



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

September 7, 2017

Nathaniel Nakon
Lancaster Pollard
65 E. State Street, 16th Floor
Columbus, OH 43215
mnakon@lancasterpollard.com

Re: Cambridge Oaks Apartments-Phase II, Cleveland County, ER 17-1308

Dear Mr. Nakon:

Thank you for your letter of August 7, 2017, forwarding the above-referenced report and the completed site form for 31CL141. We concur with the finding of no adverse effects on National Register of Historic Places (NRHP)-listed or NRHP-eligible cultural resources, and no further work is needed in conjunction with this project.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

Ramona M. Bartos

**ARCHITECTURAL SURVEY FOR THE PROPOSED
CAMBRIDGE OAKS APARTMENTS PHASE II
CLEVELAND COUNTY, NORTH CAROLINA**

Terracon Project No. 73177175

August 2017



Prepared for:
Greenway Residential Development, LLC
Charlotte, North Carolina

Prepared by:
Terracon Consultants, Inc.
Columbia, South Carolina

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**ARCHITECTURAL SURVEY FOR THE PROPOSED
CAMBRIDGE OAKS APARTMENTS PHASE II
CLEVELAND COUNTY, NORTH CAROLINA**

SHPO Project No. TBD

DRAFT REPORT

Prepared For:
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Project No: 73177175

Authors:

Shelby Linck, M.A., and William Green, M.A



William Green, M.A., RPA
Principal Investigator

August 2017

Architectural Survey

Cambridge Oaks Phase II ■ Cleveland Co., North Carolina

August 2017 ■ Terracon Project No. 73177175

MANAGEMENT SUMMARY

Terracon Consultants, Inc. (Terracon), on behalf of Greenway Residential Development, LLC, has completed an Architectural Survey for the proposed Cambridge Oaks Apartments Phase II located in the City of Kings Mountain in Cleveland County, North Carolina (Figures 1 and 2). The purpose of the investigation was to identify historic buildings, structures, and historic districts that could be impacted by the proposed project and evaluate their eligibility for inclusion in the National Register of Historic Places (NRHP). The architectural survey was done pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 300101 et seq.). The U.S. Department of Housing and Urban Development (HUD) is the lead federal agency for the project. The project was conducted under contract to Greenway Residential Development, LLC, in general accordance with Proposal No. P73177175, dated July 13, 2017.

The project area consists of a 12-acre property located immediately south of East King Street, approximately 150 meters west of its intersection with Canterbury Road in Kings Mountain, North Carolina. The property is bounded by East King Street to the north, Phase I of the Cambridge Oaks Apartments to the west, commercial property and a church to the east, and the headwaters of a small tributary of Crowders Creek to the south. The proposed Area of Potential Effects (APE) for the project is considered to be a 300-ft radius around the project area.

Table 1. Surveyed Structures within the Proposed Area of Potential Effects (APE)

Structure No.	Address	Name	Historic Use	Date	Eligibility
CL1382	809 E. King St.	Unnamed House	Single Dwelling	ca. 1950s-1960s	Not Eligible
CL1384	816 E. King St.	Unnamed House	Single Dwelling	ca. 1900	Not Eligible

Fieldwork for the project was conducted on July 20, 2017, by Architectural Historian Shelby Linck. In all, two properties within the proposed APE that were 50 years or older were surveyed. Both of these resources are ineligible for inclusion in the NRHP. In addition, no previously recorded properties listed in or eligible for inclusion in the NRHP were found within the proposed APE during the background research. As a result of these investigations, it is Terracon's recommendation that no historic properties will be affected by the proposed undertaking and that no additional architectural surveys are warranted for the proposed Cambridge Oaks Apartments Phase II.

