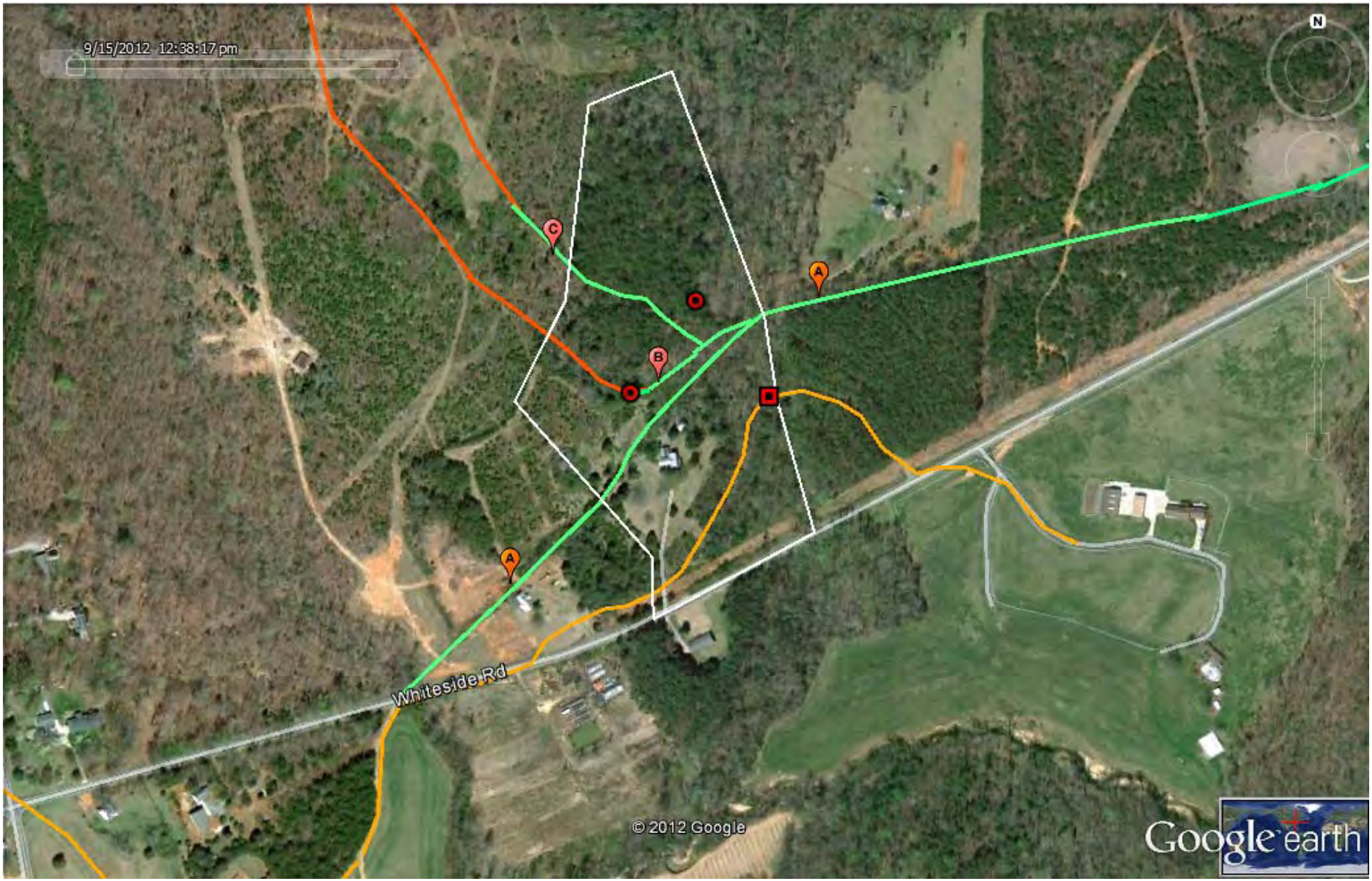


Figure 29. Biggerstaff's project area (white outline), View 3, shown with historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two possible locations for the hanging tree.

