



North Carolina Department of Cultural Resources
State Historic Preservation Office

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Office of Archives and History
Division of Historical Resources
David Brook, Director

March 10, 2011

MEMORANDUM

TO: Mary Pope Furr
Office of Human Environment
NCDOT Division of Highways

FROM: Claudia Brown *PSE for Claudia Brown*

SUBJECT: Historic Architectural Resources Final Identification and Evaluation, Replacement of Bridge 116 on NC 24, Fayetteville, B-4490, Cumberland County, CH 09-2080

We are in receipt of Vanessa Patrick's letter of February 17, 2011, transmitting the above report.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is listed in the National Register of Historic Places under the criteria cited and remains eligible:

- ◆ **Haymount Historic District** (CD 0179, National Register since 1983, containing CD 1163-1169, Properties #42-48) and the **Haymount Historic District Boundary Increase** (CD 0969, National Register since 2007): Criterion A for its association with the history and development of Fayetteville, Criterion B for its association with prominent local figures, and Criterion C for architecture;

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for listing in the National Register of Historic Places under the criteria cited:

- ◆ **Lions Civic Center** (CD 1051, Property #1): Criterion C for architecture;
- ◆ **Shearer Texaco Service Station** (CD 0637, Property #4): Criterion A for its association with the branding of roadside service stations and Criterion C for architecture; and,
- ◆ **Orange, Chatham, and Moore Street Historic District** (CD 0677, Study List since 2001, containing: CD 0677, Property #20; CD 1150, Property #25; CD 1151, Property #26; CD 1152, Property #27; CD 1153, Property #28; CD 1154, Property #29; CD 1155, Property #30; and CD 1156, Property #31): Criterion A for its association with the history and development of Fayetteville and Criterion C for architecture and urban design.

The proposed boundaries for the Shearer Texaco Service Station; and the Orange, Chatham, and Moore Street Historic District appear appropriate.

Additional justification is needed for the proposed boundaries of the Lions Civic Center. From the report, the history and setting of the Civic Center and the surrounding Rowan Park appear strongly linked. Page 20 of the reports identifies the Civic Center and Rowan Park together as “community spaces,” and page 23 states that the Civic Center “was designed to take advantage of its location north of Rowan Park.” Is the 1.2-acre proposed boundary the land leased to the Lions Club by the city? Otherwise, it seems there is a stronger case to be made for a boundary that either includes just the Civic Center building, or one that includes Rowan Park as well.

Based on current information, we concur that the following properties are *not eligible* for listing in the National Register:

- **College Park Houses** (CD 1132, Property #9); and,
- **460 West Rowan Street House** (CD 1144, Property #19).

Based upon the survey report, we are unable to concur with the finding regarding the **Dudley W. Townsend House** (CD 0377, Property #38, Study List since 2001). The bulky, hipped-roof, two-story addition has compromised the house’s design, and the modern government office building, parking structure, and vacant lots have compromised the setting and feeling. The house’s design is quite plain, lacking the intricate details common to the Queen Anne Style. Thus, we contend that the argument for its eligibility under Criterion C is unsubstantiated.

The following four properties are listed in Appendix B as “properties determined not eligible for the National Register.” Each is located outside of the Area of Potential Effect (APE) and were not fully studied during the course of this survey:

- **302/304 Mason Street** (CD 1161, Property #37);
- **216 Arch Street** (CD 1162, Property #39);
- **Mansard Roof House** (CD 0002, Property #40); and,
- **Atlantic Coastline (ACL) Railroad Station** (CD 0168, Property #41).

Two of these properties, the Mansard Roof House and the Atlantic Coastline Railroad Station, have each been listed in the National Register since 1973 and 1983 respectively. Since these properties are outside of the APE, the survey does not need to evaluate (or re-evaluate) these properties. However, the report should clarify their National Register listing.

We concur that the remaining 25 properties inventoried and included in Appendix B of the survey report (excluding Properties #37, 39, 40 and 41) are *not eligible* for listing in the National Register, barring additional information to the contrary.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Bruce Daws, Fayetteville Historic Resources Commission, bdaws@ci.fay.nc.us
Vanessa Patrick, NCDOT, vepatrick@ncdot.gov

bc: Dockery
DOT
County

HISTORIC ARCHITECTURAL RESOURCES FINAL IDENTIFICATION AND EVALUATION

Replacement of Bridge No. 116
on NC 24 (Rowan Street)
over the CSX and Norfolk Southern
Railroads and Hillsboro Street

FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA

T.I.P. No. B-4490
FEDERAL AID No. BRNHS-0024(24)
WBS No. 33727.1.1



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January 2011

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**HISTORIC ARCHITECTURAL RESOURCES
FINAL IDENTIFICATION AND EVALUATION**

**Replace Bridge No. 116
on NC 24 (Rowan Street)
over the CSX and Norfolk Southern
Railroads and Hillsboro Street**

**FAYETTEVILLE
CUMBERLAND COUNTY
NORTH CAROLINA**

**TIP No B-4490
FEDERAL AID No BRNHS-0024(24)
WBS No 33727 1 1**

**VANESSA E PATRICK
KATHERINE L HUSBAND
ARCHITECTURAL HISTORIANS
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
JANUARY 2011**



Vanessa E. Patrick, Principal Investigator
Historic Architecture Group
North Carolina Department of Transportation

February 7, 2011

Date



Mary Pope Furr, Supervisor
Historic Architecture Group
North Carolina Department of Transportation

2/7/2011

Date

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 116 on NC 24/210 (Rowan Street) over the CSX and Norfolk Southern Railroads and Hillsboro Street in east-central Fayetteville, Cumberland County. The project also includes a realignment of Rowan Street, Murchison Road, and Bragg Boulevard to improve traffic capacity and accommodate the proposed North Carolina Veterans' Park plan. See Figure 1 on page 2 of this report for the project location within Cumberland County. This report presents the identification and evaluation of historic architectural resources located within the Area of Potential Effects (APE) for T.I.P. No. B-4490.

In response to a request from the North Carolina State Historic Preservation Office (NCHPO), NCDOT architectural historians surveyed the entire APE, defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The APE for the B-4490 project is shown in Figure 3 on page 4 of this report.

The field survey of September 9, 2010 identified forty-nine (49) properties constructed prior to 1960. NCDOT presented the findings to NCHPO on September 15, 2010. The Haymount Historic District (Property Nos. 42-48) had been listed on the National Register of Historic Places (NR) in 1983, and Bridge No. 116 (Property No. 49) determined not eligible for the NR by the *NCDOT Historic Bridge Survey* in 2001. NCHPO requested additional information on and evaluation of Property Nos. 1 (Lions Civic Center), 4 (former) Shearer Texaco Service Station, 9 (College Park Houses), 19 (House), 20 and 25-31 (Orange, Chatham, and Moore Streets Historic District), and 38 (Dudley W. Townsend House).

Properties Evaluated and Recommended Eligible for the National Register

Lions Civic Center (Property No. 1)
(former) Shearer Texaco Service Station (Property No. 4)
Orange, Chatham, and Moore Streets Historic District
(Property Nos. 20 and 25-31)
Dudley W. Townsend House (Property No. 38)

Properties Evaluated and Recommended Not Eligible for the National Register

College Park Houses (Property No. 9)
House (Property No. 19)

The project is federally funded as Federal Aid Project number BRNHS-0024(24) and state funded (WBS number 33727) and is classified as an Environmental Assessment.

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Project Description

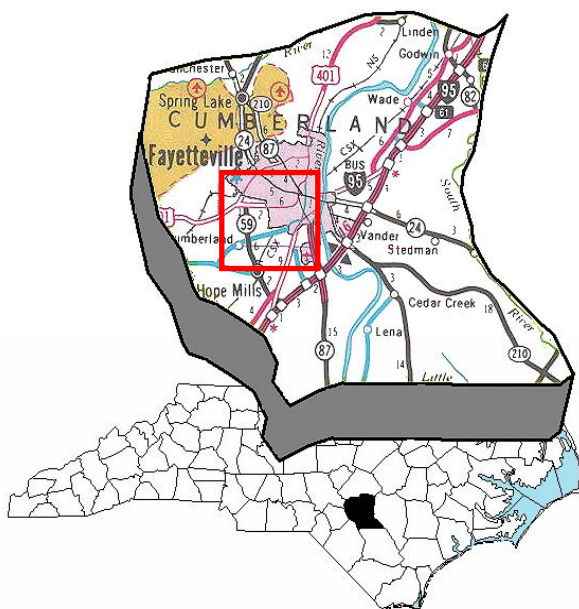
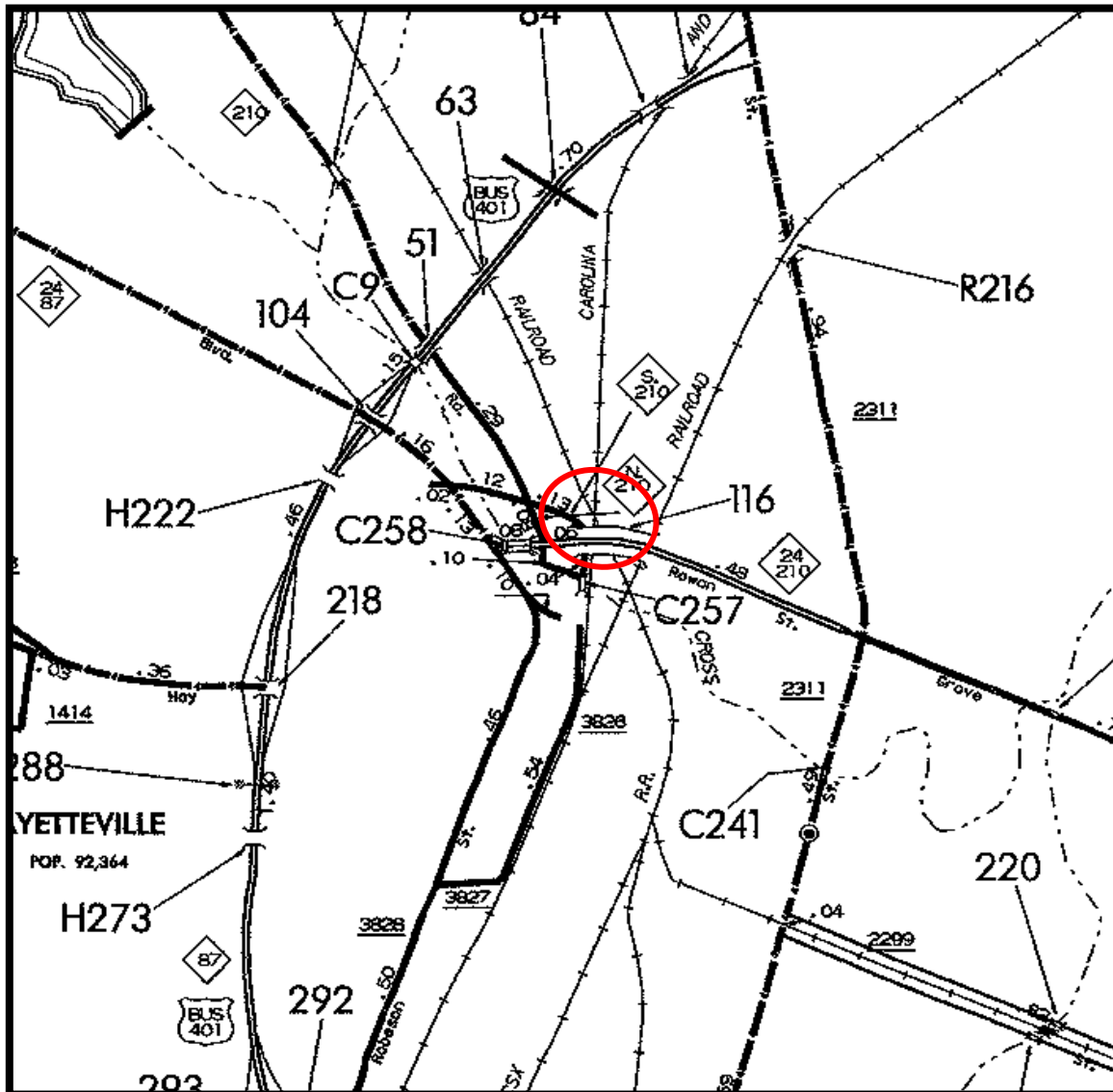
The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 116 on NC 24/210 (Rowan Street) over the CSX and Norfolk Southern Railroads and Hillsboro Street in east-central Fayetteville, Cumberland County, just northwest of the downtown center (Figure 1). The project also includes a realignment of Rowan Street, Murchison Road, and Bragg Boulevard to improve traffic capacity and accommodate the proposed North Carolina Veterans' Park plan (Figure 2). Land use in the project area is a mix of commercial predominantly in the eastern and southern sections and residential in the western and northern sections. B-4490 is part of the Draft 2011-2016 North Carolina State Transportation Improvement Program (STIP). Its state project (WBS) number is 33727 and Federal aid project number is BRNHS-0024(24).

Purpose of Survey and Report

NCDOT's Historic Architecture Group conducted a survey and compiled this report in order to identify historic architectural resources located within the Area of Potential Effects (APE) as part of the environmental studies performed by NCDOT for the proposed project T.I.P. No. B-4490, Cumberland County, and documented by an Environmental Assessment (EA). The APE surrounds the locations of the proposed improvements to include those areas that may be affected either physically or visually by new construction. The APE for historic architectural resources was delineated by NCDOT staff architectural historians, in consultation with the project planning engineers, and reviewed in the field on September 9, 2010 (Figure 3). This report is prepared as a technical addendum to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA, as amended, 16 U.S.C. Section 470f, requires Federal agencies to take into account the effect of their undertakings on properties included or eligible for inclusion in the National Register of Historic Places (NR) and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. This report is on file at NCDOT and is available for review by the general public.