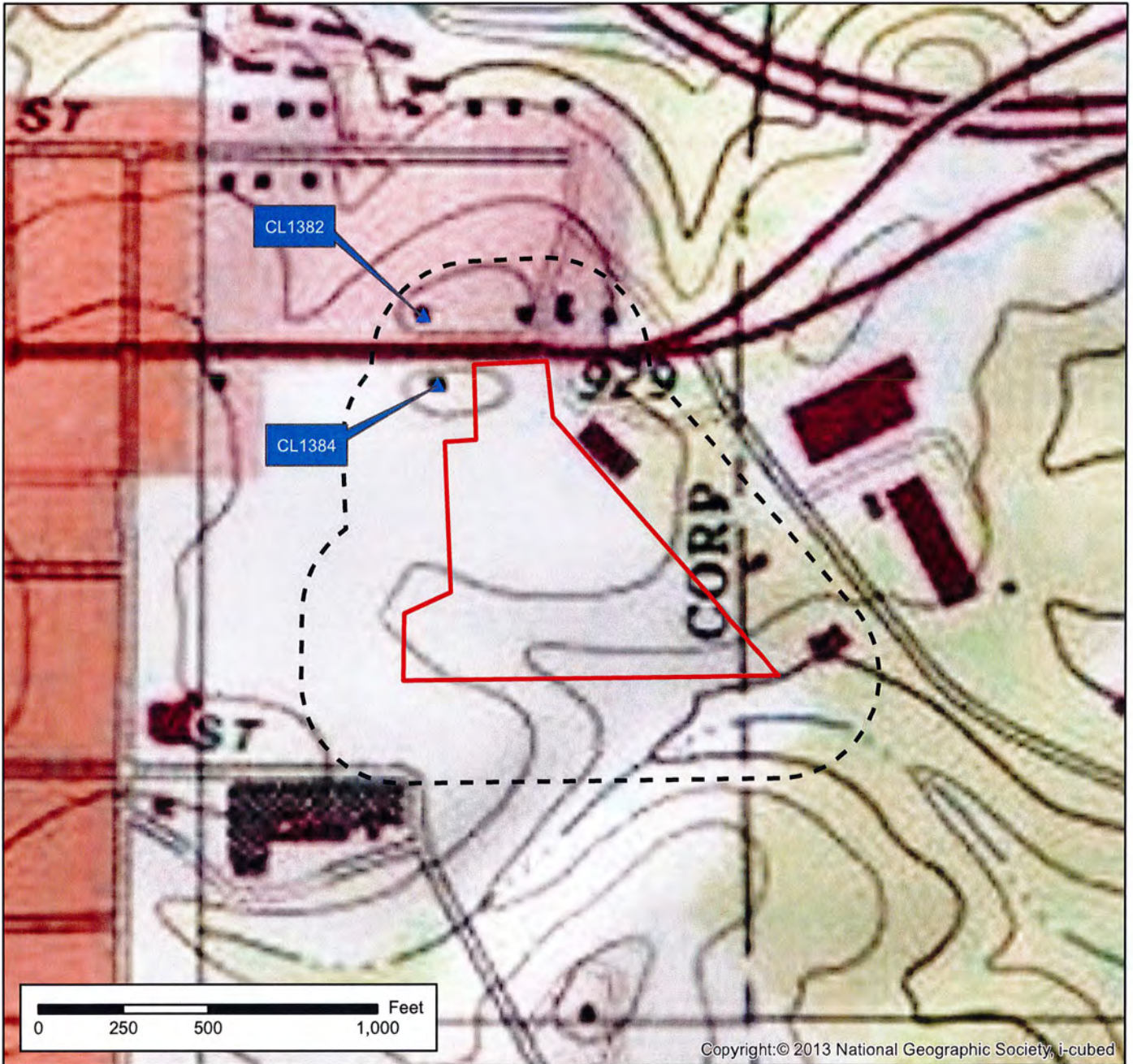
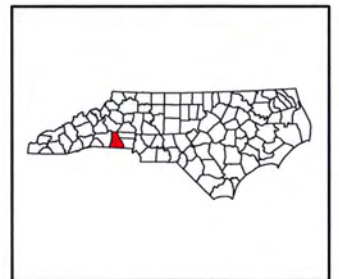
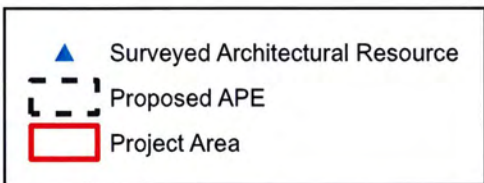


Figure 1. Project area and surveyed architectural resources within the proposed APE.
 Base Map: Kings Mountain, NC/SC (1979) 7.5' USGS topographic quadrangle.