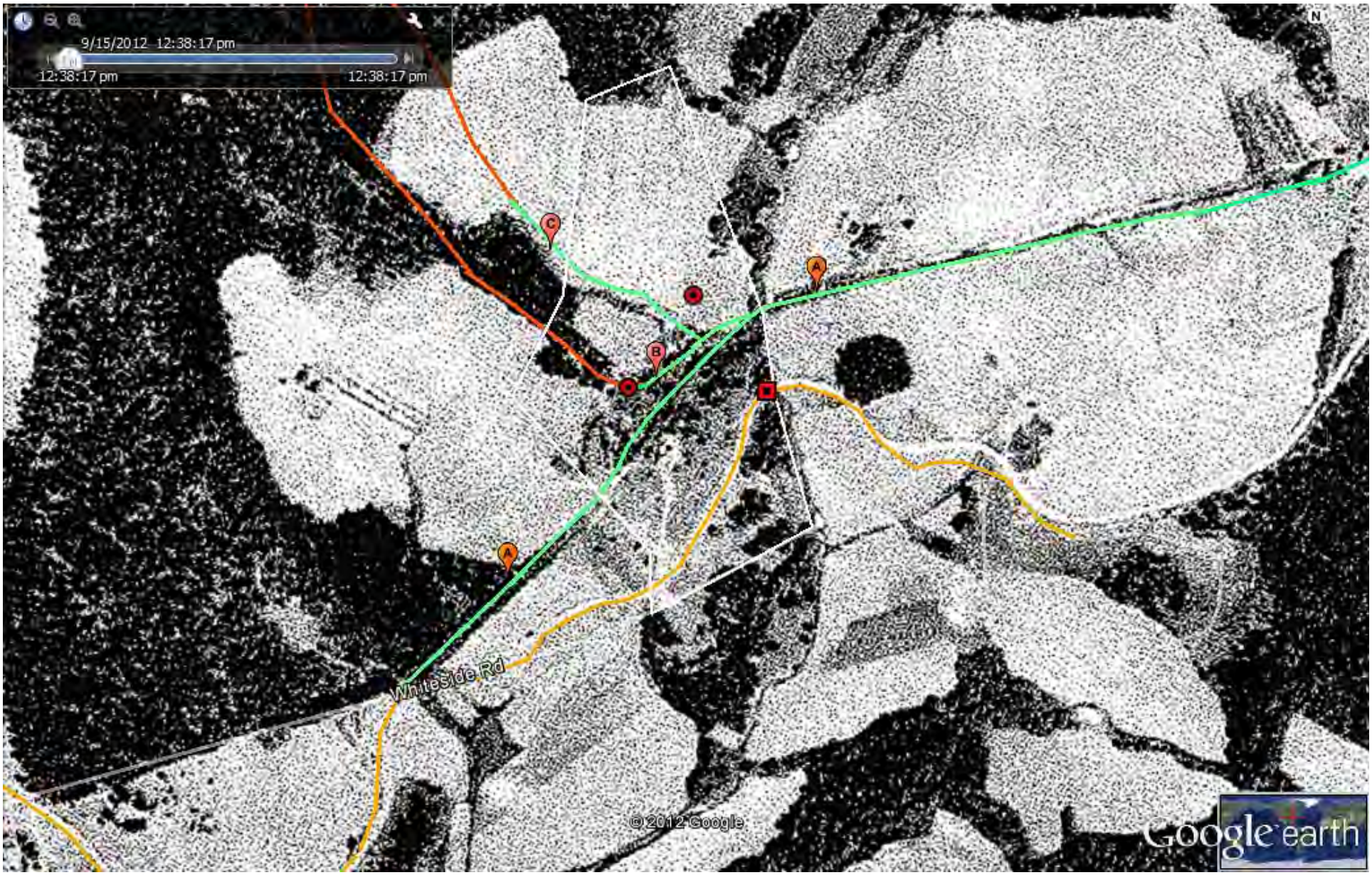


Figure 30. Biggerstaff's project area (white outline), View 3, shown with 1938 aerial photograph overlay and historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two reported locations for the hanging tree.

