



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

October 15, 2018

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

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

SUBJECT: Historic Structures Survey Report, Widen I-95 Business/US 301 to I-40 Exit 81, I-5986,
PA 17-11-0017, Multi County, ER 18-2813

Thank you for your September 13, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are not eligible, under any criteria, for listing in the National Register of Historic Places for the reasons outlined in the report.

- Central High School (CD1484)
- Blue-Collier House (CD1482)
- Honeycutt House and Rhodes Pond Store (CD1483)

We concur that the following properties are eligible for listing in the National Register:

- Uriah James Tart House (JT0609) - under Criterion C for architecture as a good representative of a Craftsman-style residence in Benson with a high degree of material integrity, both on the exterior and interior. The 1925 house, modeled after its neighbor, the W.P. Lee House (JT0608), features character defining features of a Craftsman-Style dwelling including an integral front porch with battered box columns on brick pedestals, exposed rafter tails and gallows brackets, large central dormers on the front and rear slope of the roof, and wooden sash windows with multiple vertical lights over one single pane. On the interior it features a regionally popular floor plan -- a modification of a hall-and-parlor plan with a reverse staircase -- and a cellar with dedicated areas for canning and rendering lard.
 - However, the proposed boundaries may need to be adjusted along E. Main Street and S. Dunn Street. Since the house sits so close to the road along E. Main Street, the boundary should be extended to where the curb meets the road. Along S. Dunn Street, the boundary should also be extended to where the curb meets the road to ensure the integrity of setting is not compromised with the removal of landscape features (trees).

- The W.P. Lee House (JT0608) - under Criterion C for architecture as a good representative of a Craftsman-style residence in Benson with a high degree of material integrity. The house, constructed ca. 1924, features Craftsman-style character-defining features including an integral front porch with battered box columns on brick pedestals, exposed rafter tails and gallows brackets, large central dormers on the front and rear slope of the roof, and wooden sash windows with multiple vertical lights over one single pane. The house served as a model for the neighboring Uriah James Tart House (JT0609).
 - However, the proposed boundaries may need to be adjusted along E. Main Street and S. Lee Street. Since the house sits so close to the road along E. Main Street and S. Lee Street, the boundary should be extended to where the curbs meet the roads.

We agree that the Benson Singing Grove (JT1312) is eligible under Criterion A, but would need additional information to determine whether it is eligible for listing in the National Register of Historic Places under Criterion C. The bandstand has been significantly altered from its original 1950s appearance. When did the alteration take place and what are the dates of the ancillary structures? Without this knowledge, we cannot determine whether it has the integrity necessary to convey its significance under Criterion C.

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 18-2813

From: Vanessa E. Patrick, NCDOT

Date: September 13, 2018

Due -- 10/12/18

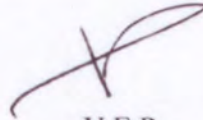
Subject: *Historic Structures Survey Report for I-5986, Widening of I-95 Business/US 301 (Exit 56) to I-40 (Exit 81), Cumberland, Harnett, and Johnston Counties, North Carolina. WBS No. 47532.1.1. PA Tracking No. 17-11-0017.*

H-
ER letters
PSE 10/11/18

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 I-5986, Cumberland, Harnett, and Johnston Counties project area (one hard copy and one CD-ROM). Survey photographs, GIS data, and site forms are provided on CD-ROMs, and hard copies of the site forms are also supplied.

The report considers six resources – Central High School (CD1484), the Blue-Collier House (CD1482), the Honeycutt House and Rhodes Pond Store (CD1483), the Uriah James Tart House (JT0609), the W. P. Lee House (JT0608), and the Benson Singing Grove (JT1312). The study recommends all three Johnston County properties as eligible for listing in the National Register of Historic Places and the three Cumberland properties as not eligible. Initial screening of the 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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RALEIGH, NC 27610

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN I-95 TO EIGHT LANES
FROM I-95 BUSINESS/US 301 (EXIT 56) TO I-40 (EXIT 81)
CUMBERLAND, HARNETT, AND JOHNSTON COUNTIES, NORTH
CAROLINA**

**TIP Project I-5986
WBS No. 47532.1.1
PA No. 17-11-0017**

**Prepared for:
The North Carolina Department of Transportation
Environmental Analysis Unit
Century Center B
1020 Birch Ridge Road
Raleigh, NC 27610**

**Prepared by:
Commonwealth Heritage Group, Inc.
P.O. BOX 1198
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**Megan Funk
*Architectural Historian***

NCR-0780

AUGUST 2018

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN I-95 TO EIGHT LANES
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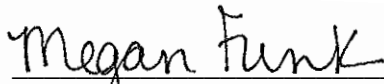
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**Megan Funk
*Architectural Historian***

NCR-0780

AUGUST 2018



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

8-31-2018

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen I-95 to eight lanes from I-95 Business/US 301 (Exit 56) to I-40 (Exit 81) in Cumberland, Harnett, and Johnston Counties, North Carolina. The study limits extend approximately 26 miles along I-95 Business from Exit 56 in the south to Exit 81 in the north. This project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number I-5986 and is federally funded. NCDOT architectural historians established an Area of Potential Effects (APE) for the project corresponding to the study area for the project.

