



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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 22, 2017

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Widen SR 1997 (Fayetteville Road) to Multi-lanes from East 22nd Street to
Farringdom Street, Lumberton, U-5797, PA 17-05-0008, Robeson County, ER 17-2877

Thank you for your November 21, 2017, memorandum transmitting the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the report and offer the following comments.

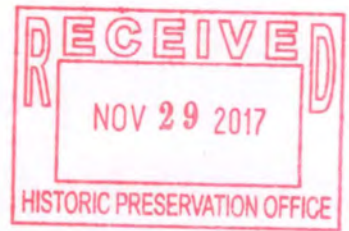
We concur that the Cooper House (RB0695) and the Wilson House (RB0696) are both eligible for listing in the National Register of Historic Places under Criterion C.

- The Cooper House (RB0695), eligible under Criterion C, is locally significant for its design and craftsmanship as a rare example of residential stone construction. Built in 1936, the house and associated ancillary buildings (a two-story garage/apartment and a 1941 apartment building) are constructed of solid granite and served as an advertisement for the Southern Marble Works across the street, of which Mr. Cooper was the company's president. The house and associated buildings display a high level of integrity, although the interior of the house was not accessible. However, boundaries for the property shown on page 17 of the report appear to be very tight along East 21st Street, North Cedar Street, and East 19th Street. The boundary along these streets should extend to the curb to avoid being right against the ancillary buildings.
- The Wilson House (RB0696), eligible under Criterion C, is locally significant as a rare example of modernist residential architecture in Robeson County. It combines elements of the Art Moderne and Minimal Traditional style popular in the 1930s and 1940s including an asymmetrical façade, horizontal-pane corner windows, recessed entry, and generous eaves. The house and its ancillary buildings (a two-story garage, a one-story garage, and concrete block dog house) are remarkably intact and have a high level of material integrity. However, the boundaries for the property appear to be very tight along North Walnut Street and East 21st Street. The boundary line along these streets should extend to the curb to include enough landscape along the road.

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

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

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

To: Renee Gledhill-Earley, NCHPO

ER 17-2877

From: Vanessa E. Patrick, NCDOT

H Hannah 12/15

Date: November 21, 2017

Due 12/20/17
elle/hrs

Subject: *Historic Structures Survey Report for U-5797, Widen SR 1997 (Fayetteville Road) to Multi-lanes from East 22nd Street to Farrington Street in Lumberton, Robeson County, North Carolina. WBS No. 44367.1.1. PA Tracking No. 17-05-0008.*

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the U-5797, Robeson County project area (one hard copy and one CD-ROM). Survey photographs, GIS data, and site forms are provided on the CD-ROM, and hard copies of the site forms are also supplied.

The report considers two resources – the Cooper House (RB0695) and the Wilson House (RB0696). The study recommends both as eligible for listing in the National Register of Historic Places. Initial screening of the U-5797 project area by NCDOT Historic Architecture identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.

V.E.P.

Attachments

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**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1997 (FAYETTEVILLE ROAD) TO MULTI-LANES FROM
EAST 22ND STREET TO FARRINGDOM STREET
LUMBERTON, ROBESON COUNTY, NORTH CAROLINA**

**TIP Project U-5797
WBS No. 44367.1.1**

**Prepared for:
The North Carolina Department of Transportation
Environmental Analysis Unit
Century Center
1020 Birch Ridge Road
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**Megan Funk
*Architectural Historian***

NCR-0753

NOVEMBER 2017

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1997 (FAYETTEVILLE ROAD) TO MULTI-LANES FROM EAST 22ND
STREET TO FARRINGDOM STREET
LUMBERTON, ROBESON COUNTY, NORTH CAROLINA**

**TIP Project U-5797
WBS No. 44367.1.1**

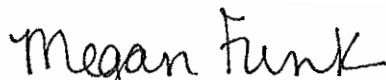
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**Megan Funk
*Architectural Historian***

NCR-0753

NOVEMBER 2017



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

11-13-2017

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen SR 1997 (Fayetteville Road) to multi-lanes from East 22nd Street to Farringdom Street in Lumberton, Robeson County. The study limits extend approximately 1.6 miles along SR 1997 (Fayetteville Road) from the intersection with Cricklewood Street in the north to East 20th Street in the south. This project is included in the North Carolina State Transportation Improvement Program (STIP) as Project Number U-5797 and is state funded, but will require federal permits. NCDOT architectural historians conducted a preliminary investigation, identifying two resources warranting additional study and eligibility evaluation. The Area of Potential Effects (APE) equates with the study area established for the project.

This report presents the documentation of the 1936 Cooper House (#001 // RB0695) and the circa 1935 Wilson House (#002 // RB0696), located within the APE, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this report, Commonwealth Heritage Group, Inc. (Commonwealth) conducted architectural analysis and National Register of Historic Places (NRHP) evaluations of the two specified resources. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Robeson County Public Library and the Robeson County Register of Deeds, both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources. This report recommends the Cooper House (#001 // RB0695) and the Wilson House (#002 // RB0696) as eligible for listing in the NRHP.

PROPERTY NAME	TEMPORARY SURVEY SITE NUMBER	HPO SSN	ELIGIBILITY RECOMMENDATION	CRITERIA
Cooper House	001	RB0695	Eligible	C
Wilson House	002	RB0696	Eligible	C

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INTRODUCTION

The North Carolina Department of Transportation (NCDOT) proposes to widen SR 1997 (Fayetteville Road) to multi-lanes from East 22nd Street to Farringdom Street in Lumberton, Robeson County. The study limits extend approximately 1.6 miles along SR 1997 (Fayetteville Road) from the intersection with Cricklewood Street in the north to East 20th Street in the south. This project is included in the North Carolina State Transportation Improvement Program (STIP) as Project Number U-5797 and is state funded, but will require federal permits. NCDOT architectural historians conducted a preliminary investigation, identifying two resources warranting additional study and eligibility evaluation. The boundary of the APE equates with that of the project study area (Figure 1).

This report presents the documentation of the 1936 Cooper House (#001 // RB0695) and the circa 1935 Wilson House (#002 // RB0696), located within the APE, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this report, Commonwealth Heritage Group, Inc. (Commonwealth) conducted architectural analysis and National Register of Historic Places (NRHP) evaluations of the two specified resources in September 2017. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Robeson County Public Library and the Robeson County Register of Deeds, both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources. This report includes the architectural history, assessment, and National Register eligibility recommendation of two historic properties, the 1936 Cooper House (#001 // RB0695) and the circa 1935 Wilson House (#002 // RB0696). This report is on file at NCDOT and is available for review by the public.

Methodology

Commonwealth prepared this historic architectural resources evaluation report in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* and NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*.¹ This report meets NCDOT and National Park Service guidelines. Resources are evaluated according to National Register of Historic Places (NRHP) criteria. The locations of the evaluated resources relative to the study area boundary are shown in Figure 2.