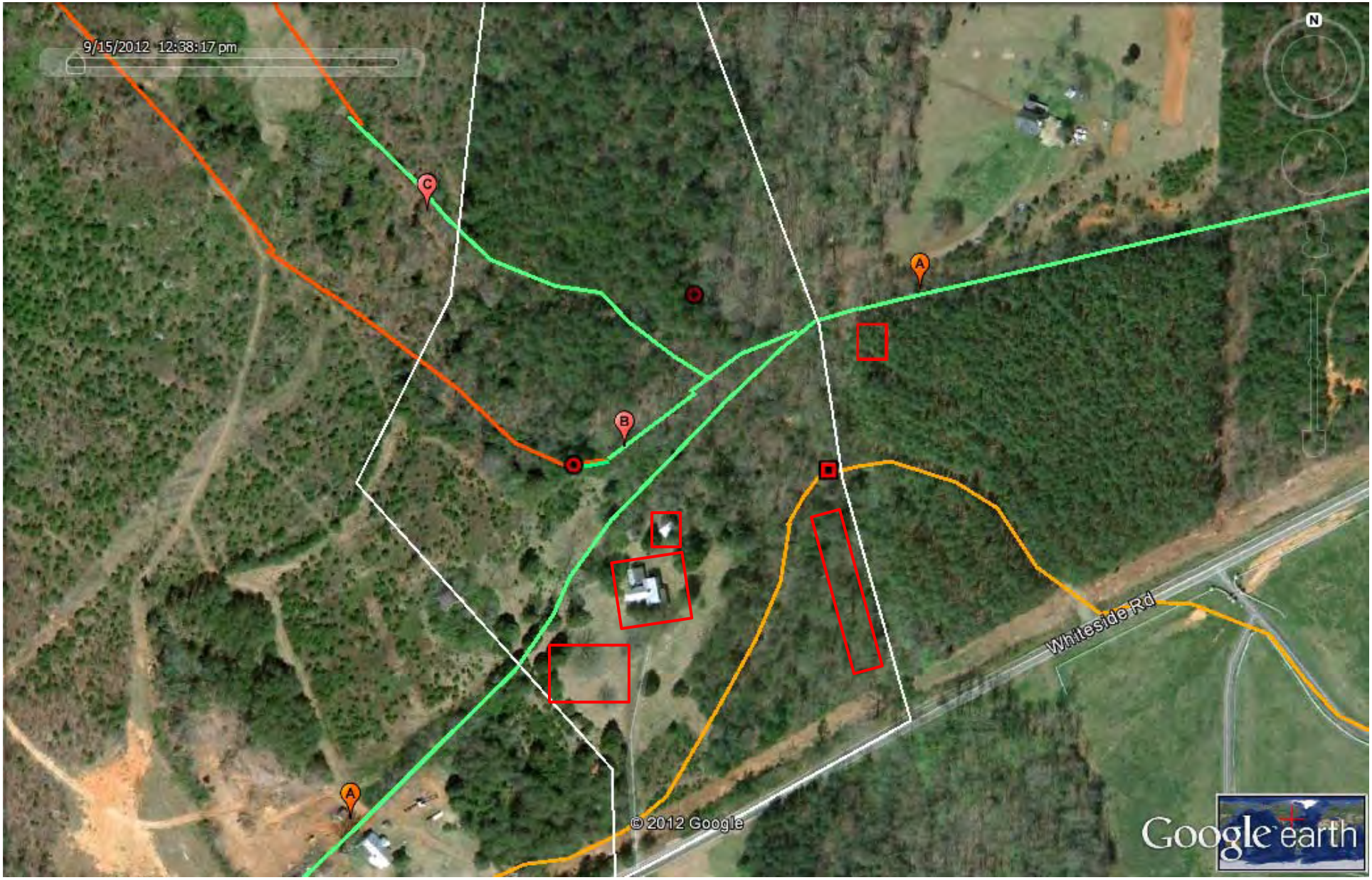


Figure 31. Biggerstaff's project area (white outline), View 4, shown with historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two possible locations for the hanging tree. Red rectangles show the areas intensively shovel tested during the 2012 investigation.