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Date:	August 2017
Drawn By:	BGG
Reviewed By:	BGG

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USGS TOPOGRAPHIC MAP
 CAMBRIDGE OAKS APARTMENTS
 PHASE II
 CLEVELAND CO., NC

Figure
 1

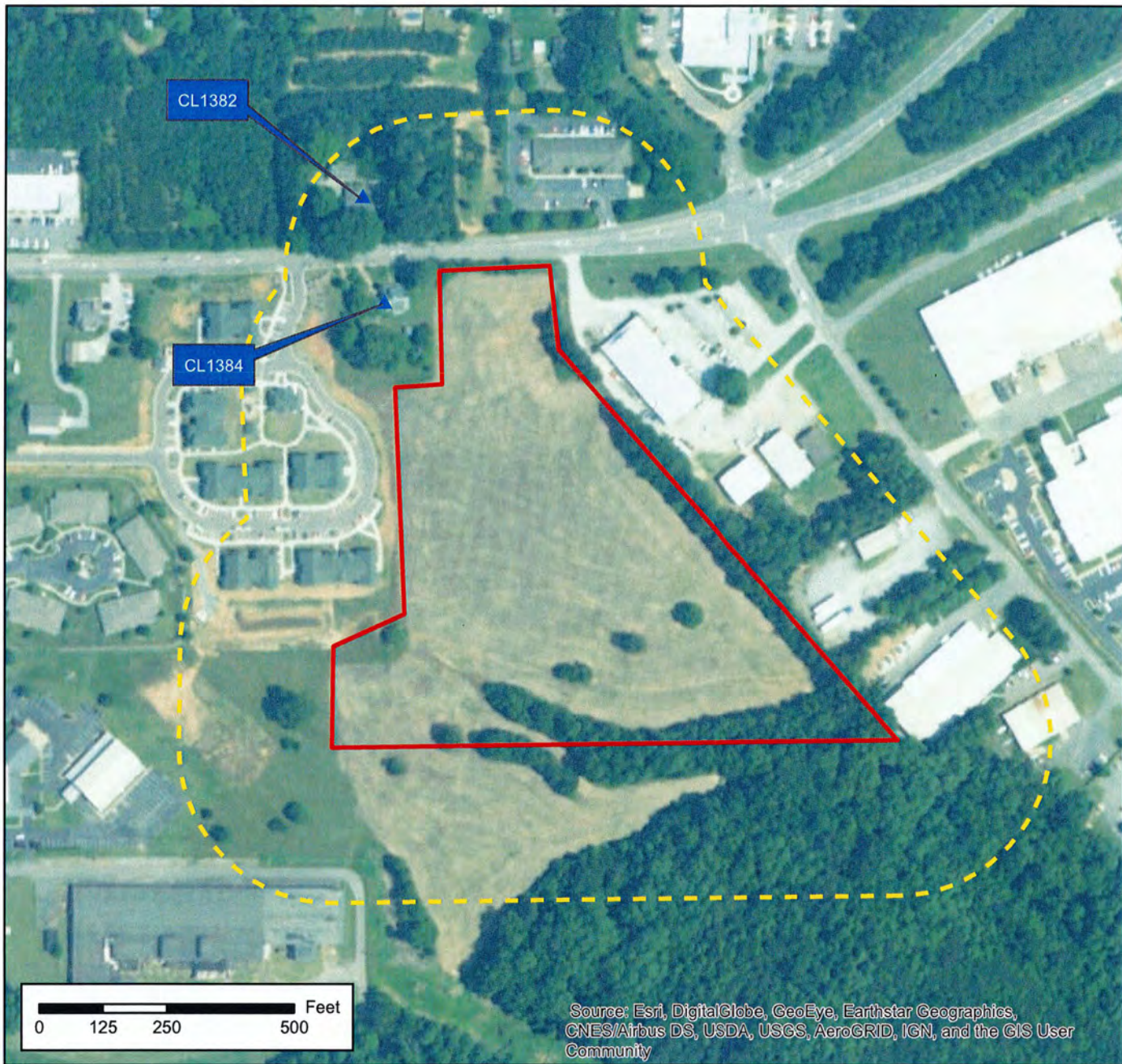
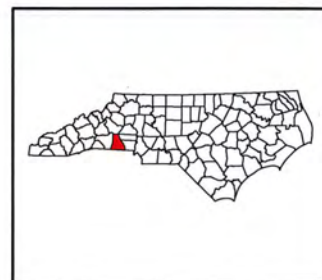