Methodology

NCDOT conducted the survey and prepared this report in accordance with the provisions of the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 CFR 44716); 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. The survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded



	<p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROJECT DEVELOPMENT & ENVIRONMENTAL ANALYSIS BRANCH</p>
<p>CUMBERLAND COUNTY BRIDGE NO. 116 ON NC 24/210 OVER CSX RR AND NS RR B-4490</p>	
<p>FIGURE 1 – PROJECT LOCATION (NTS)</p>	

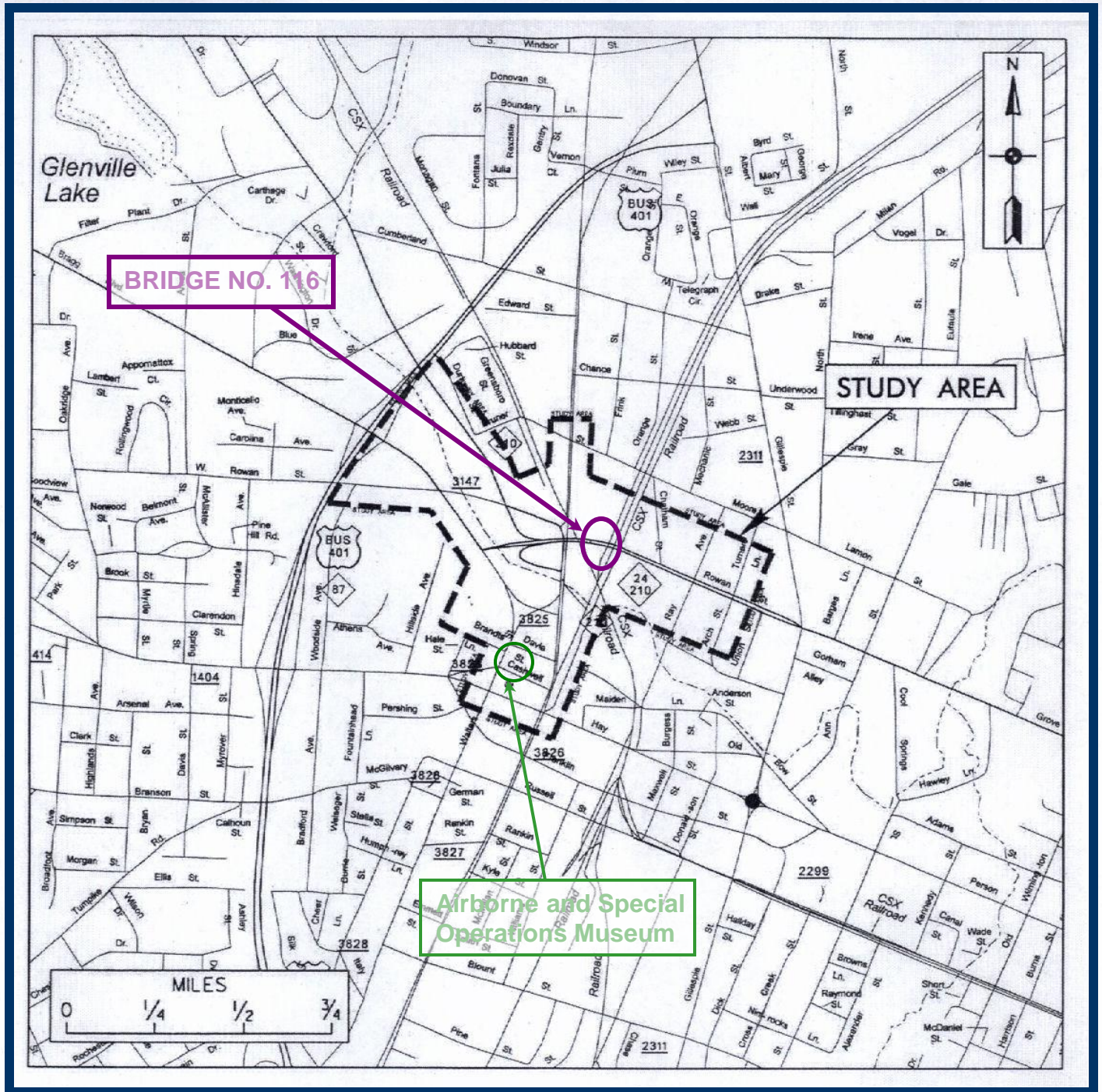


Figure 2. B-4490, Cumberland County Study Area.

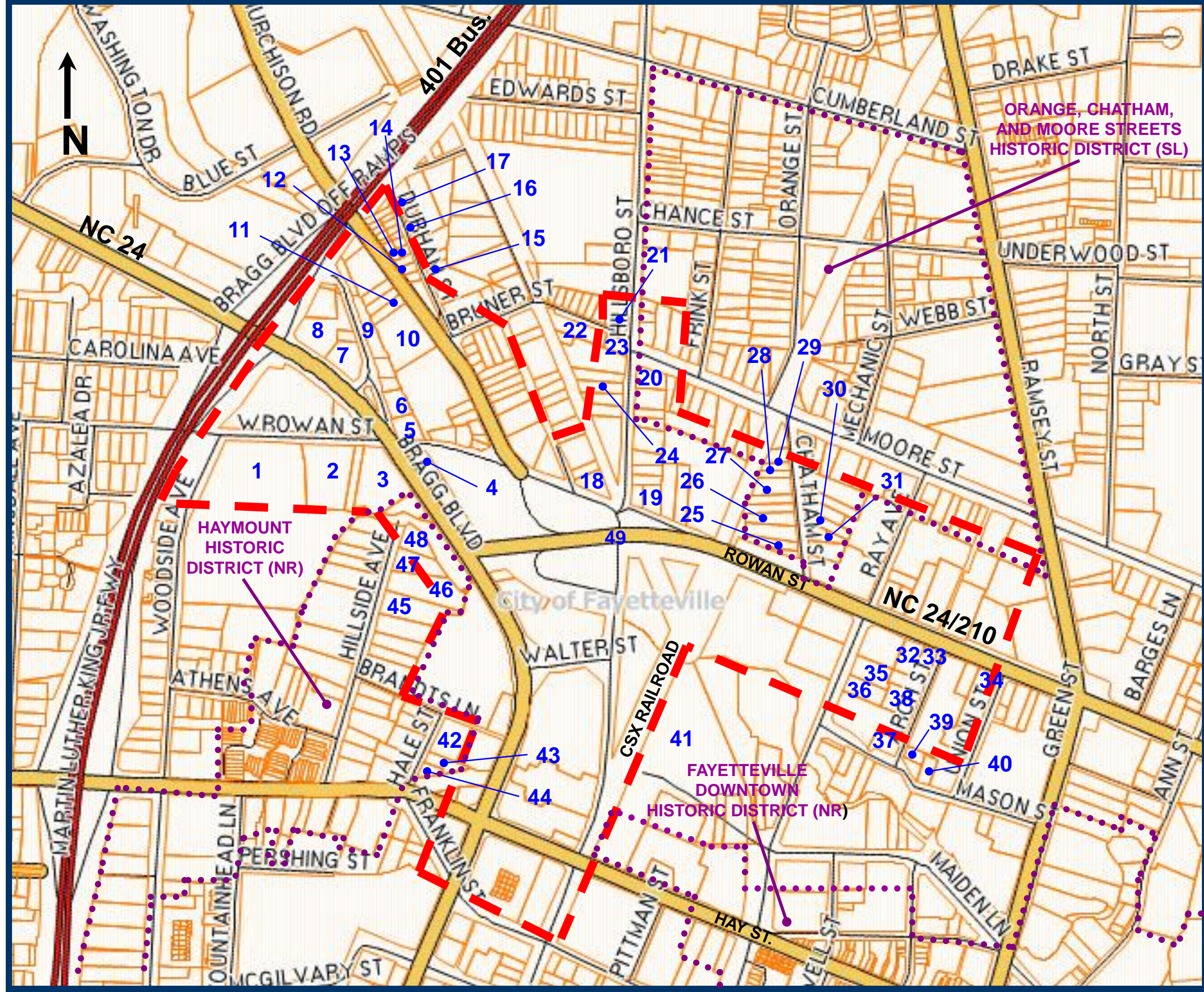


Figure 3. Historic Architectural Resources.
B- 4490, Cumberland County. NTS.
AREA OF POTENTIAL EFFECTS (APE) —
 Base map, Cumberland County 2010 Tax Records. NTS.

requirements set forth in “Section 106 Procedures & Report Guidelines” (Historic Architecture Section, NCDOT, 2003). The survey was undertaken with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify and record all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The APE, as illustrated in Figure 3, was delineated to allow for flexibility in the design of avoidance alternatives. NCDOT architectural historians conducted a field survey on September 9, 2010 covering 100% of the APE by automobile and on foot. All structures over fifty years of age in the APE were identified, evaluated, photographed, and mapped. All recorded properties were evaluated for National Register eligibility as individual resources and contributing elements to historic districts.

NCDOT architectural historians pursued preliminary documentary research to establish historical and architectural contexts for the project area, as well as the development of individual buildings and structures. The principal resources consulted included survey and National Register files at the North Carolina State Historic Preservation Office - Department of Cultural Resources (NCHPO). County records and GIS mapping were viewed online (see Principal Sources Consulted section of this report for URL references). Both primary and secondary sources held in the North Carolina State Library and Archives in Raleigh and the Cumberland County Public Library in Fayetteville yielded additional information.

Summary Findings of the Survey

The project area occupies flat to gently sloping terrain through which runs Big Cross Creek. It is urban in character, dominated by commercial and domestic buildings dating predominantly to the first half of the twentieth century. The APE contains 16 commercial and 30 residential properties, as well as one property devoted to civic purposes and two to transportation.

Built in 1956, Bridge No. 116, also known as the “Rowan Street Bridge,” is a 637-foot-long, 12-span, steel stringer/multi-beam structure in poor condition and is not eligible for the National Register according to the NCDOT Historic Bridge Survey (2001) as it is not historically, architecturally, or technologically significant.

Part of the Haymount Historic District (CD 179 and CD 969), listed on the National Register of Historic Places, falls within the APE (Property Nos. 42-48). Three resources, the (former) Shearer Texaco Service Station (Property No. 4, CD 637), the Dudley W. Townsend House (Property No. 38, CD 377) and the Orange, Chatham, and Moore Streets Historic District (Property Nos. 20 and 25-

31, CD 677) are included on the state study list. NCDOT Historic Architecture identified 49 properties as greater than fifty years of age (Figure 4). Of the 49, 25 were determined not eligible for the National Register and not worthy of further evaluation and an additional four considered to be located outside the APE in a consultation meeting between the NCHPO and NCDOT held on September 15, 2010 (see Appendix A).

Criterion Consideration G, for properties that have achieved significance within the last fifty years, states that properties less than fifty years of age may be listed on the National Register only if they are of exceptional importance or if they are integral parts of districts eligible for the National Register. There are no properties in the APE that qualify for the National Register under Criterion Consideration G.

Historic Architectural Resources in the APE

Properties Listed on the National Register:

Haymount Historic District (Property Nos. 42-48, CD 179 and CD 969)

Properties Listed on the North Carolina State Study List:

(former) Shearer Texaco Service Station (Property No. 4, CD 637)

Dudley W. Townsend House (Property No. 38, CD 377)

Orange, Chatham, and Moore Streets Historic District (Property Nos. 20 and 25-31, CD 677)

Properties Evaluated and Recommended Eligible for the National Register

Lions Civic Center (Property No. 1, CD 1051)

(former) Shearer Texaco Service Station (Property No. 4, CD 637)

Orange, Chatham, and Moore Streets Historic District (Property Nos. 20 and 25-31, CD 677)

Dudley W. Townsend House (Property No. 38, CD 377)

Properties Evaluated and Recommended Not Eligible for the National Register:

College Park Houses (Property No. 9, CD 1132)

House (Property No. 19, CD 1144)

Figure 4
Historic Architectural Resources
B-4490, Cumberland County
Surveyed September 9, 2010

Property #	Name	Address	PIN	Date*	HPO Survey #
1	Lions Civic Center and Rowan Street Park	725 W. Rowan Street	0437-26-7682	1956	CD 1051
2	Commercial Building	715 W. Rowan Street	0437-36-1819	1956, 1970, 1989	CD 1126
3	Commercial Building	539 Bragg Boulevard	0437-36-3885	1952, 1987	CD 1127
4	(former) ShearerTexaco Service Station	544 Bragg Boulevard	0437-36-6923	1940s	CD-637 SL
5	Commercial Building	626 W. Rowan Street	0437-37-5123	1953	CD 1128
6	Commercial Building	400-408 Washington Drive	0437-37-4265	1958	CD 1129
7	Commercial Building	720 Bragg Boulevard	0437-37-2417	1960	CD 1130
8	Commercial Building	738 & 740 Bragg Boulevard	0437-37-0692	1949, 1956, 1970, 1971	CD 1131
9	Houses	428-452 Washington Street	0437-37-3632	1940	CD 1132
10	Commercial Buildings	447-501 Murchison Road	0437-37-5509	1954, 1962	CD 1133
11	House	507 Murchison Road	0437-37-4723	1940	CD 1134
12	House	518 Murchison Road	0437-37-5908	1946	CD 1135
13	House	522 Murchison Road	0437-38-4051	1946	CD 1136
14	House	521 Durham Street	0437-38-5003	1947	CD 1137
15	House	518 Durham Street	0437-37-6964	1920	CD 1138
16	House	526 Durham Street	0437-38-5157	1930	CD 1139
17	Houses	532, 534, 536 Durham Street	0437-38-5223, 5217, 4393	1925, 1927, 1927	CD 1140 CD 1141 CD 1142