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an Area of Potential Effects (APE) and conducted a site visit and preliminary documentary research to identify and assess all resources of approximately fifty years of age or more within the APE. Six resources warranted an intensive National Register eligibility evaluation and are the subject of this report. NCDOT Architectural Historians determined that, with the exception of two eligible bridges, all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

This report presents the documentation of six properties located within the APE for this project, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this evaluation report, the Commonwealth Heritage Group, Inc. (Commonwealth), architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluation for each of the six requested properties in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Cumberland County and Johnston 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 does not recommend Central High School, the Blue-Collier House, or the Honeycutt House and Rhodes Pond Store as eligible for listing on the NRHP, but does recommend the Uriah James Tart House, W. P. Lee House, and Benson Singing Grove as eligible for listing on the NRHP.

PROPERTY NAME	HPO SSN	ELIGIBILITY DETERMINATION	CRITERIA
Central High School	CD1484	No	-
Blue-Collier House	CD1482	No	-
Honeycutt House and Rhodes Pond Store	CD1483	No	-
Uriah James Tart House	JT0609	Yes	C
W. P. Lee House	JT 0608	Yes	C
Benson Singing Grove	JT1312	Yes	A and C

TABLE OF CONTENTS

Management Summary	i
Methodology	1
Physical Environment	1
Property Inventory and Evaluations.....	7
Central High School.....	7
Blue-Collier House	48
Honeycutt House and Rhodes Pond Store	66
Uriah James Tart House.....	80
W. P. Lee House	99
Benson Singing Grove	116
References Cited	130

METHODOLOGY

For the preparation of this report, the Commonwealth architectural historian conducted architectural analysis and in-depth NRHP evaluations for each of the six requested properties in the study area in July 2018. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Cumberland County and Johnston County Register of Deeds, both online and on site, the Benson Museum of Local History, the Heritage Center in Johnston County, and at the Commonwealth library in Tarboro, North Carolina, in addition to using online sources. This report includes the architectural analysis and in-depth evaluation of six historic properties in the APE: Central High School (CD1484), the Blue-Collier House (CD1482), the Honeycutt House and Rhodes Pond Store (CD1483), the Uriah James Tart House (JT0609), the W. P. Lee House (JT0608), and Benson Singing Grove (JT1312). Two of the properties, the Uriah James Tart House (JT0609) and W. P. Lee House (JT0608), have been previously added to the North Carolina Study List, a precursor for listing on the NRHP. Survey material pertaining to Central High School (CD1484) was initially included in the survey file for Eastover School (CD0164), which is located approximately 2.5 miles south of Central High School and is on the North Carolina Study List. As part of this project, the information on both schools was separated and Central High School was given a new site survey number, CD1484. The HPOWeb database was also updated to reflect the change. The Uriah James Tart House, which was listed as the James Uriah Tart House, has also been updated to reflect the correct name of the original owner. This report is on file at NCDOT and is available for review by the public.

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*¹ and NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*. This report meets NCDOT and National Park Service guidelines. Resources are evaluated according to NRHP criteria. The location of the project area and the six evaluated resources are shown in Figures 1 through 4.

PHYSICAL ENVIRONMENT

The study area consists of a roughly 26-mile stretch of I-95 from Benson, North Carolina to Eastover, North Carolina and is characterized by intermittent stretches of agricultural land, woodlands, industrial areas, and at least one solar farm. Parallel secondary roads allow access to small businesses and a variety of twentieth- and twenty-first-century dwellings, and large billboards are scattered along the corridor as well. The properties included in this study are located in three general areas. The first two properties, Central High School (CD1484) and the Blue-Collier House (CD1482), are located roughly two miles north of Exit 56 near the southern boundary of the project area. Central High School is situated west of the I-95/I-295 (Hwy 13) interstate exchange while the Blue-Collier House lies in a wooded area southeast of the exchange. The Honeycutt House and Rhodes Pond Store (CD1483) are located roughly 14 miles north of the southern boundary of the project area and 0.2 miles west of I-95 and is surrounded primarily by agricultural land. The remaining three properties, Uriah James Tart House (JT0609), W. P. Lee House (JT0608), and Benson Singing Grove (JT1312), are located roughly

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

two miles south of the northern boundary of the project area where I-95 intersects with Hwy 50. The urban properties stand on the south side of East Main Street within 0.2 miles of the I-95 on/off ramps and are surrounded by a mixture of residential and commercial properties. They are separated from the Benson Historic District (JT0473) by a buffer of modern commercial development.