Figure 2. Aerial photograph of the project area and surveyed architectural resources within the proposed APE. Base Map: ESRI World Imagery.



	Surveyed Architectural Resource
	Proposed APE
	Project Area



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AERIAL IMAGERY

CAMBRIDGE OAKS APARTMENTS
 PHASE II
 CLEVELAND CO., NC

Figure

2

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1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon), on behalf of Greenway Residential Development, LLC, has completed an Architectural Survey for the proposed Cambridge Oaks Apartments Phase II located in the City of Kings Mountain in Cleveland County, North Carolina (Figures 1 and 2). The purpose of the investigation was to identify historic buildings, structures, and historic districts that could be impacted by the proposed project and evaluate their eligibility for inclusion in the National Register of Historic Places (NRHP). The architectural survey was done pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 300101 et seq.). The U.S. Department of Housing and Urban Development (HUD) is the lead federal agency for the project. The project was conducted under contract to Greenway Residential Development, LLC, in general accordance with Proposal No. P73177175, dated July 13, 2017.

The project area consists of a 12-acre property located immediately south of East King Street, approximately 150 meters west of its intersection with Canterbury Road in Kings Mountain, North Carolina. The property is bounded by East King Street to the north, Phase I of the Cambridge Oaks Apartments to the west, commercial property and a church to the east, and the headwaters of a small tributary of Crowders Creek to the south. The proposed Area of Potential Effects (APE) for the project is considered to be a 300-ft radius around the project area.

Architectural Historian Shelby Linck conducted the architectural survey and was the lead author of the report. William Green, M.A., RPA, was the Principal Investigator for the project and co-author of the report. The report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 300101 et seq.). The investigation and report meet the qualifications outlined in the Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation (Federal Register 48:44716–44742) and the Report Standards for Historic Structure Survey Reports Determinations of Eligibility / Section 106/110 Compliance Reports in North Carolina (North Carolina Department of Cultural Resources 2017). The Architectural Historian for the project meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61).

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2.0 HISTORIC CONTEXT

2.1 HISTORIC OVERVIEW

2.1.1 Early Settlement

Beginning in the 1740s, European colonists began settling in the area of what is now Cleveland County. This movement occurred due to increased inland settlement to the south as a result of the establishment of townships in the 1730s. European settlers in this area of the Carolinas were of English, Scots-Irish, and German descent. Many entered America through the port of Philadelphia, then traveled over the Great Wagon Road to eventually settle in Pennsylvania, Virginia, North Carolina, and South Carolina.

As Cleveland County is near the border of South and North Carolina, this region's development mirrored that of central South Carolina instead of development patterns found in coastal North Carolina. This was partially due to the ambiguous border between North and South Carolina during the mid-1700s. Settlers who were looking for land in the 1700s traveled along the Broad and Pee Dee rivers and settled along creeks. Between 1730 and 1770, the North Carolina colony experienced significant growth with a population increase from 35,000 to 250,000 during those forty years. The Piedmont region accounted for a large percentage of growth during that time.

As more European colonists settled farther inland, an increased amount of conflict with Native Americans resulted. Unease between European colonists and Native Americans arose due to raids on homesteads in the western and central parts of the Carolina colonies, and the French and Indian War. The Catawba Indians were located in southern Piedmont until the British government negotiated a land deal with the Catawba in 1763, gaining all of their traditional territory except for 144,000 acres along the Catawba River. Two years later there were at least 10,000 settlers in the Piedmont.