18	Commercial Building	407 Greensboro Street	0437-46-4865	1954	CD 1143
19	House	460 W. Rowan Street	0437-46-7757	1900	CD 1144
20	Cashwell House and Cashwell's Cash Grocery	442 & 446 Hillsboro Street	0437-47-7348	1937, 1949	CD 1145 in CD 677 SL Orange, Chatham, Moore Streets HD
21	Commercial Building	505 Hillsboro Street	0437-47-5771	1945	CD 1146
22	Commercial Building	504 Moore Street	0437-47-4791	1946	CD 1147
23	Commercial Building	455 Hillsboro Street	0437-47-5566	1959	CD 1148
24	House	439 Hillsboro Street	0437-47-4394	1928	CD 1149
25	House	407 Chatham Street	0437-56-3564	1930	CD 1150 in CD 677 SL Orange, Chatham, Moore Streets HD
26	House	415 Chatham Street	0437-56-3657	1939	CD 1151 in CD 677 SL Orange, Chatham, Moore Streets HD
27	House	421 Chatham Street	0437-56-3863	1920	CD 1152 in CD 677 SL Orange, Chatham, Moore Streets HD
28	House	425 Chatham Street	0437-56-3879	1922	CD 1153 in CD 677 SL Orange, Chatham, Moore Streets HD
29	Carroll House	427 Chatham Street	0437-56-3973	1925	CD 1154 in

					CD 677 SL Orange, Chatham, Moore Streets HD
30	Haithman House	416 Chatham Street	0437-56- 6710	1930	CD 1155 in CD 677 SL Orange, Chatham, Moore Streets HD
31	House	410 Chatham Street	0437-56- 6623	1956	CD 1156 in CD 677 SL Orange, Chatham, Moore Streets HD
32	Commercial Building	211 Rowan Street	0437-65- 0947	1959	CD 1157
33	House	203 Rowan Street	0437-65- 1933	1933	CD 391
34	Commercial Building	123 Rowan Street	0437-65- 4812	1960	CD 1158
35	Commercial Building	342-344-346 Ray Avenue	0437-55- 8869	1951	CD 1159
36	Commercial Building	336 Ray Avenue	0437-55- 8820	1950	CD 1160
37 Outside APE	Houses	302 & 304 Mason Street	0437-55- 9523	1938	CD 1161
38	Dudley W. Townsend House	321 Arch Street	0437-65- 0705	Ca. 1910	CD 377 SL
39 Outside APE	House	216 Arch Street	0437-65- 0487	1900	CD 1162
40 Outside APE	Mansard Roof House	214 Mason Street	0437-65- 1349	Ca. 1883	CD 2 NR
41 Outside APE	ACL Railroad Station	472 Hay Street	0437-45- 6858	1911	CD 168 NR Fayetteville Downtown HD C**
42	Robert Strange Town House	114 Hale Street	0437-35- 7535	Ca. 1817	CD 1163 in CD 179 NR Haymount HD C "Pivotal"

43	House	108 Hale Street	0437-35-7413	1923-30	CD 1164 in CD 179 NR Haymount HD C
44	House	106 Hale Street	0437-35-6339	1923-30	CD 1165 in CD 179 NR Haymount HD C
45	Dr. A. S. Rose House	218 Hillside Avenue	0437-36-5251	By 1923	CD 1166 in CD 179 NR Haymount HD C
46	House	224 Hillside Avenue	0437-36-6310	By 1923	CD 1167 in CD 179 NR Haymount HD C
47	House	228 Hillside Avenue	0437-36-5473	Ca. 1925	CD 1168 in CD 179 NR Haymount HD C
48	House	230 Hillside Avenue	0437-36-5575	Ca. 1935	CD 1169 in CD 179 NR Haymount HD C
49	Bridge No. 116	NC 24/NC 87/ NC 210 (Rowan Street) over CSX RR, NS RR, Hillsboro Street		1956	CD 1170 NE***, NCDOT Bridge Survey

*Dates are those cited in the current Cumberland County tax record, with a few exceptions. Dates for properties bearing NCHPO survey site designations are derived from field records, and Study List (SL) and National Register (NR) nomination forms.

** **C** = Contributing property in NR district.

***NE = Not eligible for the NR.

**Properties Previously Determined Eligible
for Listing in the National Register of Historic Places**

Property Nos. 42-48: Haymount Historic District (CD 179 and CD 969 – containing CD1163-1169)

Hale Street and Hillside Avenue

Cumberland County PINs: 0437-35-7535, -7413, -6339 and 0437-36-5251, -6310, -5473, -5575

The APE intersects the northeastern and part of the eastern boundary of the Haymount Historic District, listed on the National Register in 1983 (Figure 5).¹

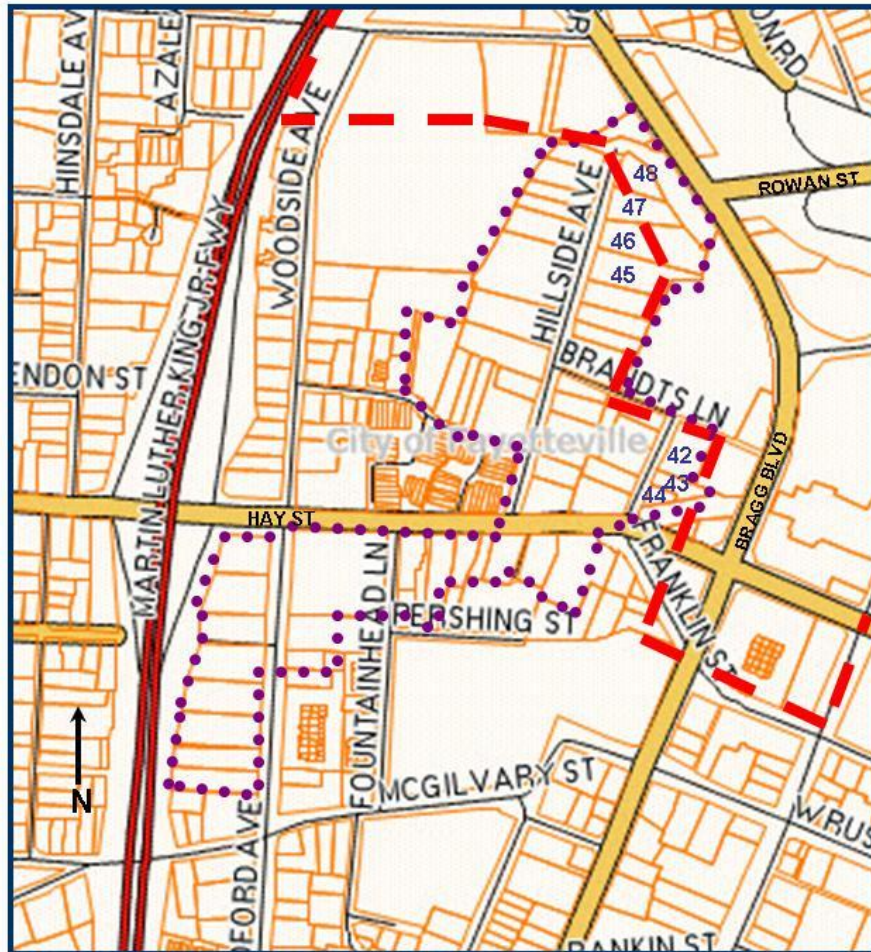
Identification: Seven of the forty-one buildings in the district are contained within the APE and are recorded as property numbers 42-48 in Figures 3 and 4 on pages 4, 9, and 10 of this report and illustrated in Figures 5-8.

Location and Setting: The Haymount Historic District is situated on elevated lands bearing the same name, about one mile west of and overlooking the Fayetteville downtown (Figure 5). Development of the predominantly residential area began in the early nineteenth century, and nearly a century and a half of domestic architectural design is represented in the district today. An irregular grid of streets contains well-landscaped lots of varying sizes, interspersed with small stands of mature hardwoods. The Haymount Historic District is very well maintained. Conversion of some houses into apartments and professional offices has occurred, but the majority of buildings are owner-occupied residences.

Description: Like the Haymount Historic District as a whole, that small part of it overlain by the B-4490 APE is characterized by a breadth of well-executed domestic design. The Robert Strange Town House (Property No. 42), once home of the prominent Fayetteville lawyer, statesman, and author, is the oldest building in the district (and the APE) (see Figure 6A). Constructed around 1817 on a commanding site at the eastern edge of Haymount, the two-story, frame, hip-roofed house with brick, exterior-end chimneys has experienced some alteration, but retains its original massing and Federal ornamentation. The circa-1900 cross-gable or gabled-ell house on Hillside Avenue (Property No. 46) illustrates the development of the northern part of the district and the intensification of construction in Haymount during the early decades of the twentieth century (see Figure 6B). The two-and-one-half-story, frame building, clearly restored, displays the exterior colors, textures, and trim typical of the house type.

Three nearby houses exemplify the popular Colonial Revival style. The Dr. A. S. Rose House (Property No. 45) is a frame, two-story, double-pile, gable-roofed building in place by 1923 (see Figure 7A). Its five-bay façade includes a central Palladian window in the second story. The central entrance, remodeled around

¹ The following account is based on the description and assessment of the Haymount Historic District presented in the “Fayetteville Multiple Resource Nomination” and related materials in the architectural survey files of NCHPO, Raleigh.



**Figure 5. Haymount Historic District.
National Register Boundary**

..... (including boundary increase)

- - - B-4490 APE Boundary - - -

Base map: Cumberland County Tax Records, 2010. NTS.



Figure 6. Haymount Historic District . Robert Strange Town House (Property No. 42) – west (main) and south elevations (above, A). House (Property No. 46) – west (main) and south elevations (below, B).





Figure 7. Haymount Historic District. Dr. A. S. Rose House (Property No. 45) – west (main) and south elevations (above left, A). House (Property No. 48) – west (main) and south elevations (above right, B). House (Property No. 47) – west (main) and south elevations (below, C).

mid-century by the local builder E. W. Reinecke who then owned the property, is framed by traceried sidelights and fanlight and protected by a deep, pedimented hood supported by bold, molded brackets. The Reinecke Construction Company built the nearby, circa-1935 house (Property No. 48) with similar massing, but a less exuberant main entry and simpler fenestration (see Figure 7B). The third, two-story, frame house in this group (Property No. 47) is capped with a gambrel roof; from its main face projects a broad shed-dormer and brick chimney stack (see Figure 7C). The off-center entry, embellished with glazed fan- and sidelights, is enhanced further by a gabled, one-story, one-bay porch.

Standing immediately to the south of the Robert Strange Town House (Property No. 42) on Hale Street are two bungalows dating to the 1920s (Property Nos. 43 and 44) (see Figures 8A and 8B). Both are brick-veneered frame, gable-roofed buildings with hip-roofed front porches including robust battered posts on brick piers. Property No. 43 is distinguished by its projecting façade bay and heavy boxed cornice, Property No. 44 by exposed rafter tails and deep bracketed eaves.

National Register Evaluation: The Haymount Historic District is one of Fayetteville's oldest, most intact and cohesive residential neighborhoods. The picturesque and healthful qualities of its elevated site, as well as its ready connection to the city (via Hay Street) and points beyond (via wagon routes like the Yadkin Road) recommended and sustained its development. Locally prominent residents and the handsome houses built in the area imbued Haymount with a fashionable reputation it has enjoyed since its early years of existence. Thus, the National Register listing of Haymount is based on its eligibility under Criteria A (event), B (person), and C (design/construction). All seven of its properties that fall within the B-4490 APE are considered to contribute to its significance; the Robert Strange Town House is specifically endorsed as a "pivotal" property for its defining role in the evolution of the district. The properties in the APE and the district as a whole possess all seven National Register aspects of integrity.

National Register Boundary and Justification: The NR boundary is illustrated in Figure 5. The spine of the Haymount Historic District is Hillside Avenue. Hale Street in the eastern part of the district and Hay Street in the southern part constitute two additional foci of clusters of contributing resources. The NR boundary embraces those properties built on both sides of the major streets from the 1810s to about 1950. The boundary conforms to current tax parcels (following property lines and street curbs), contains all of Hale Street and Hillside Avenue and a section of Hay Street, and extends from the south side of Bragg Boulevard at the northeast and the west side of Woodside Avenue at the southwest. In 2007 the district received a boundary increase (CD 969), basically the area west of Fountainhead Lane. This area is well outside the B-4490 APE, but, nevertheless, enhances the historical and architectural significance of Haymount.



Figure 8. Haymount Historic District. House (Property No. 43) - west (main) and south elevations (above, A). House (Property No. 44) - west (main) and south elevations (below, B).



**Properties Evaluated in this Report
and Recommended Eligible
for Listing in the National Register of Historic Places**

Property No. 1: Lions Civic Center (CD 1051)

725 West Rowan Street

Cumberland County PIN: 0437-26-7682

Identification: The Lions Civic Center is identified as Property No. 1 in Figures 3 and 4 on pages 4 and 7 of this report and illustrated in Figures 9-13.

Location and Setting:

The Lions Civic Center is located on the south side of West Rowan Street, east of Woodside Avenue. The building faces West Rowan Street and is set back from the road approximately 40 feet on a sloping hill. Two parking lots are located on the east and west ends of the building. Several trees dot the landscape and bushes lead up to the front entrance on the north elevation. Rowan Street Park is located south of the building and covers the rest of the twelve acre lot.



Figure 9. Lions Civic Center – looking south.

Description: The Lions Civic Center is a two-story, asymmetrical, concrete building clad in red brick (Figure 9). The north façade and the west elevation appear to be a single story due to the sloping hill, and the building drops down to two stories on the south and east elevations. The building is composed of two sections of stepped heights and has a flat roof. A brick chimney is centrally located between the two sections. The two-part façade consists of a one-story entrance hall to the west and a two story facility to the east. The one-story section features a wide overhanging eave (Figure 10). Plate glass panels form a band that stretches along the façade of the one-story section and continue onto the west elevation, covering two-thirds of the elevation. Two sets of double-leaf glass doors punctuate the band of glass on the façade. The south elevation of the section is slightly raised above the height of the northern half and also features a wide overhanging eave. Horizontal clerestory windows punctuate the façade directly under the eave of the slightly higher back portion.