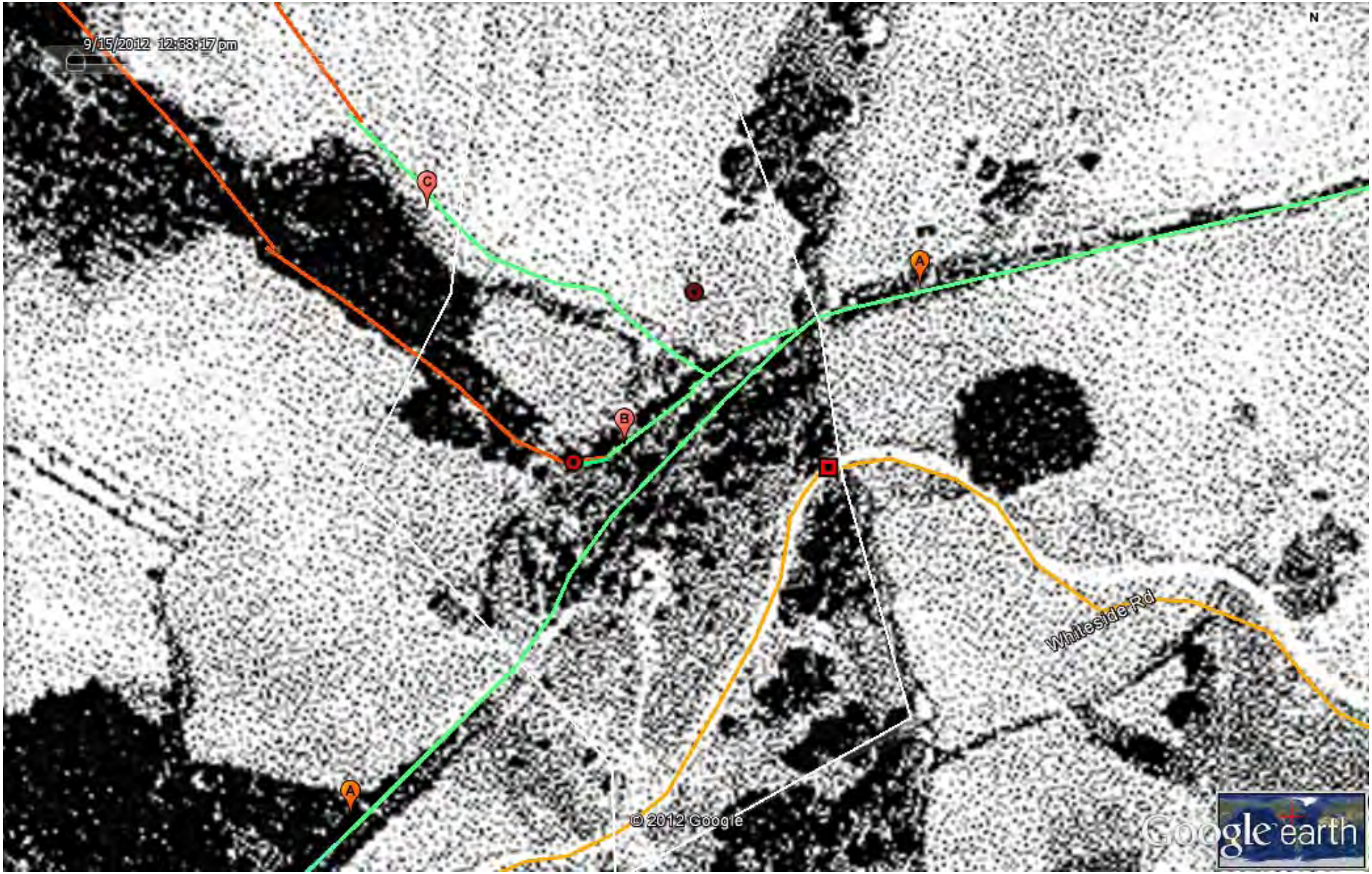


Figure 32. Biggerstaff's project area (white outline), View 4, shown with 1938 aerial photograph overlay and historic road traces documented during the