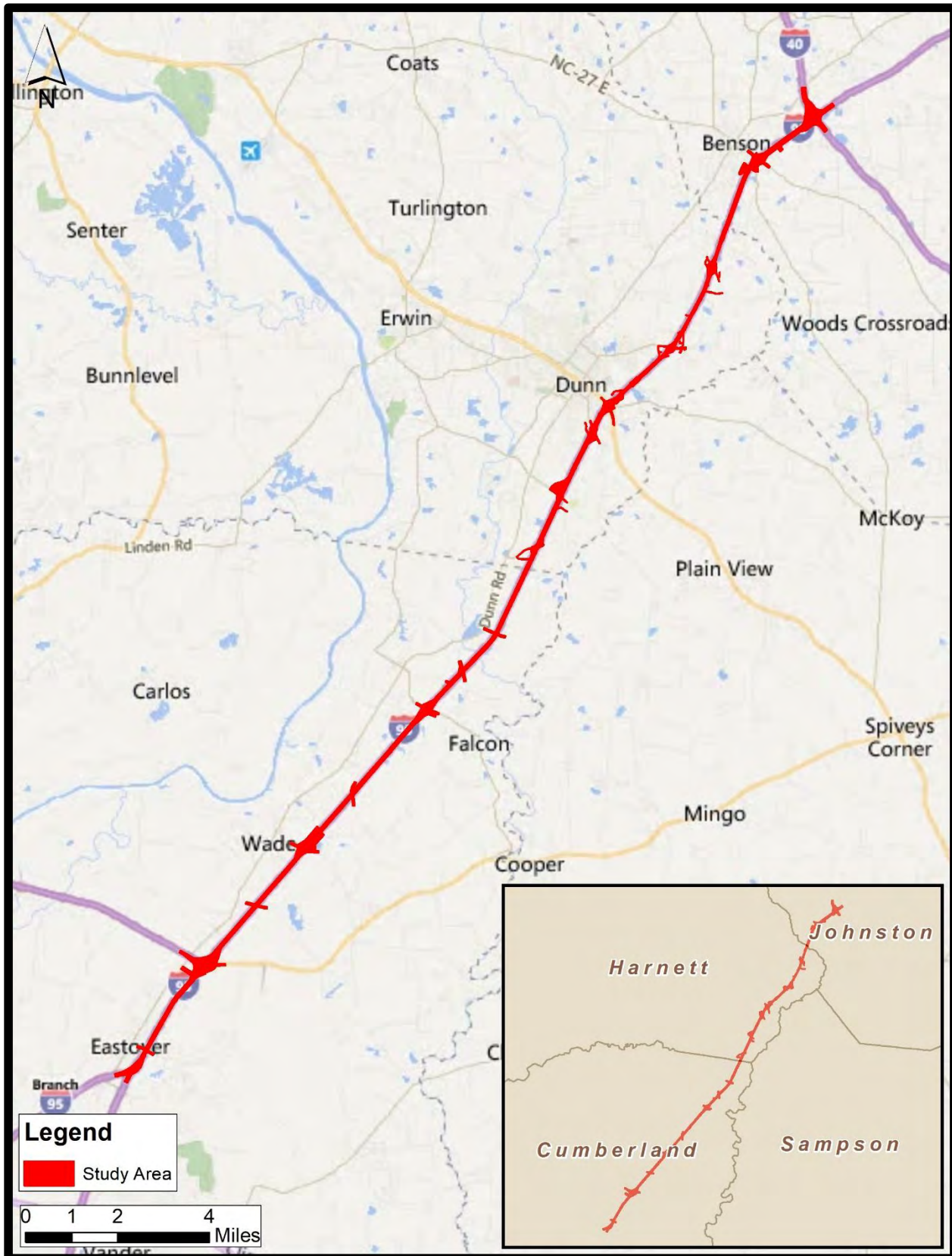


Figure 1: General Location.