The two-story section, which is slightly taller than the one-story section, features a brick wall on the façade and does not feature the wide overhanging eave of the one-story section. The section becomes two stories on the east and south elevations as the slope of the ground severely drops (Figure 11). The east and



Figure 10. Lions Civic Center – detail of main entrance.

south elevations feature one-story plate glass windows which wrap around the southeast corner of the building on each floor. Two doors, one on the east elevation and one on the south elevation, are located on the ground floor of the building. The door on the east elevation is capped by an awning.

Brick steps lead up to the one-story section of the building and a handicap access ramp leads up to the right pair of doors. Stainless steel letters located above the two sets of double-leaf doors read “Lions Civic Center.” Larger stainless steel letters located on the two-story section read “Lions Civic Center,” and a Lions Club logo is fixed next to the “Lions” portion of the letters.

Developmental History: The Lions Club of Fayetteville played an active role in the development of Fayetteville in the mid-twentieth century with the construction of the Lions Civic Center in 1955. The Lions Civic Center, in addition to Rowan Park, became community spaces for the fast-growing population of the military town, a result of the installation of Fort Bragg in the 1920s. Between 1940 and 1960 the population of Fayetteville tripled while the amount of urban development doubled.² A large, mostly young population led the formation of various civic groups to serve the developing communities. The Fayetteville Lions Club became one of the most active clubs in the district after its reorganization in 1933 and led to the creation of two other Lions Clubs in Fayetteville; the Fayetteville Massey Hill Lions Club was formed in 1958 and the

² “Existing Land Use, Fayetteville, North Carolina” (Fayetteville (N.C.): Department of Planning, June 1963), p. 46.



Figure 11. Lions Civic Center - east and south elevations (above) and west elevation (below).



Fayetteville Haymount Lions Club was formed in 1960.³ Like other active Lions Clubs that are a part of the Lions Club International, the Fayetteville club was involved in the aid of the blind and the youth, and participated in other community activities (Figure 12). The Fayetteville club was particularly involved with the Cumberland County Blind Association and the State Blind Association, and also provided scholarships to students of the area high schools to attend college.⁴



Figure 12. Lions Civic Center – detail of the north and east elevations, appearing in the *Fayetteville Observer*, September 24, 1960.

The photograph of the building, constructed five years earlier, illustrated an article entitled “Lions Spearhead Blind Aid.”

In 1955 the Fayetteville Lions Club constructed the Lions Civic Center on the northern portion of Rowan Street Park as a meeting place for the organization and other civic clubs of Fayetteville. The City of Fayetteville leased the land to the Fayetteville Lions Club under the condition that the club would construct a center for “the use of teen age boys and girls club and work shop for the blind.”⁵ The building was officially dedicated in February 1956,⁶ and the North Carolina Lions State Council hailed the club’s new center as “one of its most worthy

³ *A Brief History of Lionism in North Carolina: Forty-Five Years of Service to Our Fellowman* (Raleigh: North Carolina Lions State Council, 1966), p. 232. Neither the Massey Hill nor the Haymount clubs occupied their own purpose-built facilities.

⁴ “Lions Spearhead Blind Aid,” *Fayetteville Observer*, 24 September 1960.

⁵ Cumberland County Deed Book 663, pp. 307-308 (March 14, 1955).

⁶ Bruce Daws, telephone interview by Cynthia de Miranda for the “Fayetteville Modern Architecture Survey,” June 22, 2009.

projects.”⁷ The multi-use structure was designed with a seating capacity of 200, and a teenage center operated by the city recreation department was located in the basement level. The Modernist building was designed to take advantage of its location north of Rowan Park, as full-height banded windows were placed on the east and south elevations facing the park.⁸ The original stainless steel letters were located on the two-story section of the building and were moved in later years to the location above the two sets of double- leaf doors. Available documentation does not reveal that the international Lions organization issued standard architectural plans or guidelines and offers no information about an architect or other design source associated with the West Rowan Street building.

National Register Evaluation: For purposes of compliance with Section 106 of the NHPA, the Lions Civic Center is considered eligible for the National Register of Historic Places. It is significant in the area of architecture.

The Lions Civic Center is **not eligible** under Criterion A. *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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, the property must have existed at the time and be documented to be associated with the events.*⁹ Finally, the property’s specific association must be important as well. The Lions Civic Center is not associated with a significant event or pattern of events in the local, regional, or national past.

The Lions Civic Center is **not eligible** under Criterion B. *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 Lions Civic Center is not associated with a significant individual.

The Lions Civic Center is **eligible** under Criterion C. *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*

⁷ A Brief History of Lionism in North Carolina, p. 12.

⁸ “Lions Spearhead Blind Aid,” *Fayetteville Observer*, 24 September 1960.

⁹ United States Department of the Interior, National Park Service, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: USGPO, 1998), p. 12. All subsequent definitions of the criteria are drawn from this source.

distinguishable entity whose components lack individual distinction. The Lions Civic Center embodies the distinct characteristics of Modernist architecture of the mid-twentieth century and is a notable example of the type. Its minimalist design, incorporating asymmetry, wide overhanging eaves, aluminum lettering, and banded windows are all important features of the building and of the Modern movement of the mid-twentieth century as a whole.

The Lions Civic Center is **not eligible** under Criterion D. *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 or prehistory, and 2) the information must be considered important.* The Lions Civic Center does not contribute important information to our understanding of human history or prehistory.

The Lions Civic Center possesses a high level of integrity and maintains original location, design, setting, materials, and workmanship. The qualities of feeling and association that identify it as a mid-century, modern building are intact. The building has been altered very little since its construction.

National Register Boundary Description and Justification: The proposed National Register boundary for the Lions Civic Center includes the Lions Civic Center building and surrounding parking areas and landscaping. It encompasses approximately 1.2 acres of the current 12.06-acre tax parcel on which the building is located and follows the existing rights-of-way along West Rowan Street and Woodside Avenue (Figure 13).



Figure 13. Lions Civic Center. Proposed National Register Boundary.
Base map: Cumberland County GIS, 2008 aerial photography. NTS.

Property No. 4: (former) Shearer Texaco Service Station¹⁰ (CD 637, SL 2001)
544 Bragg Boulevard
Cumberland County PIN: 0437-36-6923

Identification: The (former) Shearer Texaco Service Station is identified as Property No. 4 in Figures 3 and 4 on pages 4 and 7 of this report and illustrated in Figures 14-16 and 18.

Location and Setting: The (former) Shearer Texaco Service Station is located on the southeast corner of Bragg Boulevard and West Rowan Street. The building faces Bragg Boulevard and is set back from both streets by a fenced, paved parking area. The building sits parallel to Big Cross Creek immediately to the east. A row of trees runs along the eastern edge of the property separating the building from the creek.



Figure 14. (former) Shearer Texaco Service Station - looking southeast.

Description: The (former) Shearer Texaco Service Station is a one-story, four-bay, brick Streamline Moderne building with a flat roof (Figure 14). The exterior is clad in porcelain tiles. The west façade incorporates a storefront in the northern bay which contains a plate-glass door flanked by plate-glass windows trimmed in aluminum (Figure 15). The windows wrap around the northwest corner of the building to a single pane of glass on the north elevation. Three garage bays with replacement doors occupy the remaining bays of the façade. Three raised stripes painted blue (originally green) run horizontally along the porcelain tiles above the garage bays and storefront and wrap around the north and south elevations. A metal awning tops the storefront bay. Three doors punctuate the north elevation; the two easternmost doors lead to the original bathrooms. The east elevation has no fenestration. Three fixed windows are located on the south elevation. A concrete island base once used for gas pumps is situated in front of the storefront bay in the parking area. A light featuring two upward-angled fixtures is centrally located on the island.

Developmental History: The opening of the U. S. Army's Fort Bragg in the early twentieth century spurred the development of Fayetteville from the 1920s until the 1960s, and its location encouraged northwesterly growth patterns of

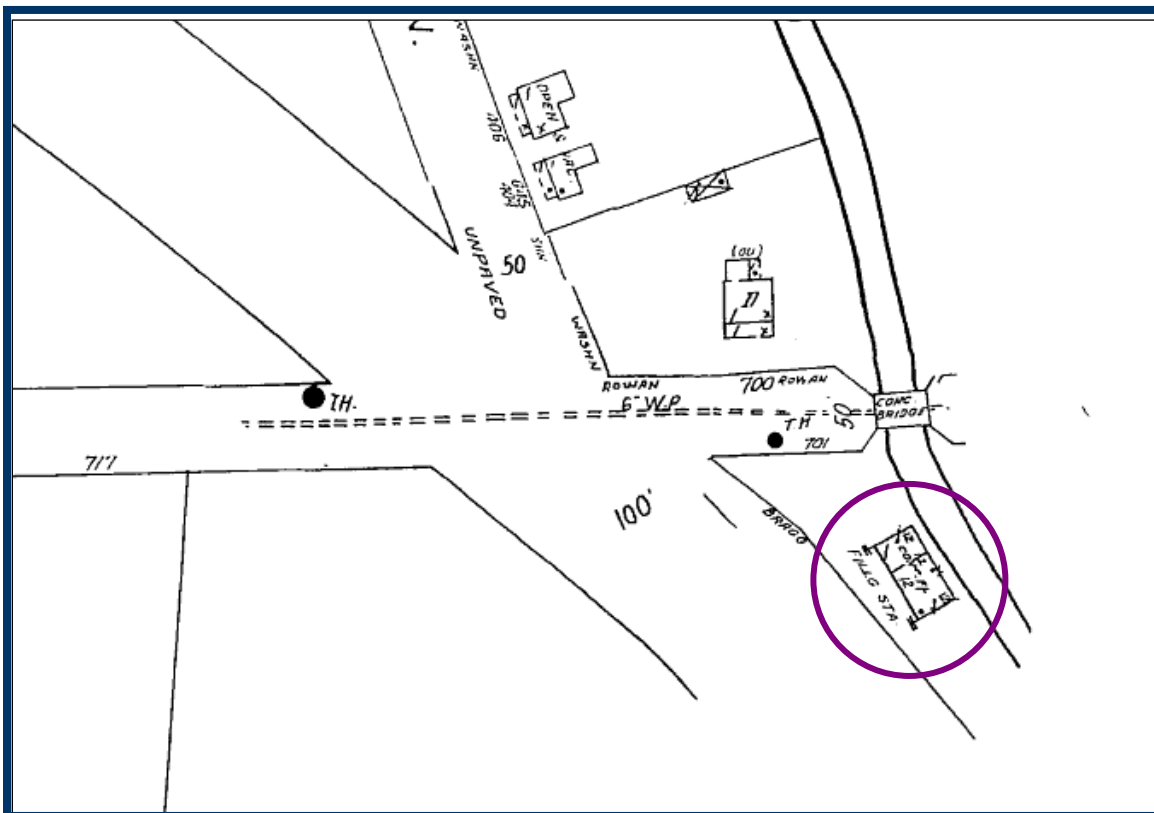
¹⁰ The (former) Shearer Texaco Service Station is misidentified as the (former) Ladley's Pure Oil Service Station in the Cumberland County survey records, NCHPO, Raleigh.



Figure 15. (former) Shearer Texaco Service Station – west façade (above) and west and north elevations (below).



subdivisions and services.¹¹ When Bragg Boulevard opened in the early 1940s to connect the military base to downtown Fayetteville, automobile services providing gas and repairs, as well as other service-oriented industries, lined the new main thoroughfare. In 1946, S. C. Rankin of Fayetteville leased the lot facing the new Bragg Boulevard at the southeast intersection with West Rowan Street from Texaco, agreeing to construct a “Type ‘E’ Three-Bay Brick Service Station” according to plans supplied by the oil company (Figure 16).¹² After the station was constructed, it was run by John L. Shearer as the Shearer Texaco Service Station. Services offered included tires, tubes, batteries, accessories, washing, and lubrication services.¹³ The station remained the Shearer Texaco Station until the 1960s and continued to operate as a gas station under other brands until the mid-1970s. A variety of businesses have occupied the building since the 1970s, mostly garage and auto repair services which have only slightly altered the original fabric of the structure.



**Figure 16. (former) Shearer Texaco Service Station -
Corner of Bragg Boulevard and West Rowan Street.
1950 Sanborn Map detail (Sheet 18). NTS.**

¹¹ “Fayetteville Modern Architecture Survey,” MdM Historical Consultants, Inc. for NCHPO, August 2009.

¹² Cumberland County Deed Book 462, pp. 332-333 (November 25, 1946).

¹³ *Fayetteville City Directory 1957* (Richmond: Hill Directory Co., Inc., 1957), p. 479.

Texaco Service Station Design

In the 1930s Texaco hired Walter Dorwin Teague, an American architect and industrial designer, to modernize and simplify gas station design in order to create a uniform building type easily recognizable throughout the country. Function and minimalism were the hallmarks of Teague's Texaco service station design, and the streamlined white box he envisioned was efficiently designed to contain an office, storage, restrooms and service bays. The white porcelain enamel tiles Teague utilized were an image of modernity and gave the building a smooth, clean look that was also easy to maintain, while the green accent stripes and Texaco signs, green stars, and lettering clearly branded the structures (Figure 17).¹⁴ Teague's design was flexible and easy to manufacture; several sizes and layouts could be selected based on varying needs and budgets.¹⁵ Thousands of Teague Texaco stations were built throughout the United States until 1964, when the company began to shift away to a new design that featured mansard roofs.¹⁶ Over time many of the Teague-designed stations were altered and repurposed or demolished, making this once-common building type a rarity along the nation's roads and highways.

National Register Evaluation: For purposes of compliance with Section 106 of the NHPA, the (former) Shearer Texaco Service Station is considered eligible for the National Register of Historic Places. It is significant in the areas of commerce, transportation, and architecture.

The (former) Shearer Texaco Service Station is **eligible** under Criterion A. *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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the 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 (former) Shearer Texaco Service Station is associated with the branding of roadside service stations that began in the 1930s and lasted into the 1960s to improve a company's image and streamline and modernize its product and services. Gas companies adopted prototypical buildings, and the Teague prototype used by Texaco and constructed on Bragg Boulevard is representative of this trend.