The NRHP criteria require that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

- A. are associated with events that have made a significant contribution to the broad patterns of our history;
 - B. are associated with the lives of persons significant in our past;
 - C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- or

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

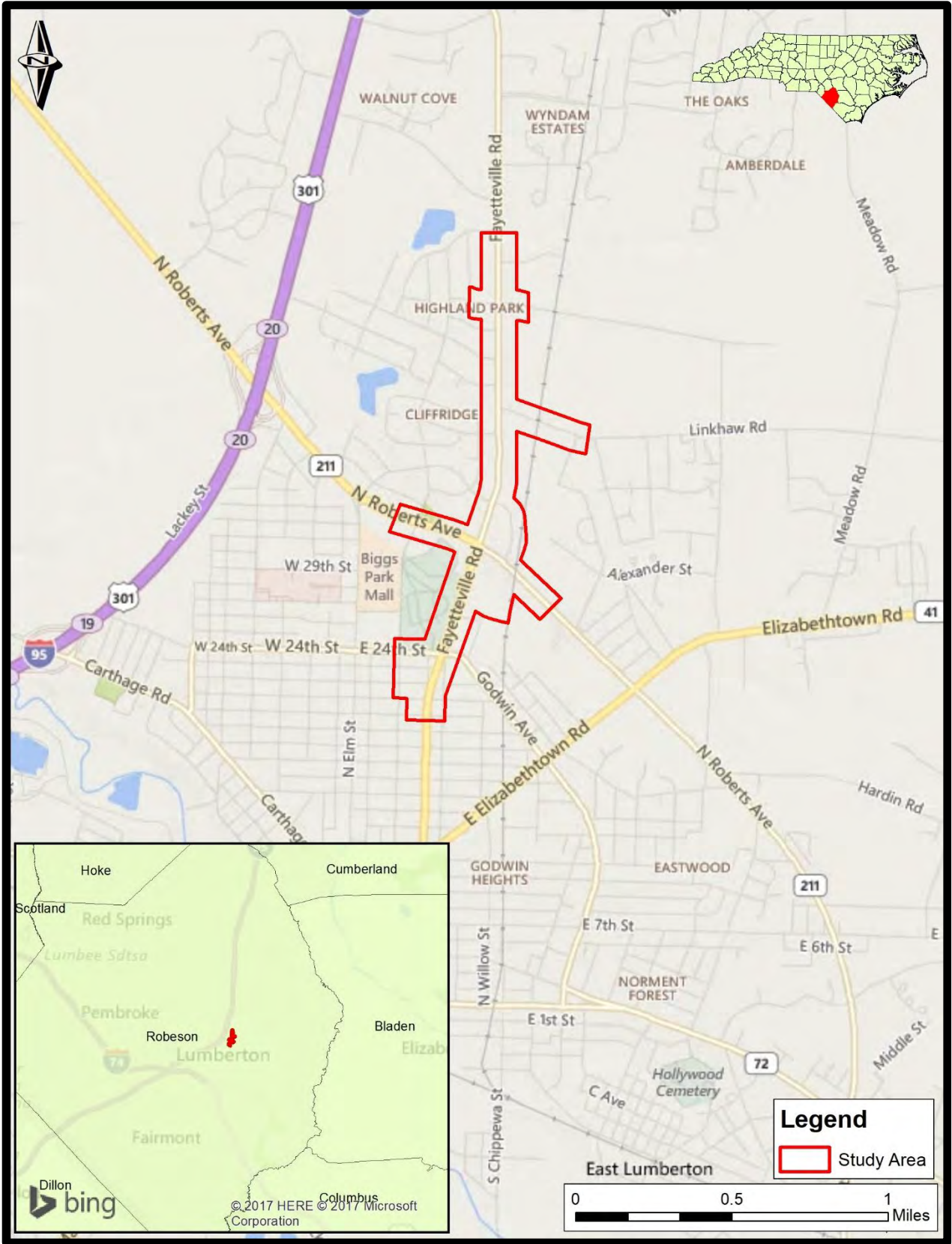


Figure 1: Project Study Area.

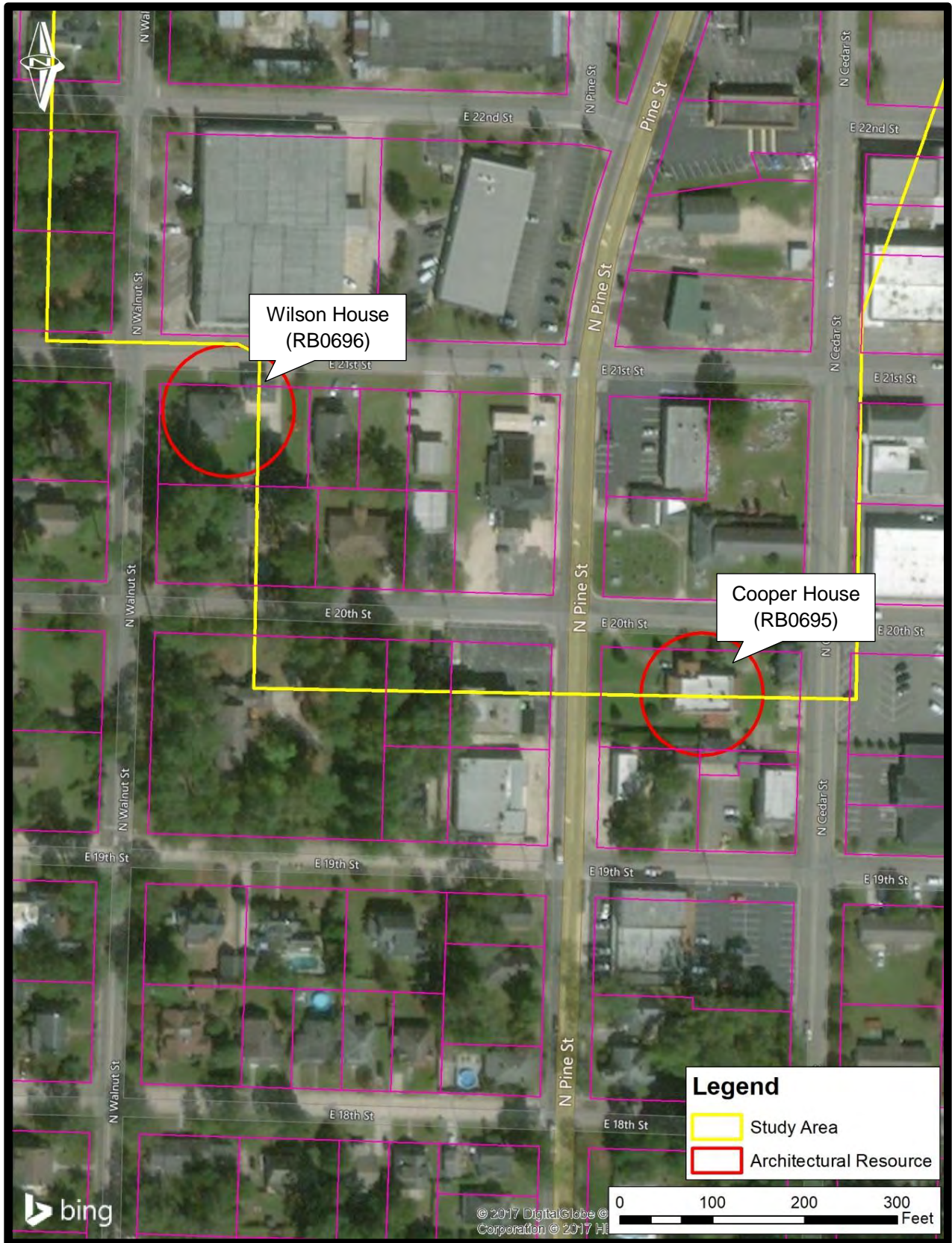


Figure 2: Resource Locations.

D. have yielded, or may be likely to yield, information important in prehistory or history.²

Summary of Results

This study addresses the 1936 Cooper House (#001 // RB0695) and the circa 1935 Wilson House (#002 // RB0696). Based on the information obtained through fieldwork, research, and analysis, both properties are recommended eligible for listing in the NRHP.