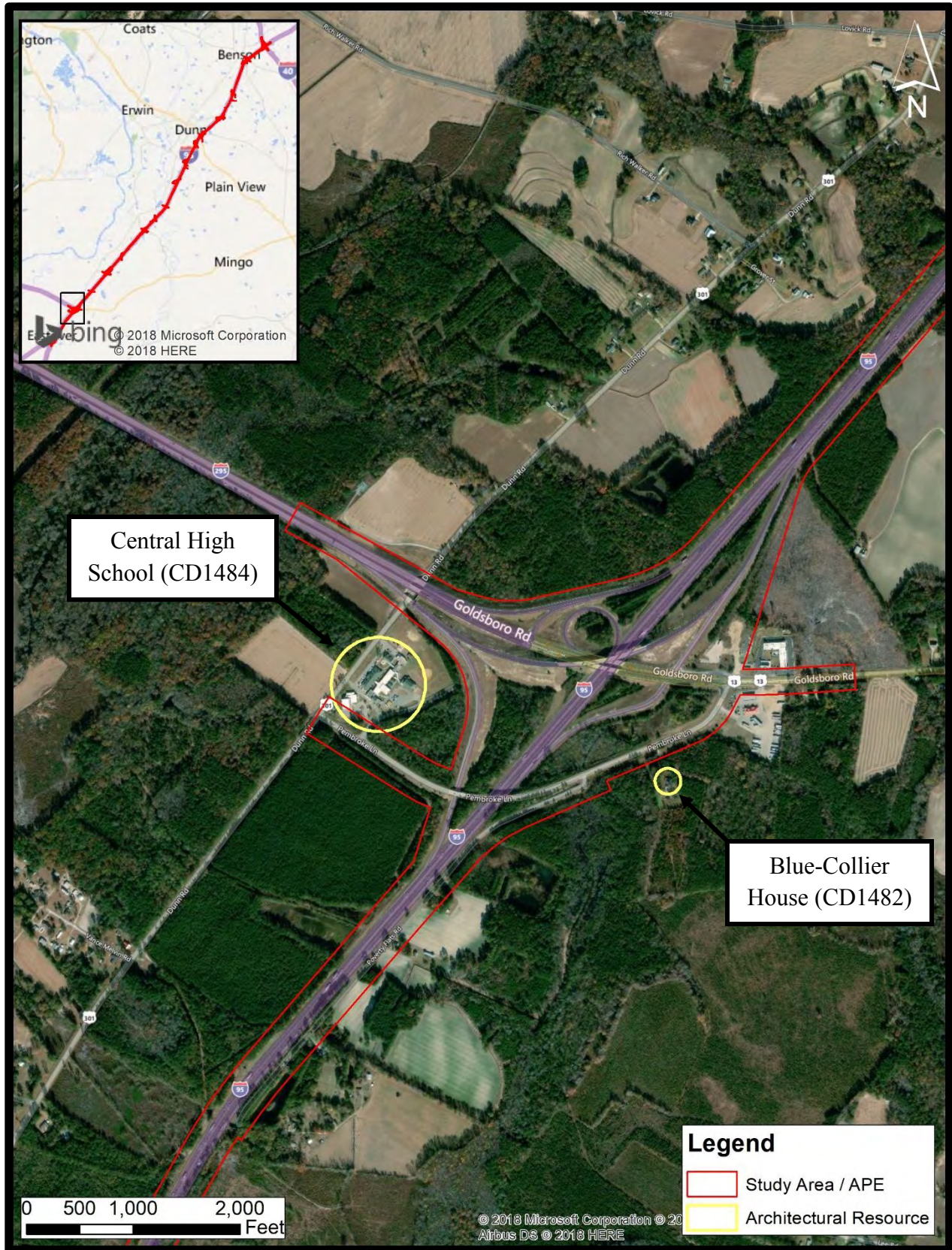


Figure 2: Location of Central High School (CD1484) and Blue-Collier House (CD1482).



Figure 3: Location of Honeycutt House and Rhodes Pond Store (CD1483) .

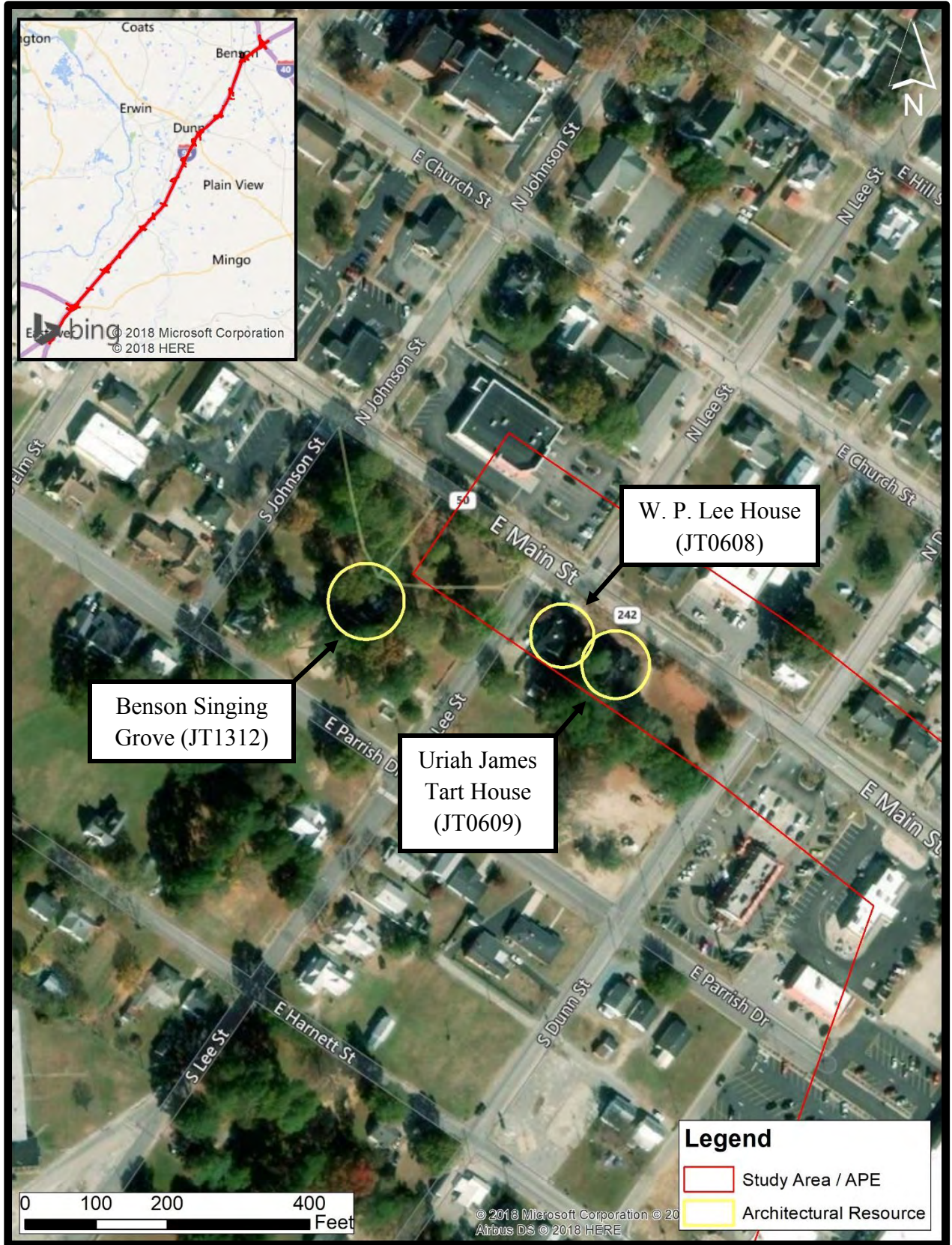


Figure 4: Location of Benson Singing Grove (JT1312), Uriah James Tart House (JT0609), and W. P. Lee House (JT0608).

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Central High School (Eastover-Central Elementary School)
NCDOT Survey Site Number:	001
HPO Survey Site Number:	CD1484
Location:	5174 Dunn Road, Eastover, NC
Parcel ID:	0479-19-4754
Dates(s) of Construction:	1936, ca. 1940, 2006, and 2008
Recommendation:	Not Eligible



Figure 5: Agricultural Building, Central High School, Looking East.