The (former) Shearer Texaco Service Station is **not eligible** under Criterion B. *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., individual whose activities are demonstrably important within a local, state, or*

¹⁴ Thomas C. Jester, "Porcelain Enamel," in *Twentieth Century Building Materials*, edited by Thomas C. Jester (New York: McGraw-Hill, 1995), p. 257.

¹⁵ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Baltimore: The Johns Hopkins University Press, 1995), pp. 105-106.

¹⁶ Liebs, p. 111.



**Figure 17. Texaco Graphic for State Highway Maps
Featuring Teague-Designed Stations c. 1960.**

From: <http://www.retroplanet.com/blog/retro-memories/retro-road-maps/texaco-road-map-of-new-york/>

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 (former) Shearer Texaco Service Station is not associated with an important individual.

The (former) Shearer Texaco Service Station is **eligible** under Criterion C. *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 lack individual distinction.* The (former) Shearer Texaco Service Station is a significant example of the Streamline Moderne style and the practice of corporate branding through architecture. The station's overall form and use of materials, specifically the porcelain tile façade and banding along the top of the bays, exemplify Walter Dorwin Teague's utilization of the style to create a corporate brand for the Texaco Corporation. The station retains a majority of its significant features, as its porcelain enamel panels, distinctive banding around the upper portion of the façade, and plate glass windows trimmed in aluminum in the storefront bay are still intact. The (former) Shearer Texaco Service Station is one of thousands of Texaco stations that were built, but over time many have been lost or altered making it a significant example of a once common building type.

The (former) Shearer Texaco Service Station is **not eligible** under Criterion D. *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 or prehistory, and 2) the information must be considered important.* The (former) Shearer Texaco Service Station does not contribute important information to our understanding of human history or prehistory.

The (former) Shearer Texaco Station possesses great integrity, especially in terms of design, workmanship, location, and setting. Although the building has lost some original elements – the lettering above the bays is gone and the aluminum garage-bay doors have been replaced – the porcelain tile façade and distinctive banding identify it as a Teague-designed Texaco service station and underscore that the building also retains integrity of materials, feeling, and association. The (former) Shearer Texaco Station is the only example of its type to survive with a relatively high level of integrity in the Fayetteville area. Most Texaco Stations from the period in North Carolina have been extensively changed, like the Red Cross Street station in Wilmington (NH 1047), or demolished, like the station once standing on South King Street in Windsor (BR 517).

National Register Boundary Description and Justification: The proposed National Register boundary includes the station and parking lot bordered by West Rowan Street to the north, Bragg Boulevard to the west, and Cross Creek to the east (Figure 18). The boundary conforms to those of the tax parcel and follows the existing rights-of-way along West Rowan Street and Bragg Boulevard. The area proposed as eligible for the National Register contains 0.35 acre.



**Figure 18. (former) Shearer Texaco Service Station.
Proposed National Register Boundary.**
Base map: Cumberland County GIS, 2008 aerial photography. NTS.

Property Nos. 20 and 25-31: Orange, Chatham, and Moore Streets Historic District (CD 677 (Study List) – containing CD 521 and CD 528 and CD 1145, 1150-1156)

Hillsboro and Chatham Streets

Cumberland County PINs: 0437-47-7348 and 0437-56-3564, -3657, -3863, -3879, -3973, -6710, and -6623

The B-4490 APE intersects the southwest corner and entire southern boundary of the Orange, Chatham, and Moore Streets Historic District, placed on the North Carolina study list in 2001 (Figure 19).

Identification: Eight properties included in the large district are contained within the APE and are recorded as property numbers 20 and 25-31 in Figures 3 and 4 on pages 4, 8, and 9 of this report and illustrated in Figures 19-24.



Figure 19. Orange, Chatham, and Moore Streets Historic District.

Proposed National Register Boundary •••
B-4490 APE Boundary - - -

Base map: Cumberland County Tax Records, 2010. NTS.

Location and Setting: Situated directly north of downtown Fayetteville, the Orange, Chatham, and Moore Streets Historic District occupies most of the area bound by Cumberland Street (north), Hillsboro Street (west), Ramsey Street (east), and Rowan Street (south). The district is dominated by a variety of domestic buildings dating to the first half of the twentieth century. Its grid of streets is interrupted by several railroad lines, both active and vestigial. The integrity of the district is threatened by demolition, neglect, and infill.

Description: Only one of the eight district properties included in the B-4490 APE is located on Hillsboro Street, at the southeastern corner of its intersection with Moore Street (Property No. 20). Identified in the Cumberland County survey as the Cashwell House and Cashwell's Cash Grocery (#442 and #446 – CD 528), the two-building complex dates to the late 1930s and late 1940s (Figure 20). The one-and-one-half story, steeply gable-roofed, brick house displays (in early-twentieth-century terminology) picturesque or English cottage detailing, including exposed rafter tails, a face-set chimney stack on the west (main) elevation, contrasting roof lines, and an arcaded, gabled porch on the south elevation. The one-story, brick, shallow-gable-front store sits immediately to the west of the house. The house is currently occupied by a business, and the store by a religious congregation. The remaining seven district properties in the APE stand along Chatham Street, and the county survey places their construction predominantly in the 1920s (CD 521). Two are one-story, three-bay, gable-roofed frame buildings with minimal ornamentation. Property No. 25 has been clad in vinyl siding, and its one-bay, pedimented entry porch includes a stuccoed tympanum (Figure 21A). Property No. 26 retains its weatherboard siding and a three-bay, shed-roofed front porch (Figure 21B). Two are one-and-one-half-story, three-bay, frame bungalows. Property No. 28 is a gable-end building enhanced with brackets and a three-bay, hip-roofed porch incorporating battered piers and a balustraded, hip-roofed, second-level porch above its central bay (Figure 22A). The broad, bracketed pediment of the three-bay front porch belonging to Property No. 29 (Carroll House) is supported by square wooden posts resting on square brick piers (Figure 22B). Battered porch piers are also a distinguishing feature of the shed-roofed front porch of Property No. 30 (Haithman House), a gable-roofed, bungalow brick house with a broad shed dormer and Craftsman-inspired window sash, doors, and deep, bracketed eaves (Figure 23A). Property No. 31, another brick house, is a one-and-one-half story, three-bay, gable-roofed building displaying the characteristic fenestration, symmetrically placed, gabled dormers, and exterior end chimney stack of the so-called Cape Cod form (Figure 23B). The largest and probably oldest building of the eight district houses in the APE is also the most altered. Property No. 27 is a two-story, frame, gable-roofed, L-shaped or gable-and-wing house with a gabled rear ell (Figure 24). The building has received vinyl siding, replacement sash, a front addition and replacement porch, but retains vestiges of its Colonial Revival ornamentation in features such as its cornice returns, entry transom, and rear ell columns. The seven Chatham Street houses appear to be in good to fair condition and serving their original residential purpose.



Figure 20. Orange, Chatham, and Moore Streets Historic District . Cashwell House and Cash Grocery (Property No. 20) – south and west elevations of house (above) and west and north elevations of store (below).





**Figure 21. Orange, Chatham, and Moore Streets Historic District.
House (Property No. 25) – east and north elevations (above, A).
House (Property No. 26) – east and north elevations (below, B).**





**Figure 22. Orange, Chatham, and Moore Streets Historic District.
House (Property No. 28) – east elevation (above, A).
Carroll House (Property No. 29) – east and north elevations (below, B).**





Figure 23. Orange, Chatham, and Moore Streets Historic District. Haithman House (Property No. 30) – west and south elevations (above, A). House (Property No. 31) – west and south elevations (below, B).





Figure 24. Orange, Chatham, and Moore Streets Historic District. House (Property No. 27) – east (main) and south elevations (above) and east (main) and north elevations (below).



Developmental History: The Orange, Chatham, and Moore Streets Historic District represents the expansion of the city during the early decades of the twentieth century, as well as one of Fayetteville's historically African American communities.¹⁷ Following the Civil War, and especially from the 1880s on, the residential pattern of southern urban areas changed profoundly as racial segregation increasingly dictated and circumscribed the housing choices for African Americans. Towns and cities large and small gradually subdivided into new neighborhoods defined by the ethnicity of the residents. Some African American neighborhoods centered on a commercial district, while others developed around a school or church and were more predominantly residential. Fayetteville's Gillespie Street area (CD 346 and CD 347) exemplifies the first type, and the Orange, Chatham, and Moore Streets district the latter, containing both the Orange Street School (CD 162), the first public school for African Americans in the city, and St. Joseph's Episcopal Church (CD 21). By 1930 the church, built in 1896, and the school, opened in 1912, were surrounded by a pattern of well-developed domestic streetscapes. Artisans, teachers, musicians, laborers, and service workers both rented and owned the modest houses of the neighborhood and worked in the adjacent downtown, in schools like Orange Street, for the railroad, and in nearby areas like Haymount (see pp. 12-17 of this report). The Orange, Chatham, and Moore Streets district maintains its intentional and distinct identity to this day, and St. Joseph's Episcopal Church and the Orange Street School, now a community center, continue to exert their defining presence.

National Register Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Orange, Chatham, and Moore Streets Historic District is considered eligible for the National Register of Historic Places. It is locally and regionally significant in the areas of community development and social history, as well as design.

The property is **eligible** for the National Register 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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the 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 Orange, Chatham, and Moore Streets Historic District illustrates the movement of people and functions beyond historic urban cores so characteristic of American cities in the twentieth century. More specifically, it is a

¹⁷The following brief account is informed by architectural survey and study list materials, especially "Potential Chatham Street-Orange Street District" (CD 677) and related files, NCHPO, Raleigh; Thomas W. Hanchett, *Sorting Out the New South City* (Chapel Hill: 1998), pp. 3-8 and 116-121; John Kellogg, "The Formation of Black Residential Areas in Lexington, Kentucky, 1865-1887," *The Journal of Southern History* 48 (February 1982): 21-25; and Andrew Wiese, *Places of Their Own* (Chicago: University of Chicago Press, 2005), pp. 11-33.

product of increasing African American migration to the cities and the not unrelated codification of Jim Crow during the decades around 1900. Like Raleigh's East Raleigh/SouthPark Historic District (WA 1846) or Elizabeth City's Shepard Street/South Road Street Historic District (PK 833), the Orange, Chatham, and Moore Streets Historic District exemplifies the efforts of African Americans to acquire and define their own physical and social space, as well as their contributions to the evolution of southern cities like Fayetteville.

The property is **not eligible** for the National Register 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.* No individual presently known to be associated with the Orange, Chatham, and Moore Streets Historic District demonstrates an identity beyond that imparted by a social, ethnic, or occupational group.

The property is **eligible** for the National Register 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 lack individual distinction.* The Orange, Chatham and Moore Streets Historic District is immediately readable as an early-twentieth-century working-class neighborhood. The unpretentious houses sited on small lots according to a fairly regular grid of streets and proximity to the downtown area underscore such an identification. The location of the neighborhood on comparatively low ground intersected by railroad tracks is typical of the lands allocated to African Americans for their communities. That the houses are arrayed about a prominent church and school also suggests African American residency. The district exemplifies the physical composition of the twentieth-century southern city, often compared to a checkerboard of clearly distinguished, racially-defined neighborhoods. It expresses, in the words of historian Thomas W. Hanchett, the "impact of Jim Crow on the urban landscape."¹⁸

The property is **not eligible** for the National Register 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 or pre-history, and 2) the information must be considered important.* The Orange, Chatham, and Moore

¹⁸ Hanchett, p. 116.

Streets Historic District is not likely to yield any new information pertaining to building design or technology.

The Orange, Chatham, and Moore Streets district retains the majority of components that constitute and convey its historic significance. Individually undistinguished, the domestic buildings are largely unaltered, though a few suffer from neglect or abandonment. Despite some compromising of materials and workmanship, the houses, church, school, and other features maintain their original spatial relationships (location), design, and setting, and the district as a whole readily expresses the feeling and association of an African American urban neighborhood dating to the first half of the twentieth century. The Orange, Chatham, and Moore Streets Historic District thus possesses a high degree of historic integrity. The eight district properties that fall within the B-4490 APE are identified by the study list recommendation as contributing to its significance. The Orange Street School and St. Joseph's Episcopal Church, standing outside the APE but, of course, in the district, are both listed on the National Register.

National Register Historic Boundary and Identification: The proposed National Register boundary of the Orange, Chatham, and Moore Streets Historic District contains all those surviving properties associated with its historic development and reflects its historic extent (see Figure 19). The boundary runs from the eastern side of Hillsboro Street at the west, the south side of Cumberland Street at the north, and the west side of Ramsey Street at the east. At the south it embraces properties just south of Moore Street, including all of Chatham Street. The boundary conforms to those of the current tax parcels and follows the existing rights-of-way along Hillsboro, Cumberland, Ramsey, and Rowan Streets. The area proposed as eligible for the National Register contains approximately 100 acres.

Property No. 38: Dudley W. Townsend House (CD 377 – Study List)

321 Arch Street

Cumberland County PIN: 0437-65-0705

Identification: The Dudley W. Townsend House is identified as Property No. 38 in Figures 3 and 4 on pages 4 and 9 of this report and illustrated in Figures 25-27.

Location and Setting: The Townsend House sits on the west side of Arch Street at its midpoint between Rowan and Mason Streets. The elevated site is grassed and landscaped; a paved parking lot flanks the house to the north, serving the business within. The property is surrounded by vacant parcels and modern commercial construction, but retains visual and historical connection with the Mason Street and St. John's Square area immediately to the south.

Description: The Townsend House is a two-story frame building resting on a brick foundation and displaying the asymmetrical massing and multi-gable hipped roof typical of the Queen Anne style (Figure 25). The three-bay façade is composed of a central entry, a slightly recessed bay to its left, and a projecting parlor bay to its right. A single-story porch with chamfered posts, a heavy, turned balustrade, and sawn brackets extends across the façade and turns the corner to meet the polygonal dining-room bay on the north elevation. Above the central entry is a one-bay, pedimented porch of similar design. A multi-unit, pantry/kitchen ell connects the main house to a two-story, two-bay-deep rear wing. Two tall, corbelled, brick chimney stacks rise from the center of the house. The building is sheathed with weatherboard and covered with modern composite roofing.