European settlements became significant strategic points at the outbreak of the American Revolution. As the British looked to establish backcountry outposts to shore up their control of the area, war was brought to settlers of the Piedmont. The Battle of Camden in 1780 was a major victory for the British, who built a fort in the area to solidify their presence in the Carolina backcountry.

The Revolutionary War Battle of King's Mountain, changed the course of the War in favor of American forces. This battle involved American troops led by Isaac Shelby and John Sevier against British troops under command of Major Patrick Ferguson and General Cornwallis. A group of independent mountain men known as Overmountain Men formed to oppose Ferguson. They were comprised of men from North Carolina, Tennessee, and Virginia who then joined together with Patriot militiamen from the Yadkin Valley and the Piedmont of North Carolina, South Carolina

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and Georgia. American troops attacked the British who had set up defenses on Kings Mountain on the 10th peak below the pinnacle in South Carolina (Stack 2012:7). However, this proved to be an almost impossible position to defend since Ferguson's men had to leave their cover to return fire (Hankla 2005; Wicker 1998)

The battle lasted a little over an hour and resulted in an American victory. Not a single one of Ferguson's force escaped. This battle proved to be the beginning of the end for British rule in America. Afterwards, British attempts to recruit more soldiers in North and South Carolina were significantly hindered. Two years later, the British were forced to abandon their inland outposts.

2.1.2 Antebellum Period and Civil War

The motives behind the colonization of North and South Carolina were primarily economic. Settlers in these areas were to develop cash crops. The most profitable crop of the Piedmont region was cotton, while coastal North Carolina relied primarily on timber and tobacco. Cotton farming in the Piedmont did not reach widespread cultivation until after the American Revolution. Due to the development of Eli Whitney's cotton gin, farmers in the Piedmont were able to change from subsistence farming to cotton producing plantations. The development of this crop allowed the Piedmont to recover economically from the effects of the American Revolution. Production of cotton required more land, which lead settlers to obtain larger tracts of land and push farther inland.

Cleveland County holds a considerable amount of mineral wealth in the area around Kings Mountain that helped spur its development. Between 1834 and 1890 a gold mine, located only three miles from Kings Mountain, was in continuous operation. Ben F. Briggs, a landowner of 11,000 acres in the area, was involved in iron ore mining in the 1840s. This operation brought many men to the area. Briggs kept a supply store and saloon for his workers on land that became a part of Kings Mountain. In addition, gold mines allowed local residents to profit from the growth in commerce that included housing and an increase in the number of stores (Stack 2012:7). Entrepreneurs also took advantage of the area's natural mineral springs. Hotels were built for guests who came to the area to bathe in the supposedly therapeutic waters (Marler 1982:2).

Since 1729, the area containing Cleveland County had been part of eight different counties. By 1836, the population in the area had increased enough for the formation of a new county with a centrally located county seat. Dr. W.J.T. Miller introduced a bill in 1841 to the North Carolina General Assembly to form the new county out of Rutherford and Lincoln counties and the bill was approved (Marler 1982:1).

Railroad expansion in North Carolina began in the nineteenth century, offering a quick and inexpensive way of travel and shipping. Trains were more convenient than rivers and canals due to their ease of accessibility and extended reach. Railroad construction began in the 1830s in North Carolina in Northampton County, though the Piedmont area did not have railroad tracks

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until the mid-1850s. Prior to railroads in Cleveland County, the area was isolated from the rest of the country. Due to this isolation, trade was usually done in York, Columbia, and Charleston, South Carolina (Marler 1982:3).

In 1861, North Carolina voted to secede from the Union. The residents of the Piedmont area were very much affected by the Civil War, however Cleveland County residents never experienced a battle in their county. Men from Cleveland County and surrounding areas enlisted to fight in the Confederate Army. Due to their enlistment, women and children took over the day-to-day running of households and farms.

2.1.3 Reconstruction and the Twentieth Century

After the Civil War, farmers resumed many of the same agricultural practices they had utilized before the war. Although cotton remained the primary crop, an increase in cotton farming resulted in overplanting and lack of nutrients in the soil, and caused many small farmers to go into debt. By 1872, the first railroad tracks in Cleveland County were built when the Atlanta-Charlotte Airline Railway ran through the area of Kings Mountain. After the railroads were constructed, the Town of Kings Mountain was officially chartered in 1874.