archaeological survey. The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two reported locations for the hanging tree.

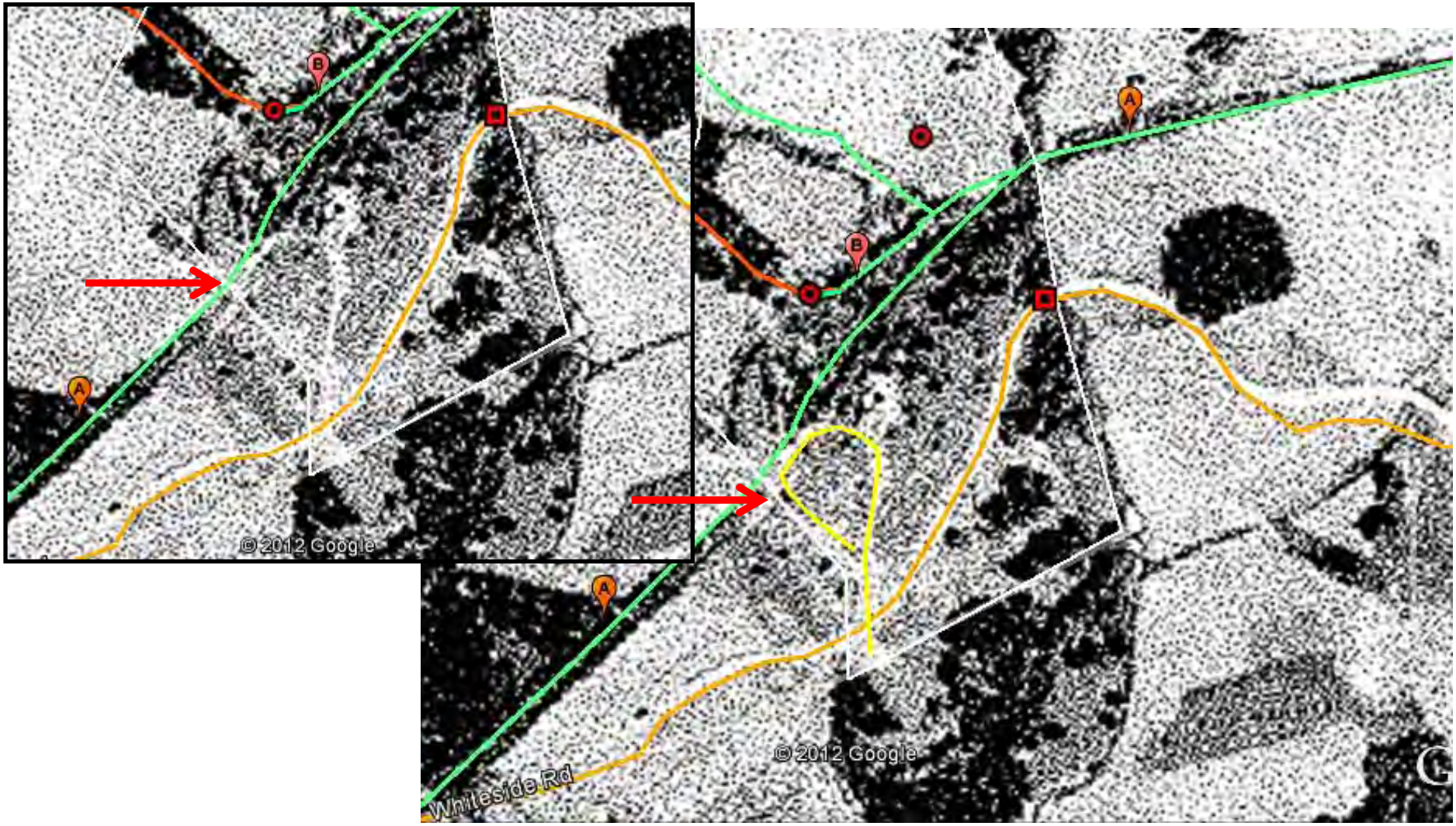
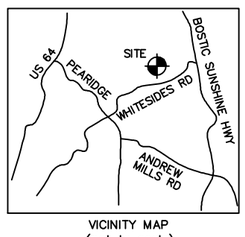