Physical Environment

The study area is dominated by small businesses and strip malls, gas stations, and neighborhood developments. The Meadowbrook Cemetery also borders the project route as does Lumberton High School and various churches. The two resources included in this study are located near the southern boundary of the APE, just south of where Fayetteville Road (SR 1997) merges with N. Pine Street. The Cooper House is located on N. Pine Street, while the Wilson House is located one block west of N. Pine Street on N. Walnut Street. Both residences are surrounded by a mix of residential and commercial properties, though the Wilson House, which unlike the Cooper House faces other residences, has a more residential feel. With the exception of Pine Street, the roads to the south and west of the studied properties are primarily residential.

² Ibid.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Cooper House
NCDOT Survey Site Number:	001
HPO Survey Site Number:	RB0695
Location:	1908 Pine Street, Robeson County
Parcel ID:	321402009
Dates(s) of Construction:	1936
Recommendation:	Eligible for the NRHP



Figure 3: Cooper House, Looking East.

Setting

The property is located at the southeast corner of the intersection of N. Pine and E. 20th Streets. The Cooper House sits 75 feet back from N. Pine Street and faces a two-story commercial building and paved parking lot. A sidewalk extends from the front of the residence to N. Pine Street, though there is no sidewalk along N. Pine Street or E. 20th Street. Two additional sidewalks and a circular driveway connect the residence to E. 20th Street (Figures 3 and 4).

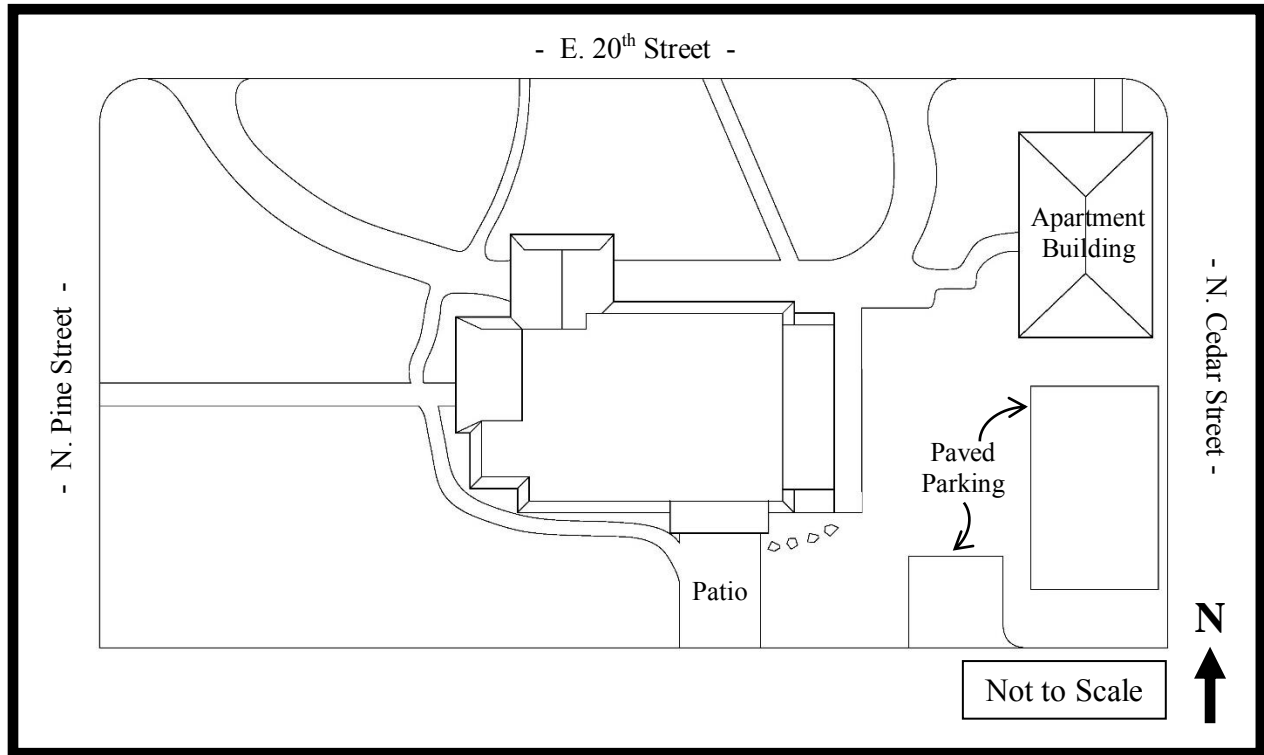


Figure 4: Sketch Map of Cooper House.

Property Description

Exterior

Built in 1936, the stone dwelling reflects both the taste and business of its owner J. P. Cooper, who served as President of Southern Marble Works, a producer of monuments and memorials. Each elevation of the dwelling is composed of large Winnsboro and Elberton blue granite with windows and arches trimmed in Salisbury pink granite (Figure 5).³ Crenellations, also capped with pink granite, rise above the dwelling, and a shallow terracotta tile roof slopes from their base to the edge of the dwelling's generous eaves. Below the eaves is a simple dentilled cornice. The west (front) elevation features a porte-cochère with a multilight transom, two large arches that shelter a recessed porch, and a tripartite window. The recessed porch contains a second tripartite window which, like the first, has a large center pane flanked by six-over-six, wooden sash, double-hung windows and topped with a transom of blue stained glass. The wooden entry door is arched with a single arched pane and a wooden framed screen door. A twelve-over-twelve window and tall, narrow arch exist to the south of the entry door on the perpendicular elevation of the recessed porch, and the porch's floor is composed of multiple tones of stone. Many window configurations – single, paired, tripled and ribbon – light the side and rear elevations. On the south (side) and east (rear) elevation is a section clad in vinyl siding. Stone details and a matching cornice suggest this section began as a rear porch. Multiple granite chimneys rise from the roof; one contains a date stone indicating the dwelling's 1936 construction (Figures 6 through 13).

³ *The Robesonian*, Nov. 29, 1937, page 39.



Figure 5: Newspaper Clipping of the Cooper House (*The Robesonian*, 1937).



Figure 6: Cooper House, Looking Northeast (West Elevation).



Figure 7: Cooper House, Looking Northeast (South Elevation).



Figure 8: Cooper House, Looking Northwest (South Elevation).



Figure 9: Cooper House, Looking Southwest (East Elevation).



Figure 10: Cooper House, Looking Southeast (North Elevation). Note Datestone on Chimney.



Figure 11: Cooper House, Front Entrance.



Figure 12: Cooper House, Porte-Cochère.



Figure 13: Cooper House, Detail of Stonework on Porch.

Interior

An article about Southern Marble Works states that all of the walls of the dwelling are made of “solid granite, plastered and properly finished inside” with “no wood in any of the walls.” It goes on to say that the “floors are of the best quality hardwood” and that the dwelling has ten rooms.⁴ The occupant was home at the time of survey, but declined a request to access or photograph the interior of the dwelling.

Ancillary Structures

On the northeast corner of the parcel is a two-story structure composed of the same materials as the main dwelling, but with a hipped, asphalt-shingle roof. The structure began as a garage, but today contains apartments.⁵ The entrance to the garage was located on the north elevation of the building and is still discernable due to a long pink granite lintel. Today the space is filled with an entry door flanked by six-over-six, wooden sash, double-hung windows. Similar windows light the side and rear elevations. There is a second entrance on the west (side) elevation, and a metal stairway on the south (rear) elevation leads to an entrance on the second floor. The building has deep eaves with exposed rafter tails and a centrally placed chimney (Figure 14).