Industrial development began in the late 1800s in Cleveland County. Textile mills were the main industrial business in the Piedmont area. Cleveland County residents built mills from the 1870s through the 1920s. N. Abernathy Jackson constructed the first mill in 1871, and in 1888, the Kings Mountain Manufacturing Company, the first cotton mill in the city, was established. Kings Mountain also had other various factories for making wagons, shoes, and bricks. By the early 1900s there were 300 mills located within 100 miles of Charlotte, North Carolina (Marler 1982:20), with over a dozen mills located in Cleveland County alone. To accommodate the large number of workers and their families, mill owners began to provide essential services including housing near the mills. These mill towns initially contained rows of small houses, and eventually grew to include stores, churches, schools, and recreational facilities.

Formal education became more important after the Civil War, and the first school in Kings Mountain was opened in the mid-1870s. The school system continued to grow from this point forward (Marler 1982:20). As Cleveland County moved into the twentieth century, farmers and rural residents saw little change in debt as cotton production was low. Beginning in the 1920s, businesses began to grow and modern amenities such as the telephone were installed in Kings Mountain. Although the town was affected by the Great Depression, widespread unemployment was avoided, as local mills were able to stay open. During the 1930s, Kings Mountain saw improvements in infrastructure, particularly with projects spurred on by the Works Progress Administration (Marler 1982:37-41). After the effects of World War I and II receded, Kings Mountain continued to grow into the twentieth and twenty-first centuries.

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2.2 BACKGROUND RESEARCH

2.2.1 National Register Listed and Eligible Properties

A background review for the project was conducted on July 19, 2017, by Architectural Historian Shelby Linck, M.A. This review included a records search of properties that had a Determination of Eligibility (DOE), were listed in the National Register (NR), or were on the Study List (SL). This research was done using HPOWEB, the North Carolina State Historic Preservation Office's online Geographic Information Systems (GIS) database. Based on this research there are no previously recorded historic properties near the project area.

2.2.2 Historic Map Research

In addition to the records review, eighteenth through twentieth century maps of the project area were examined to determine whether any historic resources were likely to be present within or near the proposed project area. On the Collet map of 1770 and Price's map of 1808, the project area is shown as being located in a rural setting northwest of the Catawba Indian Reservation (Figures 3 and 4). Both the 1906 USGS topographic map and 1918 Cleveland County soil survey map show one structure in the southern part of the project area and one structure just to the northwest of the project area (Figures 5 and 6). By the time the 1976 USGS Kings Mountain topographic map was produced, however, the structure within in the project area is no longer there (Figure 1). The structure to the northwest of the project area is recorded as CL-1384 as part of this survey.



Figure 3. Portion of Collet's 1770 map showing the approximate location of the project area.

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Figure 4. Portion of Price's 1808 Map showing the approximate location of the project area.