Windows are mostly one-over-one-light, double-hung sash; the upper sashes of the parlor and some of the dining room contain diamond-shaped lights above vertical, elongated panes. The gable of the parlor bay is shingled and pierced by a louvred, diamond-shaped vent. Apart from the porch components, exterior ornamentation is restrained, including plain, broad cornerboards and window surrounds and deep, fully-realized cornices. The interior is little changed in plan and retains its original oak stair at the rear of the entrance hall, pine flooring, bead-board wainscoting, horizontal-panel doors, and oak mantelpieces supported by a variety of columns, pilasters, and brackets. The property appears to be well-maintained in excellent condition.

Developmental History: Shortly after acquiring the then vacant parcel on the west side of Arch Street in 1910, Dudley W. and Jennie Townsend built the house that has survived dramatic later changes to its surrounding area (Figure 26). Dudley Townsend, who operated a candy plant at 540 Hay Street, and his wife lived in the house until their deaths in 1952. The property passed first into the ownership of their daughter, Gladys Townsend Rugheimer and at her death



Figure 25. Dudley W. Townsend House – east (main) and north elevations (above) and south elevation (below).



in 1974 to James H. Cannon, and then in the next year to James Cooper Cannady. Gary T. Smith purchased the property in 1981 and restored the house, which otherwise would have been demolished like the neighboring buildings. Smith founded the Smith Advertising Agency in 1974, and the Arch Street property became and remains one of the company's offices. Smith serves as President and CEO of the business, but the current owner of the property is BBG of Fayetteville. The Dudley W. Townsend House was placed on the NCHPO's study list in 2001 and is a Fayetteville local landmark.¹⁹



Figure 26. Arch Street in 1914.
The Dudley W. Townsend House (circled) and its Original Surrounds.
 1914 Sanborn Map detail (Sheet 20). NTS.

National Register Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Dudley W. Townsend House is considered eligible for the National Register of Historic Places. Its significance is principally derived from its architectural design.

The property is **not eligible** for the National Register 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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation.*

¹⁹ Architectural survey files, NCHPO, Raleigh. Cumberland County Deed Books 157, p. 9 (February 5, 1910); 584, p. 455 (July 31, 1952); 2454, p.149 (August 7, 1974); 2522, p. 662 (December 1, 1975); 2848, p. 748 (November 25, 1981); 3665, p. 56 (April 30, 1991); and 7481, p. 161 (January 23, 2007). Smith Advertising Agency website, www.smithadv.com.

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 Townsend House is not associated with any particular event or trend in the local, regional, or national past.

The property is **not eligible** for the National Register 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.* Neither Dudley W. Townsend nor any other individual presently known to be associated with the property demonstrates an identity beyond that imparted by a social, ethnic, or occupational group.

The property is **eligible** for the National Register 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 lack individual distinction.* The Townsend House is a textbook example of the Queen Anne style and the sole survivor of an earlier, residential Arch Street (see Figure 26). It is also one of several fine domestic buildings added around the turn of the twentieth century to the existing Mason Street and St. John's Square section of the city.

The property is **not eligible** for the National Register 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 or pre-history, and 2) the information must be considered important.* The Townsend House is not likely to yield any new information pertaining to building design or technology.

The Dudley W. Townsend House possesses historical integrity, particularly in its original materials and design, as well as workmanship and location. While much of its broader setting is lost and its function has changed, the house is clearly recognizable as a well-executed domestic building of a distinctive style, its qualities of feeling and association intact. It is recommended as individually eligible for the National Register and as a contributing resource to a possibly eligible Mason Street and St. John's Square (both outside the B-4490 APE) historic district, with which it possesses both a visual and developmental relationship.

National Register Boundary and Justification: The proposed National Register boundary for the Dudley W. Townsend House is illustrated in Figure 27. It conforms to the current legal boundary of the parcel on which the building stands, as well as the Arch Street right-of-way, and is consistent with the historical ownership and present integrity of the property, as well as the local landmark designation. The area proposed as eligible for the National Register contains approximately one-half acre.



**Figure 27. Dudley W. Townsend House.
Proposed National Register Boundary.**
Base map: Cumberland County GIS, 2008 aerial
photography. NTS.

**Properties Evaluated in this Report
and Recommended Not Eligible
for Listing in the National Register of Historic Places**

Property No. 9: College Park Houses (CD 1132)

428, 432, 436, 440, 444, 448, and 452 Washington Drive
Cumberland County PIN: 0437-37-3632

Identification: The College Park Houses are identified as Property No. 9 in Figures 3 and 4 on pages 4 and 7 of this report and illustrated in Figures 28-34.

Location and Setting: The seven College Park Houses are uniformly sited along and facing the eastern side of Washington Drive northwest of the Fayetteville downtown (Figure 28). Their largely wooded lots slope down to Cross Creek immediately to the east. Boarded-in windows and overgrown vegetation indicate that most of the houses are unoccupied. The houses constitute a small residential cluster, isolated from the nearby Murchison Road and Orange, Chatham and Moore Streets neighborhoods by commercial development on West Rowan Street, Bragg Boulevard, Martin Luther King, Jr. Freeway and the eastern bank of Cross Creek.



Figure 28. College Park Houses.

Current aerial view with annotations.

From www.bing.com. NTS.

Description: Constructed to a single design, each of the College Park houses is a small, frame building with a shallow-pitched gable roof, resting on a continuous and pier foundation of concrete, and sheathed with German siding and composition roofing (Figure 29). A four-bay façade includes a doorway protected by a deep, bracketed and gabled hood and flanked by double-hung-sash windows, one to one side and two to the other. The outer window of the flanking pair lights a slightly projecting bay roughly half as deep as the body of the house. The façade arrangement is mirror-imaged for each



Figure 29. College Park Houses. Representative structure (#428 Washington Drive), west (main) and south elevations.

pair of buildings. One or two symmetrically placed brick chimney stacks pierce the ridge of each house. Window and door surrounds, cornerboards, and cornices are simple and well-proportioned; flared barge boards applied to all gable ends and the brackets supporting the entry hoods provide modest ornamentation. The houses, mostly unoccupied, appear to have been recently repaired and painted, but are nevertheless in the early stages of decline. Approximately 180 feet south of the houses stands a decorative brick wall in good condition (Figure 30). Laid predominantly in stretcher bond, the wall displays three, ogee-arched, blind panels on the south elevation of its broad central section. Two narrower, buttressed sections with descending curvilinear profiles, laid in ten-course American common bond, terminate the wall at the street end. A deteriorated poured-concrete sidewalk runs along nearly the entire length of Washington Drive, from the Bragg Boulevard-West Rowan Street intersection, passing next to the brick wall and through the diminutive front yards of the houses, and ending just beyond the westernmost house and before the dead-end of the street.



Figure 30. College Park Houses.
Associated brick wall, south elevation.

Developmental History: Like the Orange, Chatham, and Moore Streets Historic District discussed earlier in this report (pages 32-41), the College Park Houses represent an early-twentieth-century, historically African American residential area close to downtown Fayetteville. Proximity to a nearby school, Fayetteville State University, inspired their collective name. Established in 1867 as the Howard School and becoming the State Colored Normal School ten years later, the present university originated as the first state-supported institution of higher learning for training African Americans teachers in the South. The 1923 Sanborn map of the city locates the school on Murchison Road, its site since 1908 and where it remains today (Figure 31). To its south and east the map identifies several named neighborhoods, all recognizably planned residential subdivisions, including College Park.²⁰

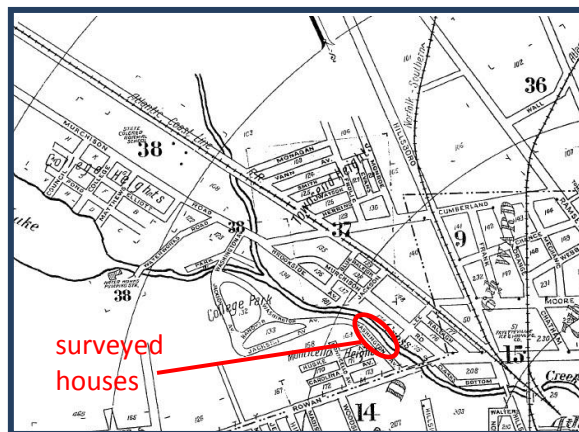


Figure 31. College Park and Environs.
1923 Sanborn map detail (Sheet 1). NTS.

²⁰ “FSU History,” viewed at www.unccfsu.edu/pr/history.htm. *Insurance Maps of Fayetteville, North Carolina* published by the Sanborn Map Company of New York in 1923, Sheet 1, viewed at www.nclive.org. In subsequent editions College Park is represented not only on the key map (always Sheet 1), but on additional detailed maps as buildings began to appear.

Almost all of the early-twentieth-century subdivisions and other developing residential districts of Fayetteville were organized according to a more or less rectilinear grid of streets. College Park appears to have been the exception. Detailed on a plat filed in Cumberland County in 1924, its curvilinear roads -- especially Washington Avenue (partially surviving as Washington Drive) extending from Murchison Road to Rowan Street -- responded to the creek-side topography and allowed for a variety of lot size and shape (Figure 32). The plan of College Park places it squarely in the tradition of

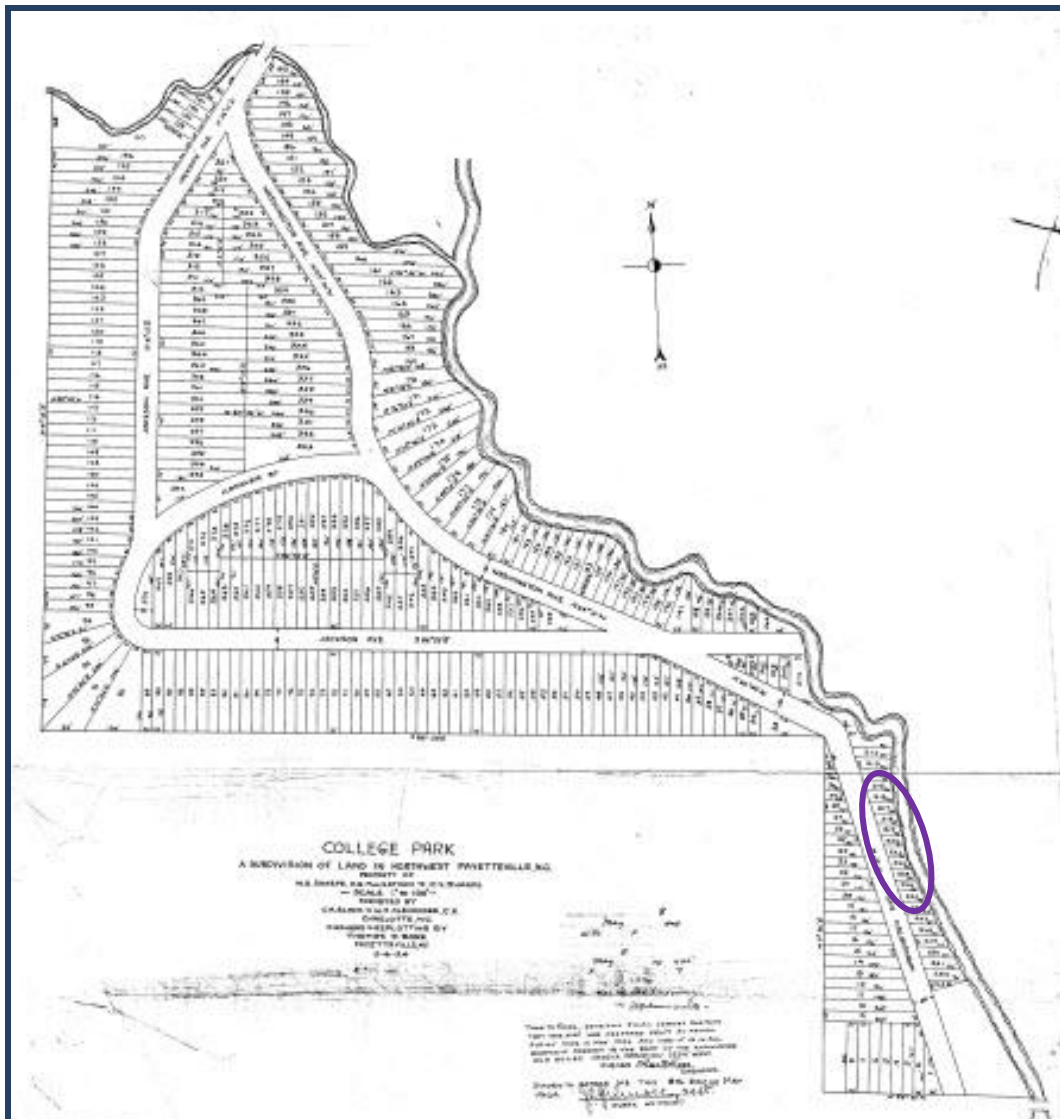


Figure 32. Plat of “College Park – a Subdivision of Land in Northwest Fayetteville N.C.”

Location of surveyed houses circled.