Figure 33. Biggerstaff's project area (white outline), View 5, shown with 1938 aerial photograph overlay, and historic road traces documented during the archaeological survey. Added to this view is a possible loop driveway leading from Whitesides Road north toward the house and back down to the road (shown on the original photo on left, and highlighted in yellow on the right; both marked with a red arrow). This drive likely predates the construction of Whitesides Road, and probably is related temporally to the 1855 road (orange trace) or the construction of the houses on the property.

The light green trace marked "A" is interpreted as a possible colonial road, and it ties into the yellow 1855 road trace west of the project area. The traces marked "B" and "C" are also possible colonial road remnants, with conjectured connections to the northwest shown in orange. The 1855 road is shown in yellow, and includes a bridge marked by the red square. The two red circles mark the two reported locations for the hanging tree.

BIGGERSTAFF HANGING TREE HISTORICAL SITE



VICINITY MAP
(not to scale)

NC GRID NAD83/2011

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I,_____, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

_____
Date:

This Boundry Survey was conducted and certified by N. Odom, PLS on August 7, 2008.
Map was updated to show Topographic Survey by D. Scott Bostic, PLS on November 28, 2012.

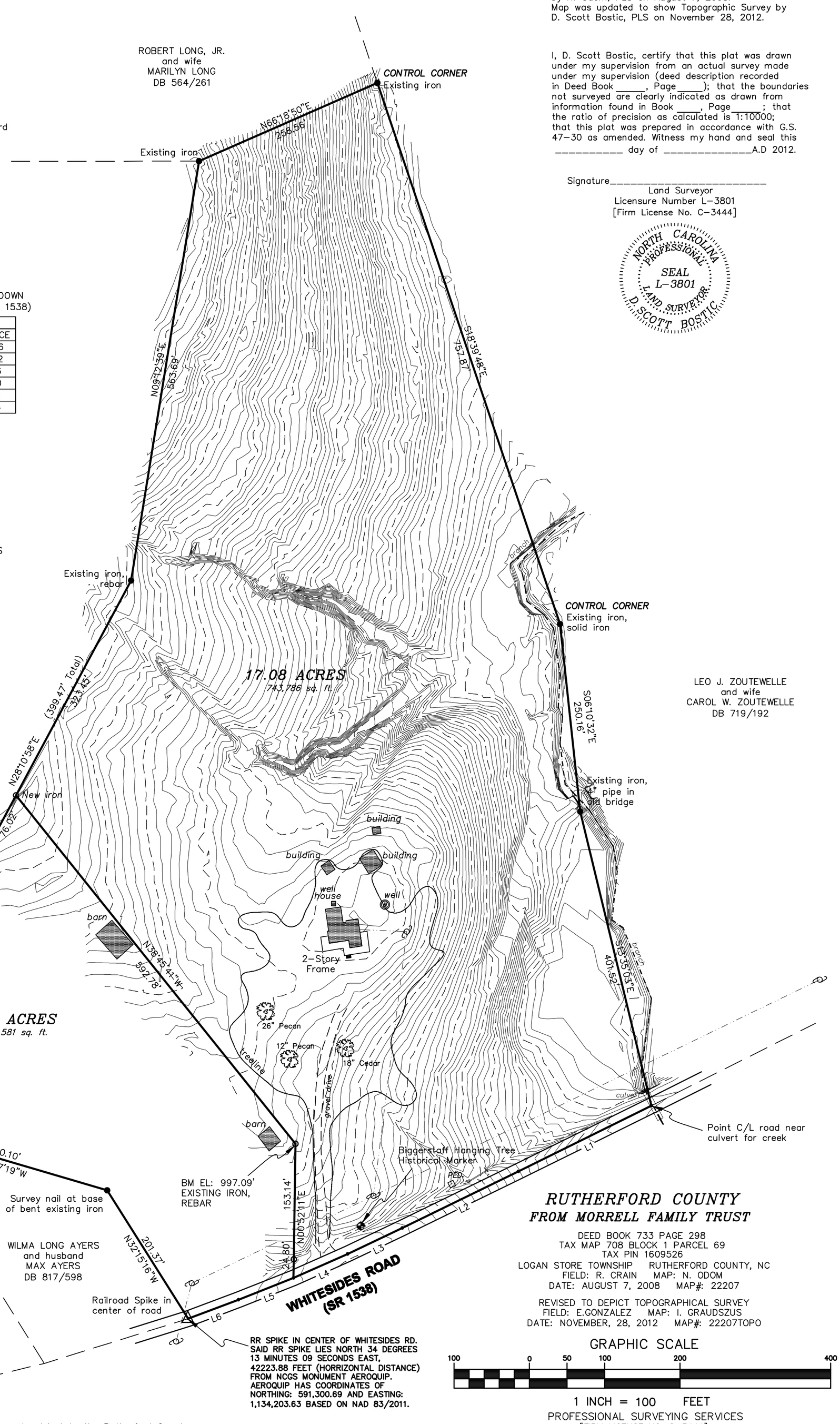
I, D. Scott Bostic, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book _____, Page_____); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page_____ ; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my hand and seal this _____ day of _____A.D 2012.

Signature_____
Land Surveyor
Licensure Number L–3801
[Firm License No. C–3444]

NORTH CAROLINA PROFESSIONAL SEAL L–3801 LAND SURVEYOR D. SCOTT BOSTIC

PROPERTY LINE CALLS ALONG AND DOWN CENTERLINE OF WHITESIDES ROAD (SR 1538)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°42'39"W	196.96
L2	S64°02'24"W	171.42
L3	S64°35'41"W	80.26
L4	S66°07'10"W	78.60
L5	S68°23'33"W	78.61
L6	S69°22'38"W	71.34



** NOTES **

1. No Road R/W was determined by this survey.
2. Property is subject to easements of record; utility easements, road rights of way and underground utilities.
3. Underground phone, water, gas, sewage lines and underground electric lines were not located as a part of this boundary survey.
4. No features located other than those shown.
5. This survey was performed without the benefit of a title research.
6. Property is subject to setbacks and restrictive covenants of record, if applicable.
7. Contour and benchmark elevations established using DATUMS NAVD88 & NAD 83/2011, with VRS data (G12AUS.)

LEGEND

- EXISTING IRON PIN (EIP)
- NEW IRON PIN (NIP)
- POINT
- NAIL OR RAILROAD SPIKE
- HYDRANT
- TELEPHONE PEDESTAL (PED)
- LIGHT POLE OR LAMP
- UTILITY POLE
- WV WATER VALVE
- WATER METER (wm)
- GV GAS VALVE
- SEWER MANHOLE
- CONCRETE MONUMENT
- RIGHT OF WAY MONUMENT
- STONE
- Property Line
- Adjoiners (Surveyed)
- Adjoiners (not surveyed)
- Right of Way
- Utility Lines
- Asphalt
- Gravel

RR SPIKE IN CENTER OF WHITESIDES RD. SAID RR SPIKE LIES NORTH 34 DEGREES 13 MINUTES 09 SECONDS EAST, 42223.88 FEET (HORRIZONTAL DISTANCE) FROM NCGS MONUMENT AEROQUIP. AEROQUIP HAS COORDINATES OF NORTHING: 591,300.69 AND EASTING: 1,134,203.63 BASED ON NAD 83/2011.

This division of land is not subject to the Rutherford County Subdivision Ordinance. All lots abut a state maintained road and all lots meet the size requirements of the ordinance.