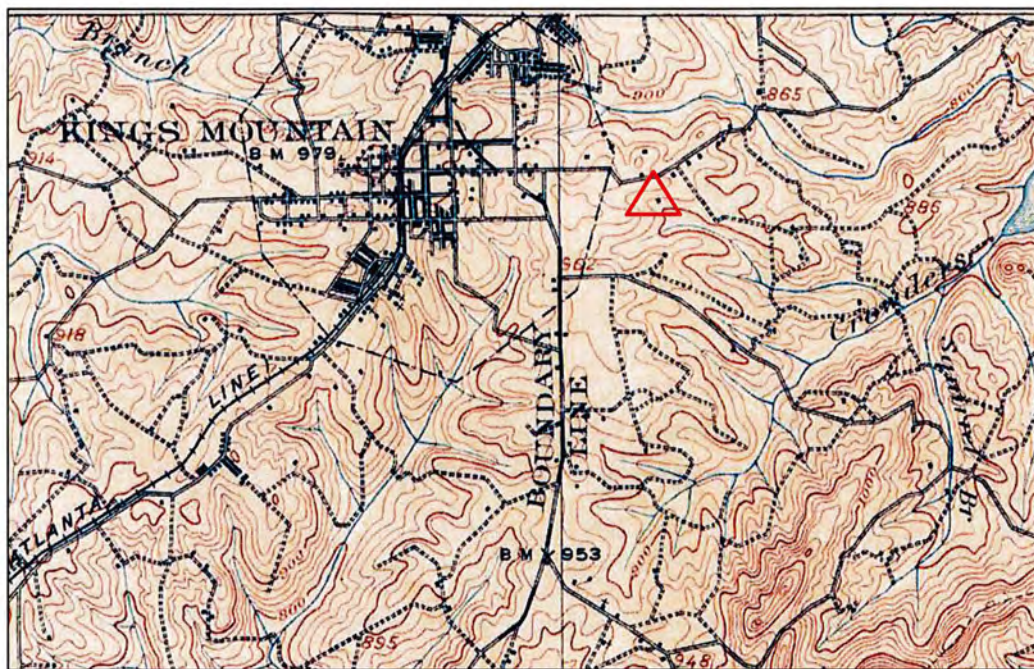


Figure 5. Portion of 1906 Kings Mountain USGS topographic map showing the location of the project area.

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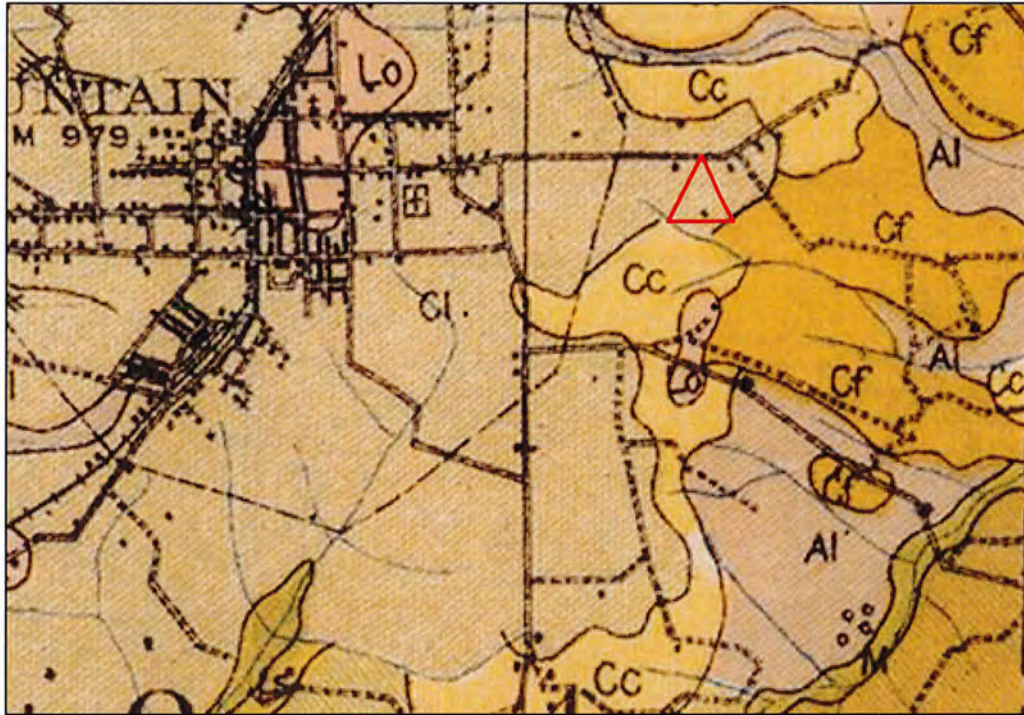


Figure 6. Portion of Cleveland County Soil Survey map (1918) showing the approximate location of the project area.

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3.0 METHODS

3.1 ARCHITECTURAL SURVEY EVALUATIONS

The Architectural Survey for the proposed Cambridge Oaks Apartments was conducted pursuant to Section 106 of the National Historic Preservation Act (NHPA). Architectural surveys conducted pursuant to Section 106 of the NHPA record resources within the undertaking's APE that are 50 years of age or older, as these resources may be considered potentially eligible for listing in the NRHP. Resources of exceptional merit, regardless of age, were also recorded.