Cumberland County Plat Book 7, page 143, filed May 8, 1924. NTS

the picturesque suburbs of the mid-nineteenth century and the naturalistic compositions of Frederick Law Olmsted and others in more recent years. The historical record has yet to yield the name of a designer, but identifies the area as the property and project of the Fayetteville Insurance and Realty Company starting in 1920. Incorporated in 1907, the private company declared its objectives as acquiring, developing, selling, renting, and financing all kinds of real property. As two of its initial major shareholders were lumber dealers, it's not surprising that the company also intended "... to erect, construct, alter, maintain, and improve houses, buildings or works of every description on any lands of the corporation, or upon any other lands" In 1920 the Fayetteville Insurance and Realty Company purchased various partial interests in lands around the city waterworks, Murchison Road, and Cross Creek. The 1924 plat documents the new owners' plans to develop at least part of the lands as a distinct residential area serving the nearby college. The 1923 Sanborn map suggests that the streets of College Park, while unpaved and empty, were already in place.²¹

Very little construction activity occurred in College Park during the later 1920s and 1930s, undoubtedly due to the collapse of the home building industry associated with the Great Depression. The row of seven houses standing today along the eastern side of Washington Drive near Rowan Street appeared around 1940 (Figure 33). Their simplicity and homogeneity suggests the influence of the National Housing Act of 1934 and the various "small house" publications and initiatives of the Federal Housing Administration, though no direct evidence of design sources or participation in financing programs has yet come to light. Similarly, the marketing intentions of the College Park developers are not stated overtly in the available documentation, but the location of the subdivision near an African American college and earlier established neighborhoods indicate the white owners' recognition of potential black residents. A sampling of city directories reveals that the seven College Park houses were predominantly rental properties, and they remain so today.²²

²¹ Sanborn maps of Fayetteville published in 1901, 1908, 1914, and 1923, viewed at www.nclive.org. Cumberland County Plat Book 7, p. 143 (May 8, 1924). David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs* (Washington, D.C.: United States Government Printing Office, 2002), pp. 38-39. Cumberland County Record of Incorporations and Corporations 1898-1907, pp. 292-295 (October 16, 1907). United States Bureau of the Census, Federal Census Schedules, Cumberland County, North Carolina, 1920. Cumberland County Deed Books 263, pp. 15-17 (January 8, 1920) and 707, pp. 78-79 (January 8, 1920).

²² Sanborn maps of Fayetteville published in 1923 and 1930 and the updated 1930 edition issued in 1950 (hereafter 1930-1950), viewed at www.nclive.org. Cumberland County Tax Records date the seven College Park houses to 1940. Ames and McClelland, pp. 59-62. Wiese, pp. 11-33. Ruby Mendenhall, "The Political Economy of Black Housing," *The Black Scholar* 40 (2010): 20, 24-26. Fayetteville city directory collection, Cumberland County Public Library, Fayetteville.

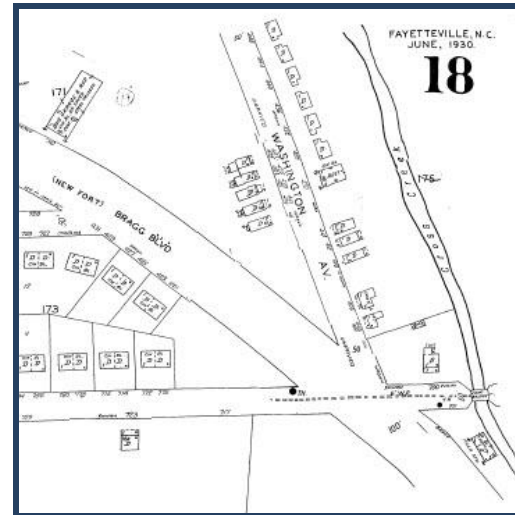
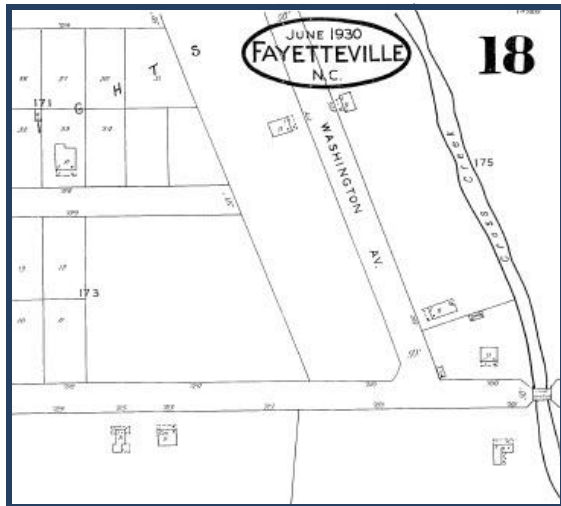


Figure 33. Washington Avenue, College Park in 1930 and 1950.

A neighboring subdivision, Monticello Heights, is partially visible in the 1930 detail (left) and appears as sparsely built as College Park. The 1950 detail (right) illustrates the arrival of Bragg Boulevard and encroaching commercial development.

From the 1930 and 1930-1950 Sanborn maps (Sheet 18). NTS.

The construction of Bragg Boulevard along its southwestern edge and increasing commercial growth in the area during the 1940s constrained the further development of College Park. The Fayetteville Insurance and Realty Company was dissolved in 1945, and ownership of the circa-1940 houses, as well as most of the lots along the lower two-thirds of Washington Drive, passed to the son of one of the company's directors, the Fayetteville lawyer Charles G. Rose, Jr. Rose continued to rent the houses, but did not pursue the implementation of the College Park project. By the early 1950s the plan of College Park had started to change significantly (Figure 34). Bragg Boulevard removed its southwest corner, and a new road, Blue Street, eliminated several more lots and now provided the major connection between Washington Drive and the area east of Cross Creek. The E. E. Smith High School occupied the lots between Jackson Avenue, Hanover Street, and the northern third of Washington Drive. The construction of Martin Luther King, Jr. Freeway in the 1970s obliterated what little visible identity College Park had achieved. It cut Washington Drive in two, severing the connections between the lower third of the street and adjacent neighborhoods to the north and east, as well as Fayetteville State University. Continuing commercial development in subsequent years has left the seven circa-1940 houses an isolated residential presence on a dead-end street. The houses, fragments of a once unified road system, and a brick wall that presumably heralded entry to College Park are all that remain of the unrealized

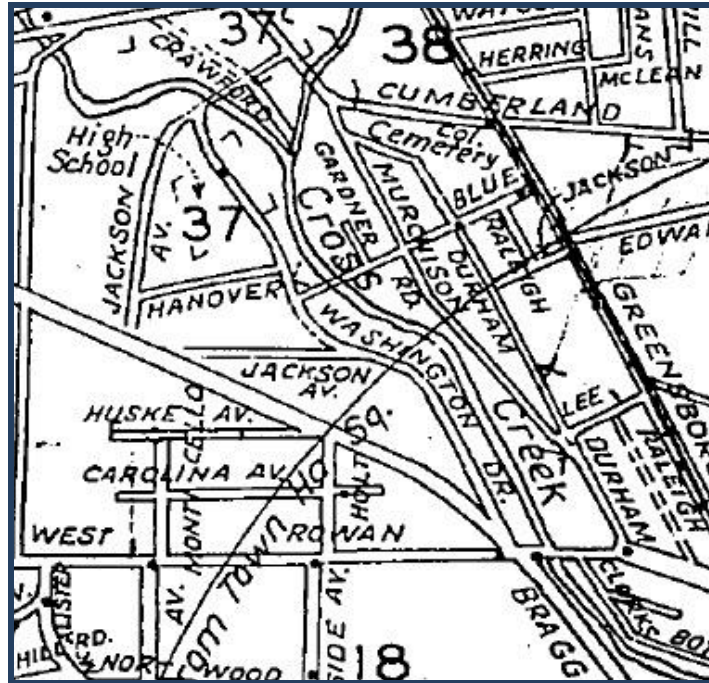
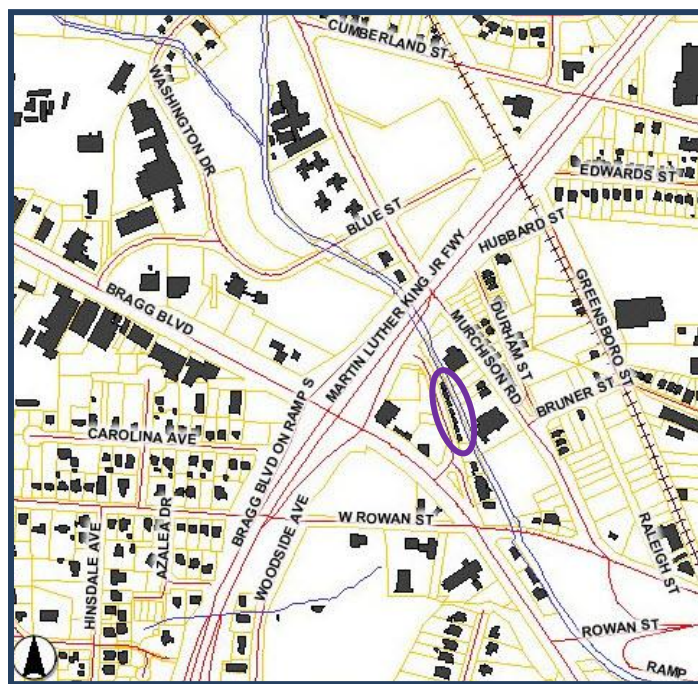


Figure 34. College Park in 1950 and 2009.

Only sections of the planned streets survive today, most apparently the southern and northern thirds of Washington Drive and the former Jackson Avenue, now part of the E. E. Smith High School (later Washington Drive Junior High School) grounds.

Surveyed properties are circled.

1950 Sanborn map detail (Sheet 1) and 2009 Cumberland County GIS mapping. NTS.



subdivision. In 1994 Charles G. and Frances D. Rose sold the College Park Houses to Walter J. and L'Tanya Haire, the present owners. The area is zoned for commercial development, and most of the houses are currently unoccupied.²³

National Register Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the College Park Houses are not considered eligible for the National Register of Historic Places.

The property is **not eligible** for the National Register 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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the 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.* Had College Park materialized as originally envisioned in the early 1920s, Fayetteville might have acquired a planned residential landscape of some distinction. Beset initially by unfavorable economic circumstances, then by the pressures of commercial development and transportation needs, the subdivision was never fully realized. Unlike Raleigh's College Park located near St. Augustine's College or the area designated as the Johnson C. Smith University Historic District (MK 2499) in Charlotte, its proximity to a college did not translate into growth. Its few remaining components are largely unrelated spatially and visually. Specifically, the row of seven houses on the southernmost end of Washington Drive are sundered from former residential and institutional neighbors. Historically occupied by African Americans beginning in the 1940s, they are products of overt racial segregation; their scale and simplicity illustrate the "small house" movement first expressed in the 1920s. Despite such associations, the College Park Houses are neither distinguished nor rare examples of such eras and trends and have sustained considerable loss of integrity. The houses retain integrity of location and, to a lesser degree due to repairs and replacements, design, materials, and workmanship. Their setting, however, has been profoundly compromised, also diminishing their qualities of feeling and association. Thus, the College Park Houses do not possess sufficient historical integrity to meet the requirements of Criterion A.

²³ The 1930 and 1930-1950 Sanborn maps of Fayetteville, viewed at www.nclive.org. Cumberland County Deed Books 469, pp. 556-558 (June 19, 1945); 483, p. 131 (July 23, 1945); and 4130, pp. 763-766 (March 23, 1994). Cumberland County GIS mapping viewed at http://152.31.99.8/website/community_gis/viewer.htm. Legal descriptions in the deeds and also in the current tax records continue to use "College Park" (and often the original lot numbers) to identify both residential and commercial properties in the Washington Drive area. Several houses dating to the 1940s and 1950s occupy College Park lots along the northern section of Washington Drive near the intersection with the former Jackson Avenue, but are well outside the project APE.

The property is **not eligible** for the National Register 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.* No individual presently known to be associated with the College Park Houses demonstrates an identity beyond that imparted by a social, ethnic, or occupational group.

The property is **not eligible** for the National Register 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 lack individual distinction.* As established in the discussion of Criterion A above, the College Park Houses possess integrity of location, and renovation and repair have diminished their qualities of design, materials, and workmanship. Like the other surviving fragments of College Park, the houses emerged from a vision of a sophisticated residential landscape that, sadly, never became a reality. The conditions that hindered the successful development of College Park also eventually deprived the houses of their integrity of setting, feeling, and association. Both individually and collectively unexceptional architecturally, as well as lacking historical integrity, the College Park Houses do not meet the requirements of Criterion C.

The property is **not eligible** for the National Register 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 or pre-history, and 2) the information must be considered important.* The College Park Houses are not likely to yield any new information pertaining to building design or technology.

Property No. 19: House (CD 1144)

460 West Rowan Street

Cumberland County PIN: 0437-46-7757

Identification: The house at #460 West Rowan Street is identified as Property No. 19 in Figures 3 and 4 on pages 4 and 8 of this report and illustrated in Figures 35-39.

Location and Setting: The house sits approximately 140 feet northeast of the West Rowan-Hillsboro Streets intersection, including the associated rail lines, and faces the Rowan Street Bridge (Bridge No. 116) to the south (Figure 35). It shares a roughly one-third-acre parcel with a prefabricated-steel industrial building over four times its size. Placed very near but unconnected to the house, the metal building occupies about one-third of the lot. Immediately surrounded with rows of automobiles and a high, chain-link and barbed-wire fence, the buildings stand alone amidst a fairly large expanse of partially wooded, vacant land.



Figure 35. House at #460 West Rowan Street.

Current aerial view with annotations.

From www.bing.com. NTS

Description: The house is a one-and-one-half-story, double-pile, three-bay, gable-roofed building of frame construction with brick veneer laid in stretcher bond (Figure 36). Its most distinctive features are its crow-stepped gable ends and deep reveals of its window and door openings. The stepped gables terminate in simply corbelled projections on the long elevations, but are otherwise unadorned. Windows are filled with six-over-six-light, double-hung-sash, provided with row-lock sills, and lack articulated lintels. The main (south) and west elevation windows have acquired decorative blinds or shutters and, similarly, the central, upper-gable-end windows are infilled with louvred metal vent units. A bracket-set flagpole and a pedimented, fanlit door surround are later additions to the main elevation. Composition roofing, metal guttering, and a variety of electrical and other utility connections also represent changes to the building after its initial construction. Looming at the rear of the house is a large, prefabricated-metal industrial building with a low-pitched gable roof and multiple vehicular openings (see Figure 35). A tall, pole-set sign identifies the property as Pedro's Auto Body.²⁴ The partially grassed yard of the house is not actively landscaped, and the property appears to be in fair to good condition (Figure 37).