Though not on the same parcel, a second granite building exists on the southeast corner of the block. It was constructed in 1941 and also serves as an apartment building.⁶ The two-story building is very similar in composition to the other structures, though it reads as two buildings joined together. Its south, gable-and-wing section has a hipped-roof and two single-leaf entry doors separated by two six-over-six, wooden sash, double-hung windows, below two similar windows and one four-over-four window. The front-facing gable contains a bay window on the first floor and two four-over-four windows on the second floor. A date stone in the gable highlights the building’s construction. The east and west (side) elevations are identical with one entry door and an asymmetrical arrangement of four-over-four and six-over-six, mostly original, windows. Similar windows and an exterior stone chimney exist on the north (rear) elevation (Figure 15).

⁴ *The Robesonian*, Nov. 29, 1937, page 39.

⁵ *Ibid.*

⁶ Robeson County Tax Card, Parcel Ref No 32140200901.



Figure 14: Cooper House, View of Apartment Building on corner of E. 20th and N. Cedar.



Figure 15: Cooper House, View of Apartment Building on corner of E. 19th and N. Cedar.

Historical Background

In 1926, J. P. Cooper sold his marble works plant in Dunn, North Carolina and moved to Lumberton, purchasing the Lumberton Marble Works plant and renaming it Southern Marble Works.⁷ By 1931, the business was providing monuments and memorials to people across eastern North and South Carolina, and, according to newspaper advertisements, the plant employed “only the newest machinery and experienced cutters.”⁸ The early growth and success of Southern Marble Works, as well as Mr. Cooper’s close involvement with the business, undoubtedly contributed to his decision to build his home across the street. In 1934, he purchased lot 489 and the eastern half of lot 490 of the town of Lumberton from A. W. McLean and wife Margaret F. McLean, A. E. White and wife Ellen O. White, and McLean Farms, Inc.⁹ Construction of the dwelling began in 1935 and was supervised by T. M. Burney, who along with his brother was the principal builder of the Luther Henry Caldwell House, a 1903 Queen Anne dwelling in Robeson County that is listed on the NRHP.^{10,11} At the time of construction, the parcel was just outside Lumberton’s city limits.¹² The 1950 Sanborn Map of Lumberton, which ends just north of E. 19th Street and before the residence or business of Mr. Cooper, shows many of the parcels on and to the west of N. Pine Street developed as residences with two stores on the southwest corner of N. Pine Street and E. 19th Street. To the east of N. Pine Street, the map shows a few dwellings scattered among undeveloped lots.¹³ Since then, the area has grown to include additional businesses and residences, and, though it is no longer owned by the Cooper family, the Southern Marble Works plant is still in operation across the street. The residence was owned by members of the Cooper family until 2017 when Cooper-Sprouse LLC, formed by J. P. Cooper’s granddaughters, sold the property to ER Holdings, LLC.¹⁴

Table 1: Chain of Title

Grantor	Grantee	Date	Deed Book/Page	Comments
Cooper-Sprouse LLC	ER Holdings, LLC	2017	2070/663	-
Zella A. Cooper and Julia C. Sprouse	Cooper-Sprouse LLC	2015	2022/496	-
Zella A. Cooper and Julia C. Sprouse, Trustees	Zella A. Cooper and Julia C. Sprouse	2015	2014/96	-
Rosa W. Cooper	Zella A. Cooper and Julia C. Sprouse, Trustees	2015	99E/129	Death of Rosa W. Cooper. James Cooper Estate.
James P. Cooper and wife Rosa W. Cooper	Rosa W. Cooper	1990	705/433	Death of James P. Cooper.
J. P. Cooper and wife Zella Cooper	James P. Cooper and wife Rosa W. Cooper	1976	76E/142	J. P. Cooper Will.

⁷ *The Robesonian*, Nov. 29, 1937, page 39.

⁸ *The Robesonian*, Oct. 1, 1931, page 21.

⁹ Robeson County Deed Book 81, page 364.

¹⁰ *The Robesonian*, Sept. 14, 1936, page 8.

¹¹ Davyd F. Hood, *National Register of Historic Place Nomination Form: Luther Henry Caldwell House*.

¹² *The Robesonian*, Nov. 29, 1937, page 39.

¹³ Sanborn Map, Lumberton, Robeson County, North Carolina, 1950, Sheet 00045.

¹⁴ Deed Book D 2070, page 663.

A.W. McLean and wife Margaret F. McLean, A.E. White and wife Ellen O. White, and McLean Farms	J. P. Cooper and wife Zella Cooper	1934	8i/364	
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NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, 1908 Pine Street is recommended eligible for the NRHP.

Integrity

The Cooper House remains in its original location and retains much of its setting. When built, it was primarily surrounded by businesses with a few residences on nearby blocks and the Southern Marble Works plant on the opposite corner, as it still is today. Its unusual design, which combined features of Spanish Revival architecture with the stone available from its owner's business, still retains its integrity of materials and workmanship, with only a minor modification in the addition of walls between the columns of the back porch. Because of this, the dwelling still conveys the character and feeling it had at its time of construction. Furthermore, the property is associated with the growth and expansion of Lumberton in the early- to mid-twentieth century and stands as a monument to the prosperity and success of the era.

Criterion A

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

The property is not associated with a specific event, pattern of events, or historic trends that made a significant contribution to the development of a community, a state, or a nation and therefore is not recommended eligible under Criterion A.

Criterion B

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

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The Cooper House is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Cooper House, while not representative of a single architectural style, is significant for its design and level of craftsmanship, and as a rare example of residential stone construction. A survey of buildings in Lumberton revealed other stone dwellings such as the 1922 residence at 1306 N. Pine Street and the 1948 residence at 1707 N. Chestnut Street, both within blocks of the Cooper House (Figures 16 and 17). However, unlike the Cooper House's square-cut and finely mortared granite blocks, these dwellings are constructed with a much simpler and more common rough-cut stone, likely a veneer, arranged in irregular courses. The houses also differ from the Cooper House in that they reflect the Tudor-style popular in the early twentieth century and lack details like the Cooper House's pink granite lintels, sills, and arches, and crenellated roofline. Additionally, though the interiors of each dwelling were not surveyed, it is very likely the Cooper House is the only one with solid stone load-bearing walls.

Looking elsewhere in North Carolina and the across the United States, it is fairly common to find stone buildings associated with monument companies, quarries, and cemeteries. It is, however, not common to find associated residential architecture. Additionally, aside from the apartment buildings that accompany the dwelling and share its pink lintels and pattern of coursework, there are no other structures in Robeson County or North Carolina known to resemble the design of the Cooper House.

The architecture of the Cooper House is made even more distinctive through its connection with and proximity to the Southern Marble Works plant. Situated on the same side of N. Pine Street and separated only by E. 20th Street, the dwelling serves as an example, even an advertisement, of the creative results that could be achieved using Southern Marble Works' products. This, combined with its location, which when constructed was on the outskirts of Lumberton and on the main highway to Fayetteville, North Carolina, makes the dwelling an example of novelty or roadside architecture that was meant to capture the attention of passing automobile drivers and draw them to a particular business. A search of the local newspaper, *The Robesonian*, in the 1920s and 1930s shows that Mr. Cooper and Southern Marble Works strongly believed in advertising and ensuring his business was noticed by potential customers, a task that it seems he hoped to achieve through the construction of his house as well.