Setting

The property is located on the southeast side of Dunn Road (US 301) roughly 0.15 miles southwest of the I-295/US 13 overpass. The main building, a 2008 concrete block building with brick veneer, sits back approximately 125 feet from the road and faces northwest toward a corn field and woodlands. To the north and east of the new building are three 1937 buildings—an agricultural building, a gymnasium, and a cafeteria. Standing between the modern and historic buildings is a ca. 1960 classroom wing. The wing runs parallel with the new building and is connected to it by a narrow, centrally located hallway, while the cafeteria forms an ell at the wing’s southern end and a library addition extends from its northern end. The agricultural building and gymnasium are connected to the wing by covered walkways that extend from its northwest and southeast elevations, respectively, and three free-standing buildings—one for

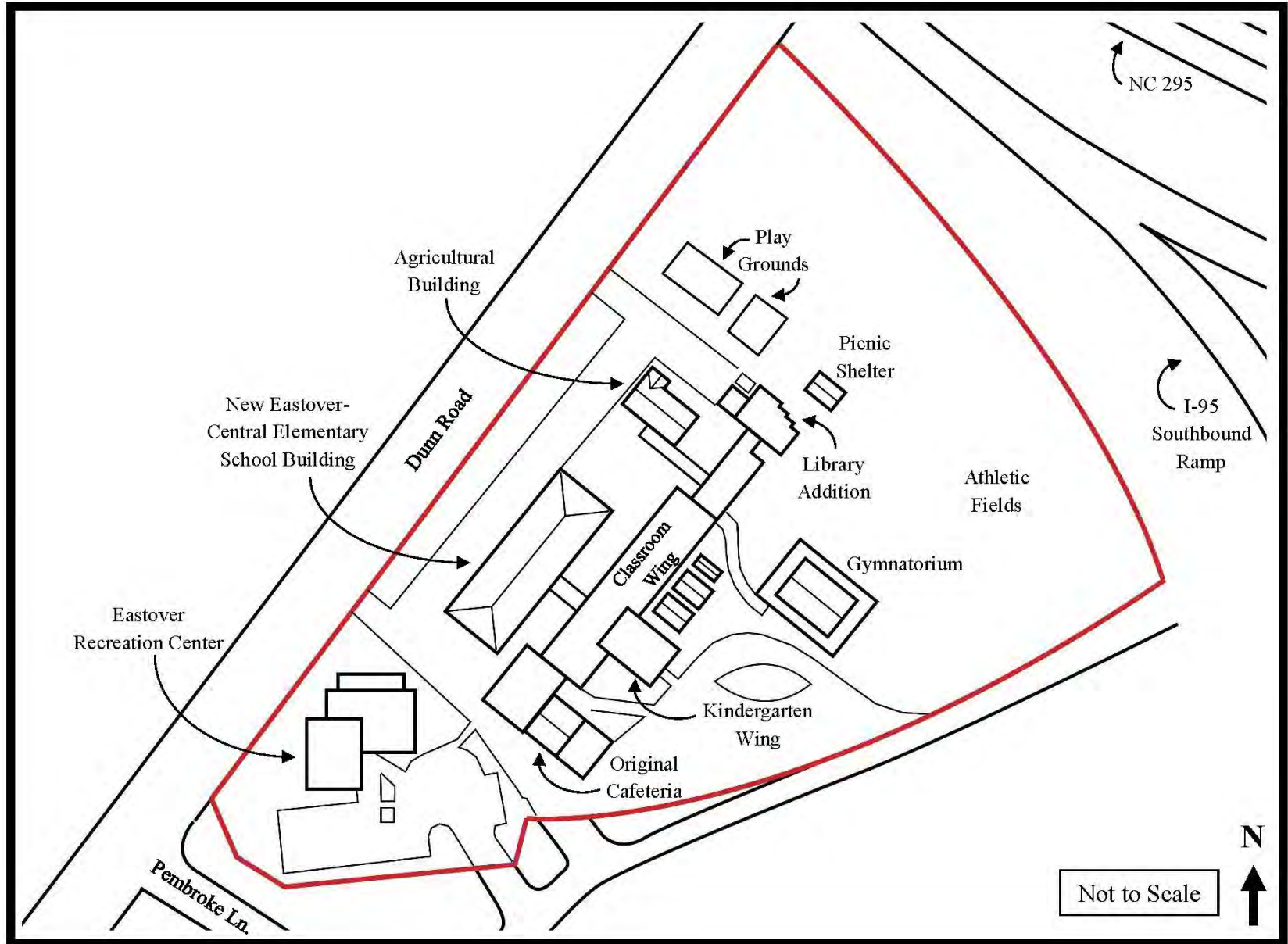


Figure 6: Sketch Map Central High School.

storage and two for classrooms—stand east of the wing. Modestly sized parking lots wrap the northwest, southwest and southeast elevations of the collection of buildings while an open field with a playground, picnic shelter, soccer field, and baseball diamond spans the northeast elevations. At the southeast corner of the irregularly shaped lot is the Eastover Recreation Center, a large ca. 2005 building.

The parcel is bound by Dunn Road on the northwest, Pembroke Lane on the southwest, and an unnamed service road on the southeast. Both Pembroke Lane and the service road separate the school grounds from woodlands. The northeast boundary of the parcel is lined with a row of pine trees that shields the property from an embankment and an exit ramp that leads from I-295/US 13 to I-95 South (Figures 5 and 6).