Figure 36. House at #460 West Rowan Street.
Main (south) and east elevations.

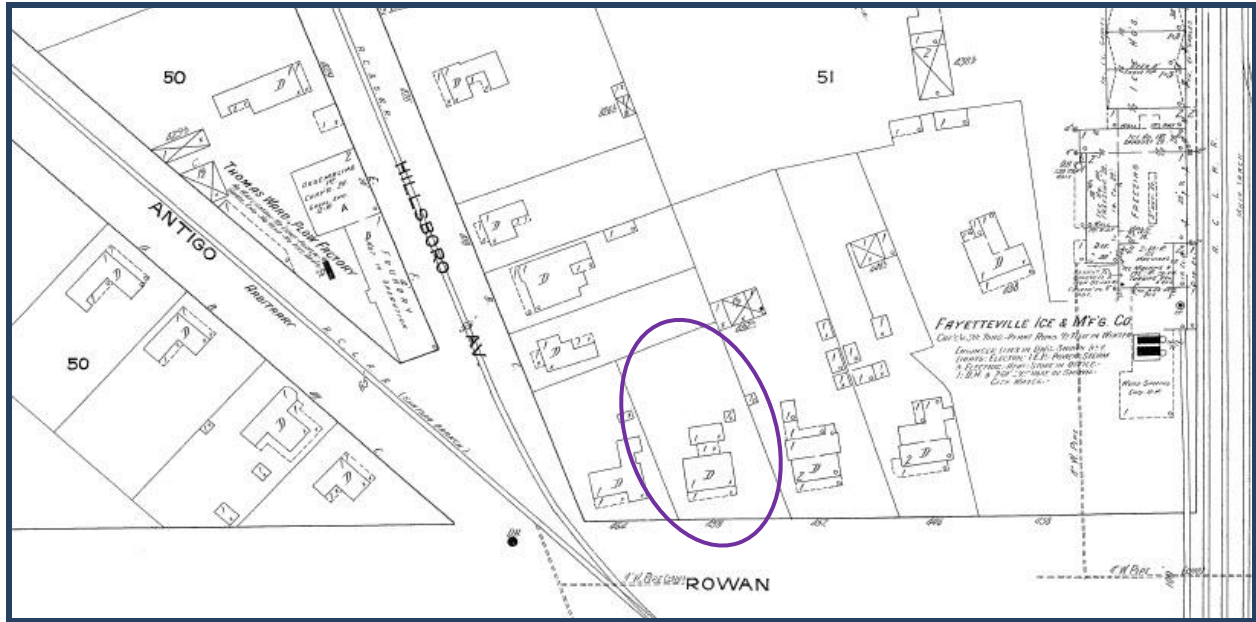
²⁴Current directory listings identify the business at #460 West Rowan Street as Cruzin Auto Services and the location of Pedro's Auto Body as #5321 Bragg Boulevard.



Figure 37. House at #460 West Rowan Street.
Main (south) and west elevations.

Developmental History: Available sources have not yet revealed much information about the house at #460 West Rowan Street. The current Cumberland County tax records note that it was built in 1900. Scrutiny of the existing Sanborn maps for Fayetteville suggest that the house replaced an earlier dwelling on the site sometime between 1908 and 1914 (Figure 38). An insufficiently clear chain of title conceals the earliest ownership history, but a judgement of the Cumberland County superior court in 1943 divested Morrison and Addie J. Burns of the house and made it the joint property of county and city. Though the property was quickly sold in the next year to another private owner, the court judgement appears to mark the transition of the house from residential to commercial use. A succession of businesses occupied the house from that time to the present day and may be tracked in the Fayetteville city directories. The Tarlton Construction Company maintained its office in the house principally during the 1950s and 1960s, sometimes sharing the premises with a radio and television repair shop or a realty and brokerage firm. In later years plumbing and heating contractors and auto repair concerns, like the current tenant, have located on the property.²⁵

²⁵ Sanborn maps of Fayetteville published in 1891, 1896, 1908, and 1914, viewed at www.nclive.org. Cumberland County Deed Books 446, p. 340 (September 13, 1943); 462, p. 40 (October 18, 1943); 464, p. 232 (February 9, 1944); 562, p. 207 (August 31, 1950); 2409, pp. 637-638 (August 16, 1973); 2422, pp.



**Figure 38. Rowan Street at Hillsboro Avenue, 1914.
House (circled, here #428) and its Original Surrounds.
1914 Sanborn Map detail (Sheet 23). NTS.**

The proximity of the Fayetteville Ice and Manufacturing Company (demolished in 2000) raises the question of some relationship with the stepped-gable house. The evidence of the Sanborn maps proves that the two properties were always separate entities and, moreover, that the vacant land now surrounding the house once contained a number of neighboring dwellings (see Figure 38). Until the 1950 revision of the 1930 Sanborn map, the house possessed a one-story, full-width front porch, a rear addition connected by a hyphen, both also a single story in height, and shingle roofing. By 1950 the porch had disappeared, the entire building was covered with composition roofing, and the house, unlike its neighbors, was identified as an office (Figure 39). During the second half of the twentieth century, the area immediately around the house lost its residential character due, in part, to the construction of the nearby Rowan Street Bridge (Bridge No. 116) in 1956 and consequent changes in road patterns, as well as intensifying commercial development. The house probably received its pedimented entry sometime during the occupancy of the Tarlton Construction Company and perhaps lost its rear addition and hyphen to the adjacent metal building constructed in 1984. The property

810-811 (January 1, 1974); 3641, pp. 835-837 (January 25, 1991); and 7779, pp. 868-879 (December 31, 2007). The current owner is Talley Investments, LLC of Fayetteville.

appears to have retained its historical configuration and size, but currently is zoned for commercial use.²⁶

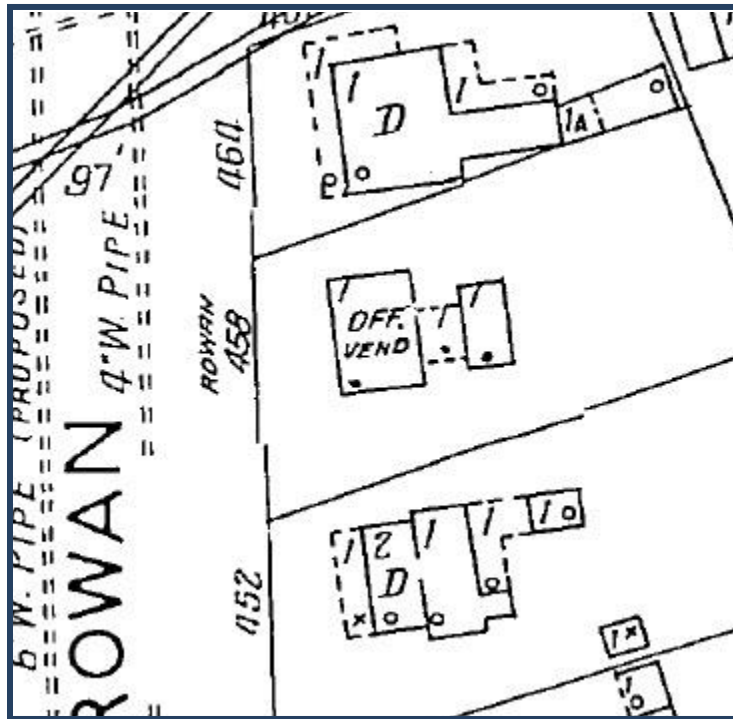


Figure 39. House at #460 (here #458) West Rowan Street.

The building is shown as occupied by an office and its veneered exterior is specifically noted. 1930-1950 Sanborn map (Sheet 19). NTS.

National Register Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the House at #460 West Rowan Street is not considered eligible for the National Register of Historic Places.

The property is **not eligible** for the National Register 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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally,*

²⁶ The (former) Fayetteville Ice and Manufacturing Company Plant and Engineer's House was listed on the National Register in 1983 and demolished in 2000, as recorded in the architectural survey files, NCHPO, Raleigh. Sanborn maps of Fayetteville published in 1914, 1923, 1930, and the updated edition of the 1930 map issued in 1950, viewed at www.nclive.org. The prefabricated building is dated to 1984 in the current Cumberland County tax records.

the property's specific association must be important as well. While no direct developmental connections with the railroad or several industries located in its vicinity are presently known, the House at #460 West Rowan Street is a product of the related commercial and residential expansion of the city beyond its historical core during the early twentieth century. This association alone does not constitute significance, and when coupled with a loss of integrity, the property fails to satisfy the requirements of Criterion A. It retains integrity of location and, to a reasonable degree, design, materials, and workmanship. Its setting, however, is lost, thus also compromising the qualities of feeling and association. The building no longer serves its original function. A historic connection with the nearby Orange, Chatham, and Moore Streets neighborhood is not evident in the available documentation, and the intervening vacant lots and later construction do not recommend the property's inclusion in the proposed National Register district as defined on page 41 of this report.

The property is **not eligible** for the National Register 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.* No individual presently known to be associated with the property demonstrates an identity beyond that imparted by a social, ethnic, or occupational group.

The property is **not eligible** for the National Register 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 lack individual distinction.* The House at #460 West Rowan Street displays a design feature fairly rare in its time and region. Crow-stepped gable ends were not unknown in North Carolina, employed, for example, in the circa-1830 county clerk's offices in Jackson and Halifax, and gained domestic application as an element of the Dutch Colonial Revival style, particularly during the early decades of the twentieth century. The House is an otherwise unexceptional example of this revival aesthetic. As discussed above, the property has lost historical integrity -- specifically of setting, feeling, and association

through demolition, changing use, alteration, and new construction -- and thus does not qualify for National Register eligibility under Criterion C.

The property is **not eligible** for the National Register 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 or pre-history, and 2) the information must be considered important.* The House at #460 Rowan Street is not likely to yield any new information pertaining to building design or technology.

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APPENDIX A

**CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR
THE NATIONAL REGISTER OF HISTORIC PLACES**

Project Description: Replace Bridge No. 116 and realign Rowan Street, Murchison Road, and Bragg Boulevard as part of NC Veterans' Park Plan.

On **September 15, 2010** representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (HPO)
- Other

Reviewed the subject project at historic architectural resources photograph review session/consultation and

All parties present agreed

- ~~There are no properties over fifty years old within the project's Area of Potential Effects (APE).~~
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's APE.
- There are properties over fifty years old within the project's APE, but based on the historical information available and the photographs of each property, the properties identified as 2, 3, 5, 6, 7, 8, 10-18, 20-24, 32-33, 34, 35-36, 49 are considered not eligible for the National Register and no further evaluation of them is necessary. Photographs of these properties are attached.
- There are no National Register-listed or Study Listed properties within the project's APE. (~~#37, 40~~ outside APE)
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- More information is requested on properties 1, 4, 9, 19, 20, 25-31, 38, 42-48

Signed:

Vanessa E. Patrick

9-15-10

Representative, NCDOT

Date

FHWA, for the Division Administrator, or other Federal Agency

Date

Representative, HPO

Date

Renee Bledhill-Easley

9-15-10

State Historic Preservation Officer

Date

rec'd 7-16-08



North Carolina Department of Cultural Resources

State Historic Preservation Office

Peter B. Sandbeck, Administrator

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

June 17, 2008

MEMORANDUM

TO: Tracy Walter
Project Development and Environmental Analysis Branch
NC Department of Transportation

FROM: Peter Sandbeck *BSB for Peter Sandbeck*

SUBJECT: Bridge 16 on NC 24/87/210 over CSX RR, NS RR, & Hillsboro Street, B-4490,
Cumberland County, ER 08-1309

Thank you for your letter of June 3, 2008, concerning the above project.

There are no known archaeological sites within the proposed project area. Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project.

We have conducted a search of our maps and files and have located the following structures of historical or architectural importance within the general area of the project:

- ◆ CD 179, the Haymount Historic District is adjacent to the project area.

We recommend that a Department of Transportation architectural historian evaluate this district and report the findings to us.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Mary Pope Furr, NCDOT
Matt Wilkerson, NCDOT

APPENDIX B

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 2 – 715 W. Rowan St.



Property No. 2 – 715 W. Rowan St.



Property No. 3 – 539 Bragg Blvd.



Property No. 3 – 539 Bragg Blvd.



Property No. 5 – 626 W. Rowan St.



Property No. 6 - 400-408 Washington Dr.

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 7 – 720 Bragg Blvd.



Property No. 8 – 738/740 Bragg Blvd.



Property No. 10 – 447-501 Murchison Rd.



Property No. 11 – 507 Murchison Rd.



Property No. 12 – 518 Murchison Rd.



Property No. 13 – 522 Murchison Rd.

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 14 – 521 Durham St.



Property No. 15 – 518 Durham St.



Property No. 16 – 526 Durham St.



Property No. 17 – 532-536 Durham St.



Property No. 18 – 407 Greensboro St.



Property No. 18 – 407 Greensboro St.

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 21 – 505 Hillsboro St.



Property No. 22 – 504 Moore St.



Property No. 23 – 455 Hillsboro St.



Property No. 24 – 439 Hillsboro St.



Property No. 32 – 211 Rowan St.



Property No. 33 – 203 Rowan St.

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 34 – 123 Rowan St.



Property No. 34 – 123 Rowan St.



Property No. 35 – 342-346 Ray Ave.



Property No. 36 – 336 Ray Ave.



Property No. 49 – Bridge No. 116



Property No. 49 – Bridge No. 116

Surveyed Properties Considered Outside the APE

Properties Determined Not Eligible for the National Register of Historic Places Through NCHPO Concurrence



Property No. 37 – 302/304 Mason St.



Property No. 37 – 302/304 Mason St.



Property No. 39 – 216 Arch St.



Property No. 40 – 214 Mason St.
“Mansard Roof House” (CD 2 – NR)



Property No. 41 – 472 Hay St.
“ACL Railroad Station” (CD 168 – NR)



Property No. 41 – 472 Hay St.
“ACL Railroad Station” (CD 168- NR)