Today, the Cooper House stands as a finely articulated expression of not only its owner's taste, but also the aesthetic qualities and longevity of its building material, granite. It also remains as an advertisement for Southern Marble Works, which has been in continuous operation across the street for over ninety years. The unusual work of architecture, which borrows from Spanish and other revival styles, retains its original design, setting and materials, with only minor changes made to the rear of the dwelling. The workmanship exhibited in its solid granite walls, and chiseled stone arches greatly exceeds that of any other stone dwelling in Robeson County, and its feeling and association with the growth of Southern Marble Works and Lumberton in the early-



Figure 16: 1306 N. Pine Street, Looking East.



Figure 17: 1707 N. Chestnut Street, Looking West.

to mid-nineteenth century is still strong. For these reasons, the Cooper House is recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

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

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

NRHP Boundary Justification

The proposed NRHP boundary for the Cooper House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary, which follows the right of way of N. Pine, E. 20th, and N. Cedar Streets, is drawn to include the primary building and ancillary buildings that are related both architecturally and as a part of the original setting. The proposed NRHP boundary is identified as the current parcel 321402009 and a portion of parcels 32140200901 and 32140200901A (Robeson County Parcel ID). The boundary contains approximately 0.7 acres (Figure 18).



Figure 18: Aerial View of the Cooper House (RB0695), Showing Proposed NRHP Boundary.

Resource Name:	Wilson House
NCDOT Survey Site Number:	002
HPO Survey Site Number:	RB0696
Location:	2004 N. Walnut Street, Robeson County
Parcel ID:	321401044
Dates(s) of Construction:	ca. 1935
Recommendation:	Eligible for the NRHP



Figure 19: Wilson House, Looking East.

Setting

The Wilson House is located at the southeast corner of the intersection between E. 21st and N. Walnut Streets. The dwelling sits approximately 40 feet back from the road and is surrounded by a lawn with sidewalks that extend to E. 21st and N. Walnut Streets. To the northeast of the house is a two-story garage with an upstairs apartment. There is a driveway to the east of the garage that extends south from E. 21st Street to a small one-car garage that sits to the southeast of the dwelling. A concrete patio exists between the east (rear) elevation of the dwelling, south (side) elevation of the garage and the driveway. There is also a small structure to the west of the second garage that originally served as a dog house (Figures 19 and 20).

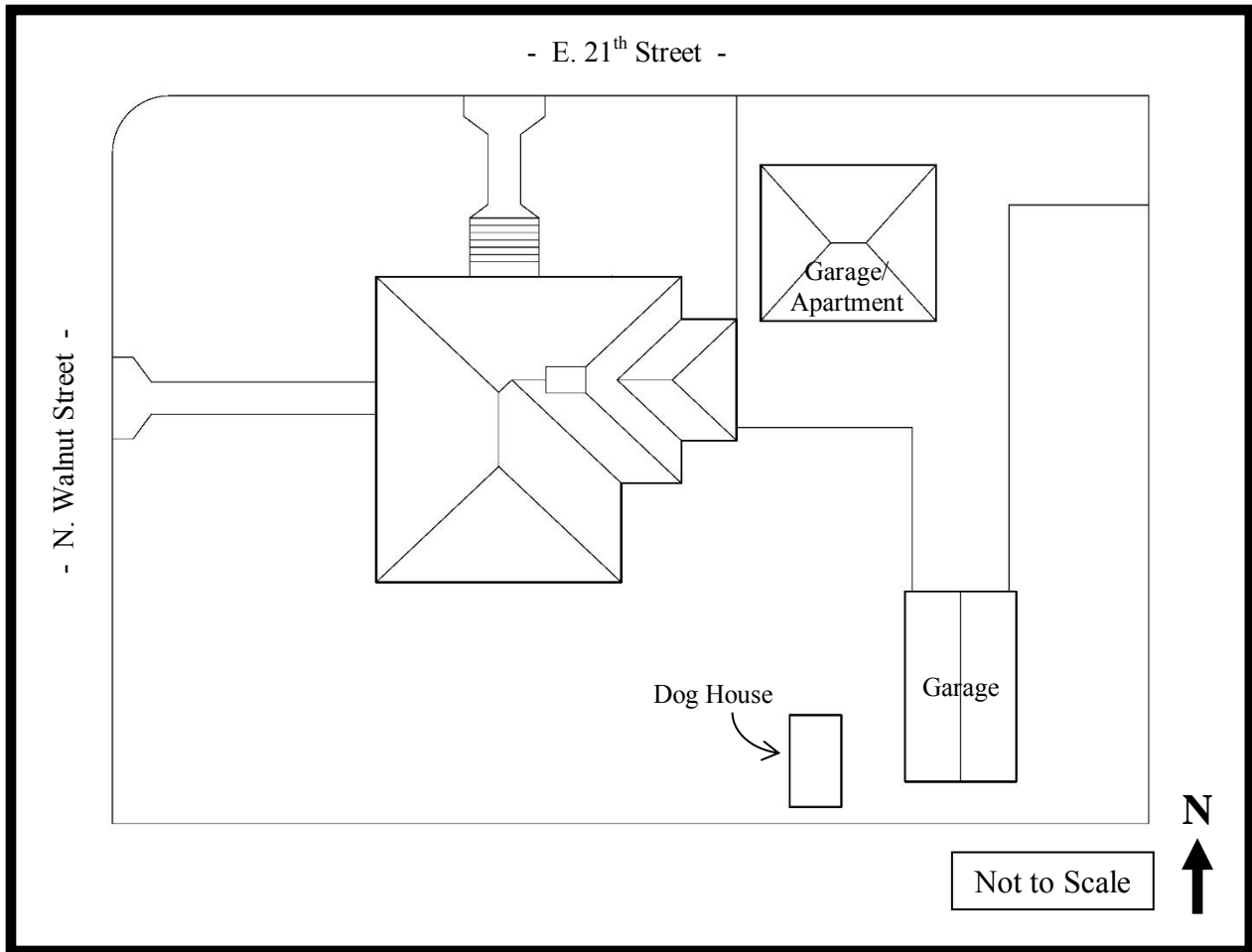


Figure 20: Sketch Map of the Wilson House.

Property Description

Exterior

Built ca. 1935, the Wilson House is a rare example of modernist architecture in Robeson County. Its primary architectural style, Art Moderne, is exhibited by its asymmetrical west (front) elevation, recessed entry porch with an off-center door and multi-pane door surround, circular window, and paired corner windows with metal-framed horizontal panes. Hints of other styles, including Minimal Traditional and Craftsman, are exhibited by the one-story, painted brick dwelling's hipped roof and deep eaves. A secondary entry door is located on the dwelling's north (side) elevation, as well as individual and paired two-over-two horizontal paned windows to the east of the door. Both the front and side entrances are approached by a set of concrete steps. At its southeast corner, the nearly square house is stepped in creating a second corner that is lit with an additional corner window. North of this inset, a sunporch extends from the east (rear) elevation of the dwelling. It is lit by large ribbon windows that fill its three exterior walls from approximately three feet above the finished floor to the cornice. A metal-framed door and transom also light the room, and a single brick chimney rises from the interior of the dwelling (Figures 21 through 27).



Figure 21: Wilson House, Looking Northwest (North and West Elevations).



Figure 22: Wilson House, Looking Northeast (South and West Elevations).



Figure 23: Wilson House, Looking Northwest (South and East Elevations).