Property Description

The original portions of the school were constructed in 1936 and include an agricultural building, a gymnasium, and a cafeteria.²

Agricultural Building

Exterior

The agricultural building, which stands at the northern end of the educational complex, has a brick exterior with a common bond pattern and has a gabled, asphalt shingle roof that faces northwest to Dunn Road. A gabled wing extends from the building's northeast (side) elevation. The building has entrances on each of its elevations except for the northwest (front) elevation and is lit by large steel windows with two columns of panes and awning-style openings. Six such windows span the northwest elevation and are taller than those on the side and rear elevations with six rows of panes. The southmost window is slightly offset from the others reflecting the presence of a closet on the interior. The northwest (front) elevation of the side wing extends from the elevation as well and contains one window with five rows of panes, reflective of the building's remaining windows (Figure 7).

The northeast (side) elevation is characterized by the gable end of the wing, which contains a solid panel door set toward its north corner, and four windows that flank two entry doors. Though symmetrical in arrangement, the windows and doors are set closer to the east corner of the elevation, and a small, off-center, one-over-one window exists in the space between the northmost window and wing. A flat roof supported by two square metal posts shelters the doors and a central brick chimney rises from the ridgeline of the wing. An opening in the southeast (rear) elevation of the wing leads to an additional door and a storage area (Figure 8).

The southeast (rear) elevation is asymmetrical with a brick exterior chimney that rises south of the center of the gable. South of the chimney is a window and north of the chimney is an entry door that is sheltered by a flat roof suspended from the elevation by metal rods. A change in brick pattern around the door suggests that the original door or door surround may have been larger. A small window has also been filled-in east of the door (Figure 9).

² Cumberland County, Public Tax Records, Parcel # 0479-19-4754-, <http://mainfr.co.cumberland.nc.us/default.aspx>, online document, accessed July 10, 2018.



Figure 7: Agricultural Building, Central High School, Looking Southeast.



Figure 8: Agricultural Building, Central High School, Looking West.



Figure 9: Agricultural Building, Central High School, Looking Northwest.



Figure 10: Agricultural Building, Central High School, Looking Northeast.

The southwest (side) elevation can be described as having five bays. The three southernmost bays contain two windows each while the fourth bay contains a door and the fifth bay contains a tall window with six rows of panes. A covered walkway supported by square metal posts follows the elevation from the door south to the ca. 1940s classroom wing (Figure 10).

Interior

The interior of the agricultural building is divided into three large classrooms that span the width of the building. The front two classrooms are divided by a small hall with restrooms on one side and an entry hall on the other, and a closet spans the southwest end of the first classroom. The interior plan appears to be unchanged though a drop ceiling has been added and other finishes changed over time (Figures 11 and 12).



Figure 11: Rear Classroom, Agricultural Building, Central High School.



Figure 12: Front Classroom, Agricultural Building, Central High School. Note Hallway with Restrooms on Left and Closet Entrance on Right.

Gymnatorium (Mary Emily Royal Arts and Recreation Center)

Exterior

The gymnatorium is composed of a two-story, side-gabled center section clad with vinyl siding and surrounded by a one-story, hip-roofed section clad with brick in a six-to-one common bond pattern. The building's main entrances are on the southwest elevation though additional entrances exist on the southeast (side) and northeast (rear) elevations as well. The southwest (front) elevation has a centrally placed entrance with unequally-sized double-leaf doors capped with a multi-pane transom. The entrance is sheltered by a Craftsman-style, shed-roofed awning with exposed rafter tails and supported by simple, gallows brackets. The entrance is flanked by tripled, six-over-six, vinyl sash replacement windows and approached from the northwest by a low-sloped ramp. Slightly northwest of the foot of the ramp is a second, nearly identical entrance with a multi-pane transom and Craftsman-style awning. The entrance differs, however, in that its double leaf doors are of equal size and it is approached by a set of concrete steps. The entrance's awning also abuts with the beginning of the covered walkway that is supported by square metal posts and leads to the rear of the ca. 1940s classroom wing. West of the second entrance is a single six-over-six, vinyl sash replacement window. A small four-over-four, vinyl sash window lights the elevation east of the main entrance and a change in brick color suggests the building was expanded to the east at some point. Above, three sets of three small single pane windows serve as clerestory windows for the gymnasium (Figure 13).



Figure 13: Gymnatorium, Central High School, Looking Northeast.

The southeast end of the building appears to have been added as a vestibule for the gymnasium and is characterized by a recessed entry that shelters two sets of double leaf doors. Like the doors on the southwest (front) elevation, these are capped with multi-pane transoms. The doors are approached by a wide set of brick steps and flanked by small six pane windows that are also located within the recessed space. Above, the gable end of the center section is clad with brick in a six-to-one common bond pattern and has a circular arch vent (Figure 14).

The northeast (rear) elevation appears to have once mirrored the southwest (front) elevation with two entrances, tripled windows, and small windows at the ends of the building. The center entry, however, has been filled with bricks and a shed-roofed addition has been constructed toward the west end of the elevation. The addition has a door on its southeast (side) elevation with four louvered panels and small windows that once existed on the southeast (side) elevation and northeast (rear) elevation. West of the addition is the second entrance which retains its Craftsman-style awning, multi-pane transom, and is approached by a set of concrete steps. Above the one-story section are three sets of small windows that have been boarded over (Figure 15).

The northwest (side) elevation has a symmetrical elevation with a large central entrance that is now filled with brick flanked by paired and individual nine-over-nine vinyl sash replacement windows. On the second story of the gymnasium are three vents—a tall centered vent flanked by small, square vents (Figure 16).