FIELD CREW: RONNIE CRAIN, EUTIMIO GONZALEZ, JUSTINO GONZALEZ, MICHAEL HOLLIFIELD, IVAN GRAUDSZUS

RUTHERFORD COUNTY
FROM MORRELL FAMILY TRUST

DEED BOOK 733 PAGE 298
TAX MAP 708 BLOCK 1 PARCEL 69
TAX PIN 1609526
LOGAN STORE TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: R. CRAIN MAP: N. ODOM
DATE: AUGUST 7, 2008 MAP#: 22207

REVISED TO DEPICT TOPOGRAPHICAL SURVEY
FIELD: E.GONZALEZ MAP: I. GRAUDSZUS
DATE: NOVEMBER, 28, 2012 MAP#: 22207TOPO

GRAPHIC SCALE
100 0 50 100 200 400
1 INCH = 100 FEET

PROFESSIONAL SURVEYING SERVICES
[FIRM LICENSE NO. C–3444]
206 N. MAIN STREET
P.O. BOX 1161
RUTHERFORDTON, NC 28139
PHONE: (828) 287–7059

BIGGERSTAFF-LONG HOUSE

Rutherford County, NC

RECOMMENDATIONS FOR STABILIZATION

April 21, 2012

GENERAL

At the request of Rutherford County staff, a preliminary assessment was made of the historic Biggerstaff-Long House, on the Biggerstaff-Old Fields property. The purpose of the assessment was to determine the requirements and make recommendations for stabilization of the house.

SUMMARY OF CONDITIONS

The frame house appears relatively intact overall. However, the one-story wrap-around porch has suffered structural collapse in several places. The collapse of the porch has exposed the interior structure of the house, and there is concern that continuing structural failure of the porch may be causing deterioration to the house.

The partial collapse of the porch is also a public safety concern and a liability issue. The instability of the roof and floor structure could lead to injury of someone working on or around the house.

Evidence of water damage in the house indicates that failure of the roof and flashing system around one or more of the brick chimneys may be causing deterioration of the structural framing as well as interior finishes.

ARCHITECTURAL DESCRIPTION

The Biggerstaff-Long House appears to date from the 1870s or 1880s. The core of the house is a two-story, T-shaped frame structure supported on brick piers. Projecting from the leg of the T-shaped block is a one-story wing with an engaged service porch. A one-story porch wraps around three sides of the irregular plan, extending from the east side of the main block and terminating in a porte cochere at the west side. The architectural character of the porch suggests that it was either added or substantially remodeled in the 1910s or 1920s.

The two-story, T-shaped block exhibits classical characteristics of the Italianate style. The roof has deep eaves surmounting a broad, plain entablature. At the gable ends, the rake eaves return at each corner and are supported by a triplet of scroll-work brackets. In addition, a pair of eave brackets frames each second-floor window. The fascia board is finished with a classically-profiled molding. The walls are clad in horizontal lapped siding, with plain trim for the corner boards and skirt board. Windows and doors are trimmed with plain boards, with projecting, molded hoods.

The one-story rear wing houses the kitchen and an east-facing service porch – presently enclosed. The exterior construction, materials and detailing are similar to the two-story block.

The one-story wrap-around porch roof is supported by Craftsman-style, tapered

wood columns bearing on tall, square brick piers. Between the piers, brick underpinning encloses the porch floor crawl space.

CONDITIONS ASSESSMENT

The following is a list of features that require remedial attention in order to stabilize conditions on the house.

VEGETATION

Surrounding the house are several types of shrubs, vines and trees, many of which are distinctive of the late-nineteenth and early-twentieth century periods. All of the plantings are overgrown. While the various small shrubs surrounding the porch are not causing any harm to the house, several large trees in close proximity to the house, such as the cedar or juniper at the west corner of the porch, should be considered a liability. Creeping vines such as the wisteria along the east can also be damaging to the building.

Recommendations

Many of the plantings around the house may survive from significant historic periods. Before undertaking major clearing of vegetation, an inventory of plantings should be completed by an experienced arborist and horticulturalist. Plants and shrubs documented as being from the late-nineteenth and/or early-twentieth century should be considered part of the historic setting. Until development plans are complete, potentially historic plantings should be protected.

FOUNDATION AT MAIN HOUSE

Overall, the house appears to sit fairly level and plumb. Where the floor could be inspected, no major deflection or sagging in the floor was noted. It is fortunate that the foundation is of brick piers with an open crawl space; the ventilation under the house may have prevented major fungal deterioration, while the lack of heat under the house may have kept termite and insect infestations at bay.

The brick piers are typically 8-inches deep by 20-inches wide and are probably un-reinforced. With a couple of exceptions, the piers appear solid although mortar joints are deteriorated. Underneath the house, a variety of supporting piers are used at major frame intersections or at mid-span of joists or beams. Materials used include stacked stone and concrete masonry units. Presently, it is the weight of the house compressing the piers and keeping them intact.