Figure 24: Wilson House, Looking West (East Elevation).



Figure 25: Wilson House, Looking South (North Elevation).



Figure 26: Wilson House, Detail of Recessed Porch, Looking East.



Figure 27: Wilson House, Detail of Corner Windows, Looking Northwest.

Interior

The interior of the dwelling, which has sustained few changes since construction, is characterized by arched doorways, plaster walls, and hardwood floors. Smaller details include a porthole window that lights the hall bathroom, a phone nook, peach and yellow tile in each of the house's bathrooms, and a double swing door, metal cabinets, and cast iron sink in the kitchen (Figures 28 through 34).

The plan of the dwelling is irregular with bedrooms in three of the four corners and a central living room. An L shaped hallway wraps the south and west sides of the living room and leads to the three bedrooms and two bathrooms. There is a dining room in the northeast corner of the dwelling that flows into the living room and a sun room extends east from the two spaces. The kitchen fills the space between the dining room and the western leg of the hallway. There is a small basement below the kitchen.



Figure 28: Wilson House, Arched entryways to Foyer and Living Room.



Figure 29: Wilson House, Detail of Phone Nook and Arches.

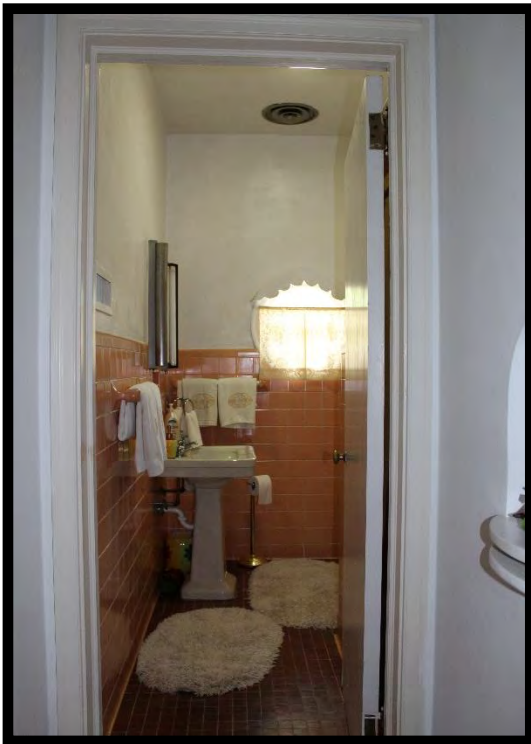


Figure 30: Wilson House, Circular Window and Original Tile.

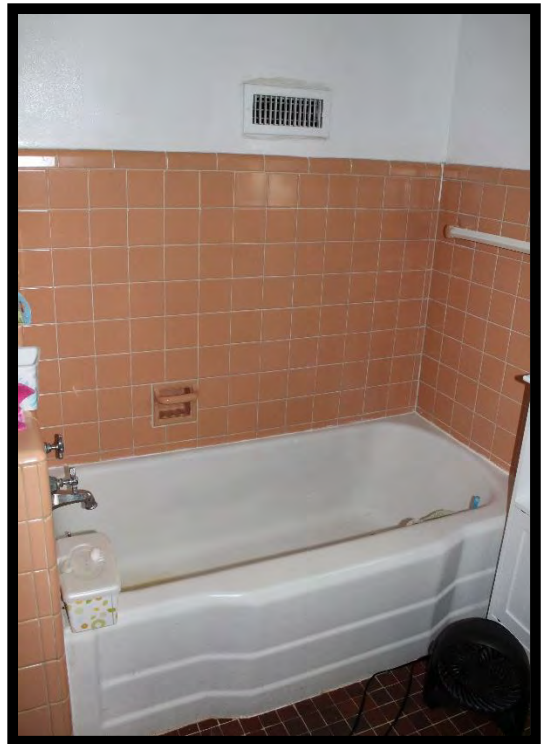


Figure 31: Wilson House, Original Bathtub.

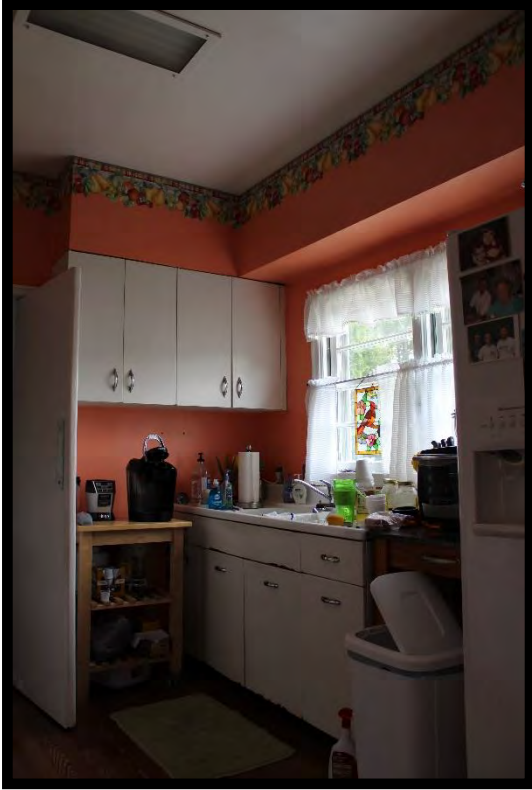


Figure 32: Wilson House, Original Kitchen Cabinets and Sink.

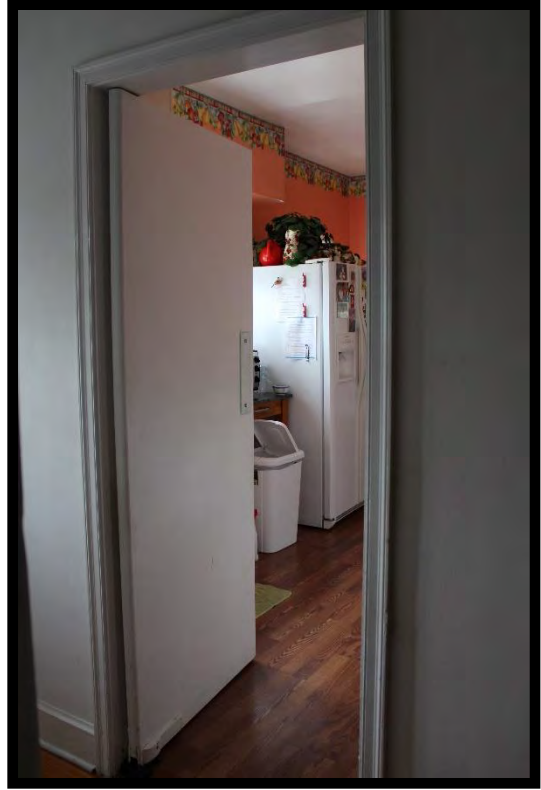


Figure 33: Wilson House, Double Swing Door.



Figure 34: Wilson House, Corner Windows.

Ancillary Structures

Located northeast of the house is a two-story garage with an upstairs apartment. Like the house, this structure is constructed of brick with a hipped roof and corner windows with two-over-two horizontal panes on three of the four second-story corners. There are two garage doors on the north elevation that open to E. 21st Street with a small two-over-two horizontal-pane window centered between the corner windows. There are two individual entry doors on the south (rear) elevation of the garage. The doors are lit by a pair of square windows. Above, there is a single corner window (southwest corner) and a single two-over-two horizontal-pane window. The east elevation has only one corner window (northeast corner) and a single two-over-two horizontal-pane window. An exterior brick chimney rises from the west elevation.