Figure 14: Gymnasium, Central High School, Looking Northwest.



Figure 15: Gymnatorium, Central High School, Looking Southwest.



Figure 16: Gymnatorium, Central High School, Looking Southeast.

Interior

The gymnasium houses a combined gymnasium and auditorium, classrooms, and storage spaces. An entrance toward the west corner of the building leads into a small hallway that connects to two classrooms and the gymnasium. The hall, typical of the rest of the building, contains original woodwork with wide door surrounds (Figure 17). To the left, the northern end of the building, is a typical classroom with modern lighting and finishes (Figure 18). To the right is the gymnasium which contains a stage on the northeast elevation and wooden, built-in bleachers on the southwest elevation. Four sets of doors, some of which have been filled with wooden panels and permanently closed, span the southeast elevation (Figures 19 and 20). The doors in the center lead to the vestibule and flanking storage spaces (Figure 21).

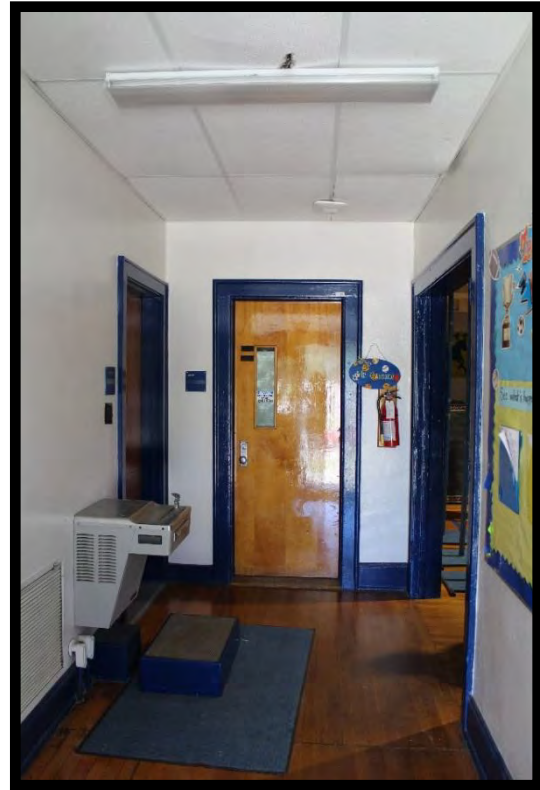


Figure 17: Hallway, Gymnasium, Central High School.



Figure 18: Classroom, Gymnasium, Central High School.



Figure 19: Gymnatorium, Central High School,

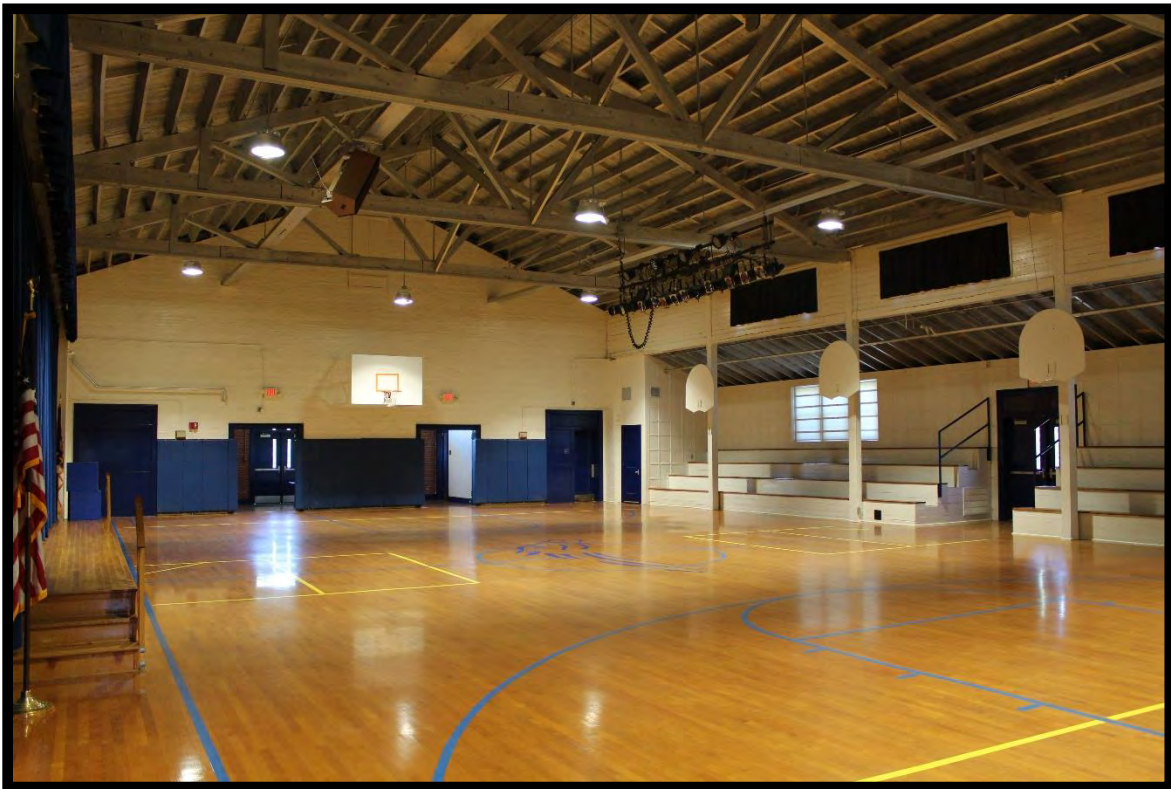


Figure 20: Gymnatorium, Central High School.