Recommendations

For short-term stabilization purposes, no specific remedial work on the foundation is called for.

DEBRIS AND ARTIFACTS

The house-full of furniture, clothing and debris poses risks to the building due to insect and vermin infestation as well as potential fire hazard. The layers of debris potentially harbor substantial levels of mold and mildew spores, which could pose a health hazard for anyone working in the house. On the porch, the amount of debris has contributed to the decay and collapse of the porch floor.

Recommendations

After family members have had the opportunity to cull through the various

objects, all of the remaining debris should be removed from the house, from the porch and from the crawlspace. Since there is always the possibility of finding significant artifacts and/or historical documents within the piles, an experienced historian and/or archivist should coordinate the removal. The coordinator(s) will observe what is uncovered and will make recommendations on separating potential artifacts and documents from the junk.

Once removal is complete, floors and walls should be cleaned using a vacuum with HEPA filter. Floors should then be washed to remove any remaining grit, mold and mildew.

FRONT PORCH

The wrap-around porch and porte cochere have suffered substantial deterioration and structural failure in several areas of the roof and floor systems. Deterioration appears to be due in part to fungal attack brought on by years of leaking through the failed porch roof and flashing. Some of the collapsed areas may have been initially damaged by falling tree limbs.

At first glance, the present materials and style of the porch suggest that this feature may have been constructed 30 to 40 years after the house was built. However, until an in-depth investigation of the construction can be undertaken, the assumption should be that the porch may be an early or original feature that was substantially renovated.

This assumption is based on the observation that where the roof system has pulled away from the house, the exposed wall framing does not have the nail evidence that would confirm the porch being constructed at a later date. At the southwest corner of the house, the porte cochere roof appears to have been constructed over painted siding; however, the evidence along the rest of the porch roof is not yet clear.

Recommendations

Given the assumption that major elements of the porch structure may be historic, substantial demolition and removal of the roof and floor systems would not be recommended until the materials and construction are thoroughly analyzed and documented. If materials are prematurely removed from their current location, the loss of context may make future analysis and documentation very difficult.

Instead of completely demolishing and removing collapsed portions of the structure, consideration should be given to temporarily shoring up and protecting those areas in place.

Temporary Shoring – Floor Structure

- Clear all non-structural debris from porch. See section on STUFF below.
- Define hazardous areas of the porch floor to be stabilized.
- Where floor structural has collapsed, install cribbage of pressure treated lumber to support new floor joists. Install plywood decking to close up area.
- Where floor structure is still in place but not collapsed, re-support floor joists from below using a girder or stiff legs bearing on foundation block.

Temporary Shoring – Roof Structure

- Define the area to be supported.
- Erect wood posts at each corner of the defined work area. Support posts at grade on foundation blocks. Install diagonal bracing between all posts.
- Construct a perimeter frame between the posts with lumber of adequate dimension.
- Using hydraulic jacks, pump jacks, blocking and shims, slowly raise the wood cribbage to fully support sections of the collapsed roof structure. The goal is not to try and push everything back into place, but to prevent further collapse and secure the area.
- Securely connect and brace the cribbage to the posts. Remove jacks and blocking for reuse.
- Utilizing the installed cribbage as a platform, brace up existing rafters or install new framing to support new plywood sheathing.
- Install roll roofing membrane over the repaired section and tie in with adjacent roofing.

For all stabilization work, it is preferable to leave existing framing members in place where practicable. Temporary repairs and infill should be reversible so that historical evidence will not be destroyed.

CHIMNEYS

The three brick chimneys are in various states of deterioration and are addressed separately.

Flue Chimney at North Wing

The small flue chimney at the kitchen wing has long been covered by a metal hood, has multiple coats of paint, and appears to have suffered the least exposure and weathering. Coats of aluminized-asphalt paint appear to serve as flashing. Evidence of related water damage at the kitchen ceiling was not observed.

Recommendations

- Inspect the hood and secure if necessary.
- Repair areas of flashing where metal is separated from brick and can let in water. Temporary repair materials include peel-and-stick flashing, sealant and polyurethane foam.

Central Chimney at East Block

The central chimney that serves the four fireplaces in the east block of the house terminates at the intersection of the two main roof ridges. The brickwork on this chimney exhibits decorative paneling and a denticulated cornice. The chimney had been painted red in the past. The mortar joints appear to be much eroded in places. Roof flashing is almost non-existent, and consists of metal roof shingles turned up slightly against the chimney. Evidence of related water damage at the interior ceilings was not observed.

Recommendations

- Fabricate and install a temporary coping, anchored to the chimney by use of an interior cable and weight. Do not attempt to fasten coping to the deteriorated brickwork.
- Repair areas of flashing where metal is separated from brick and can let in