There is a small front-gabled garage constructed of concrete block in the southeast corner of the parcel. According to the current owner, it was built by her father-in-law, Arthur Wilson Sr., to shelter a boat, but is used today as a one-car garage. West of the garage, Arthur Wilson Sr. built a flat-roofed, concrete-block structure for use as a dog house. Today it is used for storage space (Figures 35 through 36).



Figure 35: Wilson House, Garage/Apartment, Looking Southwest.



Figure 36: Wilson House, Garage and Dog House, Looking South.

Historical Background

The lot that now contains the Wilson House once belonged to a larger tract of land owned by E. K. Proctor, Jr. (1862-1902), a lawyer and developer who served several terms as mayor of Lumberton and is attributed with spearheading the prohibition movement in Robeson County.^{15, 16} The property was held in the estate of Mr. Proctor until April 1945 when it was sold to O. Clinton Norment along with two other tracts of land.¹⁷ At this time, the tracts are described as being a part of the Proctor and McLeod North Lumberton property, and, though the original boundary of this property is unknown, the official map of the Town of Lumberton created in 1904 indicates the location of each tract and names two large sections at the map's northern boundary as "Proctor and McLeod."¹⁸ This property was likely owned by Mr. Proctor and his sister, Kate Proctor McLeod.¹⁹

Mr. Norment did not retain ownership of the property for long. In August 1945, he sold lot 551 to Henry and Celia Kass. Mr. Kass was the manager of Jennings Cotton Mill, and in late 1945 he and Mrs. Kass sold the lot to Jennings Cotton Mills, Inc. In 1947 the cotton mill was sold to M. S. Dayan, and one month later Mr. Dayan purchased the residential lot from Jennings Cotton Mill.²⁰ Though the mill closed for a number of months in 1947/48, two companies, Dennis Mill, Inc., and Swissknit Products Corporation, operated from the mill with Mr. Kass serving as general manager for one and then the other.²¹ In 1950, the local newspaper shared that Mr. Kass and his family had moved back to their home state of New York, and in the following year the lot was sold to Alfred W. and Ellen A. Cook.^{22, 23} Though there is no mention of a residence being built on the property, it is reasonable to believe one had been built and was being lived in by the Kass family. This belief is supported by the Robeson County Tax Assessment Office and the current homeowner who state 1935 as the construction date.²⁴ As a part of E. K. Proctor, Jr.'s, estate in 1935, it is unclear who built the house, or if it was in fact built after its sale to Mr. Norment or Mr. Kass. The dwelling is a rare example of modernist architecture in Robeson County and could easily have been constructed before or during either ownership. If constructed during Mr. Norment's brief ownership, the house may have been a part of a real estate venture. Though no concrete evidence exists to support this idea, the fact that Mr. Norment bought two other parcels when he purchased the lot and then resold it just over a year later suggests he was interested in the profitability of the property rather than making it his own residence. Equally as likely is the idea that Mr. Kass, hailing from New York, brought with him design concepts that had not, and would not to a great extent, become common in Lumberton, NC. Along with an indefinite date of construction, it is also unknown who the architect or builder of the dwelling may have been.

¹⁵ Patricia S. Dickinson, *National Register of Historic Place Nomination Form: Lumberton Commercial Historic District*.

¹⁶ J. Crawford Biggs, *Report of the Fifth Annual Meeting of the North Carolina Bar Association*, page 79.

¹⁷ Robeson County Deed Book 9w, page 331.

¹⁸ Robeson County Map Book 1, page 16.

¹⁹ Ancestry.com 2017.

²⁰ Robeson County Deed Book 10k, page 534.

²¹ *The Robesonian*, Jul. 13, 1950, page 3.

²² Ibid.

²³ Robeson County Deed Book 10z, page 270.

²⁴ Robeson County Tax Card, Parcel Ref No 321401044.

Regardless of construction date, the Cook family resided in the dwelling for much of the 1950s. Mr. Cook worked for D. M. Dew and Sons, an investment company that bought and sold cotton, and in 1957 Duncan M. Dew, Jr. bought the parcel from Mr. Cook.^{25, 26} The deed between Mr. Cook and Mr. Dew reveals that Robeson County and City of Lumberton taxes for the years 1954-57 had not been paid, and also mentioned two other deeds, one between the Cooks and a trustee of The Scottish Bank, and a second between the Cooks and D. M. Dew and Sons. It is likely Mr. Dew purchased the property to assist his business partner and protect him from additional ramifications of his financial situation. By the end of 1957, Mr. Dew sold the property to Arthur L. Wilson and his wife Bonnie.²⁷ Mr. Wilson was the President and Treasurer of Wilson Ice Cream, a local ice cream manufacturer. The house remains in the Wilson family, passing from Arthur L. Wilson to his son, then to his wife, Margaret B. Wilson.

Table 2: Chain of Title

Grantor	Grantee	Date	Deed Book/Page	Comments
Arthur L. Wilson Jr. and Margaret B. Wilson	Margaret B. Wilson	2003	1324/444; 95E/371 Estate	Death of Arthur L. Wilson Jr.
Arthur L. Wilson Jr.	Arthur L. Wilson Jr. and Margaret B. Wilson	2003	1324/444	-
Arthur L. and Bonnie R. M. Wilson	Arthur L. Wilson Jr.		95E/371 Arthur Wilson Sr. Estate	Death of Arthur L. Wilson.
Duncan M. Dew Jr.	Arthur L. and Bonnie R. M. Wilson	11/22/1957	12p/201	
Alfred W. and Ellen A. Cook	Duncan M. Dew Jr.	03/07/1957	12L/35	Unpaid taxes led to the sale of the property.
M.S. and Fortune Dayan	Alfred W. and Ellen A. Cook	04/06/1951	10z/270	-
Jennings Cotton Mills, Inc.	M.S. and Fortune Dayan	06/30/1947)	10k/534	M. S. Dayan purchased the Jennings Cotton Mill and other associated properties.
Henry and Celia Kass	Jennings Cotton Mills, Inc.	... /1945	9z/590	
O. Clinton Norment	Henry and Celia Kass	08/20/1945	9y/597	
E.K. Proctor Jr. (1862-1902) Estate	O. Clinton Norment	04/25/1945	9w/331	
	E.K. Proctor Jr. Estate		-	Property also known as the Proctor-McLeod North Lumberton Property.

²⁵ Baldwin Directory Company.

²⁶ Robeson County Deed Book 12L, page 35.

²⁷ Robeson County Deed Book 12p, page 201.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Wilson House is recommended eligible for the NRHP.

Integrity

The Wilson House remains in its original location and, though many houses have been built on nearby streets since its construction, the neighborhood is a well-articulated representation of the residential setting set forth by the 1904 Map of Lumberton (Figure 37).²⁸ The dwelling's design combines elements of the Art Moderne and Minimal Traditional with touches of the Craftsman style which were popular in the early 1930s and 1940s. The dwelling also retains a high level of integrity of materials and workmanship. Minor changes have been made to the property including the addition of a small garage and doghouse in the rear of the yard. These changes were made without alteration to the dwelling and through their minimalistic design and color scheme mirror the design of the dwelling. The details of the dwelling, particularly those related to the Art Moderne style such as corner windows and a recessed entry, provide a strong and identifiable link with its period as well. Because of this high level of integrity, the property still conveys its historic character and feeling.