The survey was conducted by walking the neighborhood around the project area. During this survey, digital photographs were taken of the front and oblique angles of each surveyed property, as well as ancillary structures (if visible from a public area). Notes detailing each property's conditions and materials were taken to assist in determining historic eligibility. This information was then entered in North Carolina's Historic Preservation Office's survey database.

Two properties located northwest of the project area were determined to be more than 50 years old and were surveyed. Properties on the east side of the project were determined to be modern commercial properties, and properties on the west side were modern multi-residential units (Cambridge Oaks Phase I). The south side of the project area is surrounded by a fallow field and woods.

3.2 NATIONAL REGISTER ELIGIBILITY EVALUATION

For a property to be considered eligible for the NRHP, it must retain integrity of location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 15:2). In addition, there are four evaluative criteria for determining the significance of a resource and its eligibility for the NRHP (36 CFR Part 60.4). Any building, structure, site, object, or district may be eligible if it:

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded or may be likely to yield information important in history or prehistory.

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A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, non-archaeological sites (e.g., battlefields, cemeteries, natural features, and designed landscapes), or districts. Also, a general guide of 50 years of age is used to define "historic" in the NRHP evaluation process. A resource may, however, be eligible for the National Register even if it is less than 50 years of age and has exceptional significance.

Generally, the criteria for assessing the significance of aboveground historic resources are Criteria A, B, and C. In addition, when evaluating a property for historical significance one must determine how the property reflects the period in which it was created or achieved significance and how it fits into a historical context. Another important factor is the physical integrity of the property, and how it compares to other extant examples (National Park Service 1997). Qualities of integrity include its location, design, setting, materials, workmanship, feeling, and association. Without physical integrity the property cannot convey its significance.

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4.0 RESULTS

On July 20, 2017, Architectural Historian Shelby Linck, M.A., conducted an Architectural Survey of the proposed APE. During the survey two historic structures were recorded and evaluated. In general, these properties were built ca. 1940–1960, and reflected post-World War II construction styles. Both of the resources are described in detail below.

CL1382 is a one-story, Tudor style house built in 1960 according to the Cleveland County Assessor's website (Figure 7). It has a high pitch, cross-gabled roof with composite shingles, overhanging eaves, and a chimney on the east end. The front door is rounded and inset within a rounded archway. There is replacement vinyl in the soffits and replacement vinyl windows. The siding of this property is original rough cut stone and mortar. A more recently constructed garage is on the northwest side of the property. The original screened in porch (west side) now has single paned replacement vinyl windows. This property displays no distinctive architectural features or characteristics, and lacks significance through aesthetic features or association with an important person or historic context. Based on this evaluation, CL1382 is recommended ineligible for inclusion in the NRHP.



Figure 7. Structure CL1382, facing north.

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CL1384 is a Craftsman style house built in the early twentieth century (Figure 8). This structure appears on both the 1906 and 1918 maps of the area (Figures 5 and 6). It has a high pitch, side-gabled roof with composite shingles, and shed dormer with matching shed-roof porch. The shed dormer has five banded craftsman three/one wood windows across it and the porch has four square, brick columns. There are replacement double hung metal windows on the east side. An attached carport is on the west side with square brick support columns and a low brick wall. A detached outbuilding is on the south side of the property. It has wood siding, a replacement vinyl window, and front-gabled composite shingle roof. This property displays no distinctive architectural features or characteristics, and lacks significance through aesthetic features or association with an important person or historic context. Based on this evaluation, CL1384 is recommended ineligible for inclusion in the NRHP.



Figure 8. Structure CL1384, facing south.

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5.0 CONCLUSIONS

Terracon Consultants, Inc. (Terracon), on behalf of Greenway Residential Development, LLC, has completed an Architectural Survey at the proposed Cambridge Oaks Apartments Phase II located in the City of Kings Mountain, Cleveland County, North Carolina. As a result of the survey, two structures were surveyed; however, neither of these are recommended as being eligible for inclusion in the NRHP. Based on these results, it is Terracon's recommendation that no historic properties will be affected by the proposed undertaking and that no additional architectural surveys are warranted for the project tract.

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