Criterion A

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

The property is not associated with a specific event, pattern of events, or historic trends that made a significant contribution to the development of a community, a state, or a nation and therefore is not recommended eligible under Criterion A.

Criterion B

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

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

²⁸ J. E. Purcell, *Map of Lumberton, N.C.*, Map Book 1, page 16.

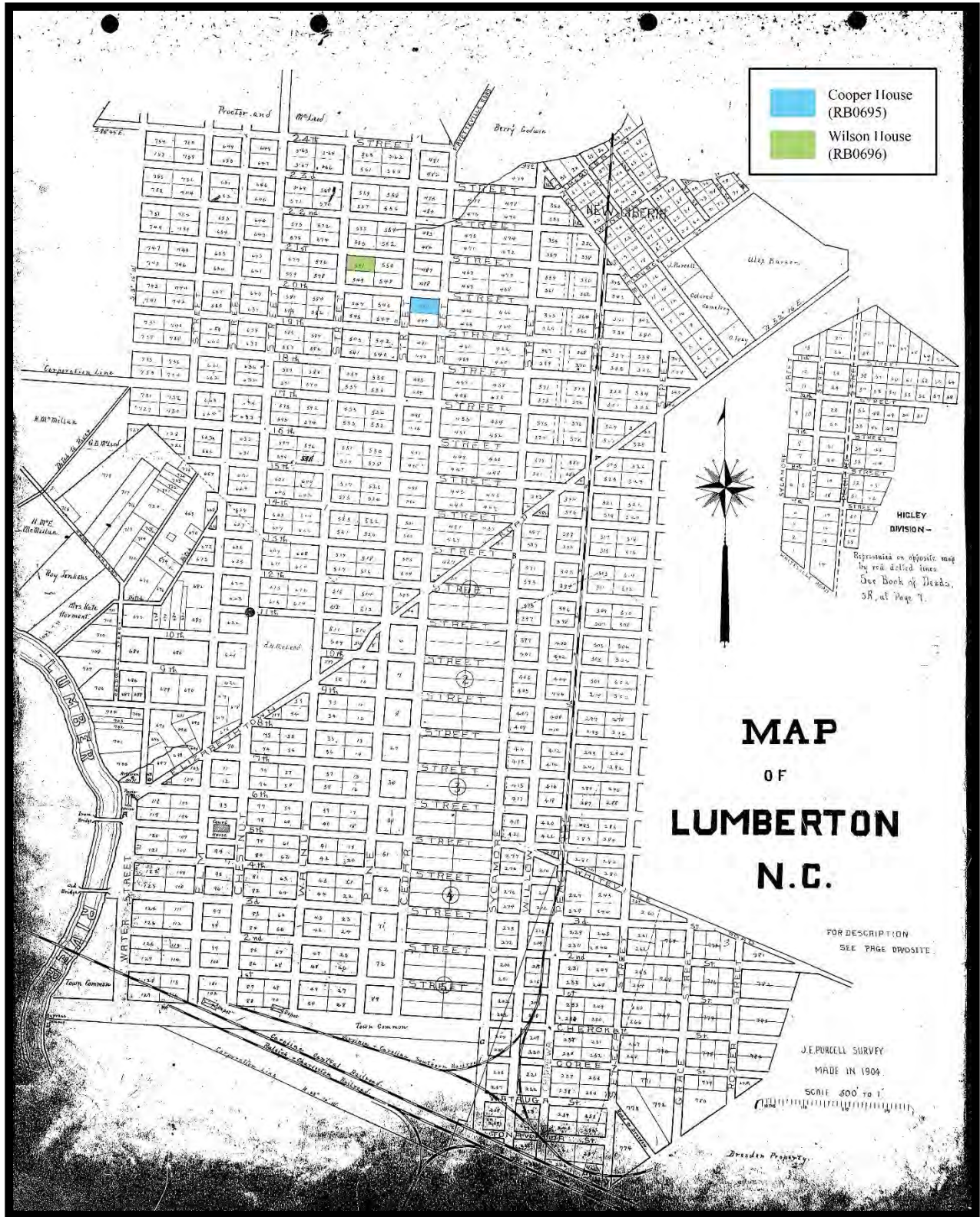


Figure 37: Map of Lumberton. Note layout of streets in vicinity of Wilson House and similarity with the layout of the neighborhood today. (J. E. Purcell, Map Book 1, page 16)

Criterion C

The Wilson House is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Wilson House represents a type of residential architecture built in the 1930s and 1940s and is reflective of the streamlined industrial designs, particularly those of ships, airplanes, and automobiles, that were popular during the era. These influences are most apparent in the dwelling's Art Moderne features including its asymmetrical façade, recessed entry bay, and horizontal-pane corner windows. Breaking from the typical form of Art Moderne architecture, which often exhibited curved corners and flat roofs, the dwelling features a hipped roof and generous eaves. The hipped roof is more traditional than other features of the dwelling and in the 1930s was often, though not dominantly, used for Craftsmen and Minimal Traditional houses. Though the application of the Craftsman style was dwindling in the 1930s and the Minimal Traditional was only just gaining popularity, both types are represented in the neighborhoods near the Wilson House. The dwelling's generous eaves are another element likely borrowed from the Craftsmen style.

Due to its combination of modernist architectural styles, the Wilson House is best described as "miscellaneous modern." A review of HPOWEB identified approximately 1022 such buildings surveyed in North Carolina. Of these, 656 are labeled as miscellaneous or misc. modern and of those, 163 are labeled as houses. Only five modern structures are listed for Robeson County, none of which are houses. A search for Moderne revealed 120 structures, none of which are in Robeson County and only 17 of which are houses. A reconnaissance survey of Lumberton and the neighborhoods surrounding the Wilson House reveals a high density of traditional architectural styles including Colonial Revival, Neoclassical, and Tudor. No other houses exhibit the Art Moderne details displayed by the Wilson House, though some later dwellings such as the 1950s Ranch style dwellings at 2401 N. Rowland Avenue and 2803 N. Shaw Avenue share the house's corner windows, recessed entry, and low hipped roof (Figures 38 and 39). The 1910 dwelling at 1302 N. Pine Street shows the difference between a Craftsman hipped roof, which is steeper and in this case pyramidal, but still similar to the roof of the Wilson House (Figure 40).

Though not a pure expression of the Art Moderne style, the Wilson House is a rare example of modernist architecture in Robeson County. Furthermore, the details the dwelling does exhibit are quintessential to the style, well-articulated, and free of any alteration since the dwelling was constructed. The interior of the dwelling, which exhibits features and a design aesthetic characteristic of the dwelling's construction period, has also been kept intact. Because these features remain, the Wilson House retains its integrity and embodies the distinctive characteristic of its type and period and is recommended eligible for listing in the NRHP under Criterion C for architecture.



Figure 38: 2401 N. Rowland Avenue. Note corner windows, recessed entry and low slope, hipped roof.



Figure 39: 2803 N. Shaw Avenue. Note recessed entry and multi-pane door surround.



Figure 40: 1302 N. Pine Street. Note hipped roof and boxed eaves.

Criterion D

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

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

NRHP Boundary Justification

The proposed NRHP boundary for the Wilson House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary, which follows the right of way of N. Walnut and E. 21st Streets, is drawn to include the dwelling and the outbuildings (Figure 41). The proposed NRHP boundary contains approximately 0.4 acres and is identified as a part of parcel 321401044 (Robeson County Parcel ID).



Figure 41: Aerial View of the Wilson House (RB0696), Showing Proposed NRHP Boundary.

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