Figure 21: Vestibule, Gymnasium, Central High School.

Cafeteria

Exterior

Nestled between two additions, the one-story, front-gabled cafeteria was once a standalone building. It is constructed of brick laid in a Flemish bond pattern with beaded mortar joints. Its northwest (front) elevation, which is now a part of the ca. 1940s classroom wing, has paneled, double-leaf entry doors with a circular-arch transom and fluted pilasters flanked by twelve-over-twelve wooden sash windows (Figures 22 and 27). The southwest and northeast (side) elevations are spanned by similarly sized windows but with two-over-two, horizontal pane, replacement sashes. The windows have jack arches with keystones and six windows span the southwest elevation while five, two of which are paired, span the northeast elevation, which also has a doorway placed between the paired windows and an individual window. A course of rowlock bricks over a course of soldier bricks spans each elevation just above the brick foundation, and brick quoins embellish the corners of the building (Figures 23 and 24).



Figure 22: Cafeteria, Looking Southeast.



Figure 23: Cafeteria, Central High School, Looking Northeast.



Figure 24: Cafeteria, Central High School, Looking East.



Figure 25: Cafeteria/Kitchen Addition, Central High School, Looking East.

A one-story, flat-roofed wing that contains a kitchen extends from the southeast elevation of the cafeteria. Above the addition, in the gable of the cafeteria building, is a circular vent with keystone compass points. The wing is constructed of brick laid in a common bond pattern, and its southwest and northeast (side) elevations have pivot- or awning-style windows with four horizontal panes, three on the southwest elevation and two on the northeast elevation. A small, partially screened, porch with two doors—one on the interior of the screened section and one on the exterior—extends from the east corner of the southeast (rear) elevation. The porch shelters a glass elevation with panes arranged in a grid pattern. The screened section also displays a grid pattern. Concrete steps approach the porch from the southwest (Figure 25).

Interior

The original portion of the cafeteria building is one large room and retains much of its original woodwork in the form of window surrounds and baseboards though some finishes have been updated over time. Doors and passthroughs in the southeast (rear) wall connect with the kitchen addition (Figures 26 and 27).



Figure 26: Cafeteria, Central High School.



Figure 27: Cafeteria, Central High School.

Ca. 1940s Classroom Wing

Exterior

At the center of the building complex is a ca. 1940s flat-roofed concrete block classroom building with brick veneer laid in a Flemish bond pattern. Over time, the once linear building has been expanded with the earliest addition being a pre-1950 classroom wing, now used for kindergarten students, that extends from the southeast (rear) elevation of the building. Next, two additions constructed in the 1950s or early 1960s flank the building on the southwest and northeast ends. The addition on the southwest end connects the building with the cafeteria, while the addition on the northeast end connects it with a 2004 library addition. The last addition to the campus, a 2008 classroom wing, stands northwest of the wing and is connected to it by an enclosed hallway that extends from the original entrance of the building.

Distinguishing features of the main building include a double course of rowlock bricks over soldier bricks that span the building just above the foundation, as well as ribbons of metal sash windows with horizontal panes (seven windows wide and six panes tall) that light the northwest (front) and southeast (rear) elevations (Figures 28 and 29).

The kindergarten wing is also clad with brick veneer laid in a Flemish bond pattern and has a double course of rowlock bricks over soldier bricks above the foundation and brick quoins at the corners. The wing is slightly taller than the main building and encroaches on its footprint approximately twenty feet. Its northeast and southwest (side) elevations mirror one another with two large metal sash windows (three panes wide and seven panes tall) near the main block of the building, a brick filled entrance, and a narrow window (one pane wide and seven panes tall) near the corner of the building. An exterior brick chimney rises from the center of the southeast (rear) elevation and is flanked on the south by an entry door with a dome-shaped awning and approached by a set of concrete steps (Figures 30 and 31).

The 1950/60s addition on the northeast end of the classroom wing is also constructed of concrete block with brick veneer laid in a common bond pattern. The building, which is set back from the façade of the classroom wing, has an entry door on its northwest (front) elevation sheltered by a covered walkway that extends northwest to the agricultural building. A row of horizontal, two-pane windows spans the building just below the eaves of the roof with one window that acts as a transom for the entry door, though it is placed above the roof of the walkway (Figure 32). The southeast (rear) elevation of the building is lit by two ribbons of metal sash windows with horizontal panes, which are slightly smaller than those on the northwest (front) elevation at six windows wide and five panes tall. South of the windows, the building steps back and has a recessed entry door with sidelights and a transom. Two two-over-two paired windows exist to the north of the recessed entrance and a covered walkway extends southeast of the entry door to the southwest (front) elevation of the gymnasium (Figure 33).

Extending from the northeast end of the 1950/60s addition is a 2004 library addition. The library, which has an irregular footprint and is connected to the older addition by an L-shaped hyphen, extends northwest and southeast creating somewhat of a “T” at the end of the building. Both the library and the hyphen are clad with brick veneer in a running bond pattern and have two courses of soldier bricks just below their eaves as well as a course of concrete units that are



Figure 28: Classroom Wing, Central High School, Looking South.



Figure 29: Classroom Wing, Central High School, Looking Southwest.



Figure 30: Kindergarten Wing, Central High School, Looking West.



Figure 31: Kindergarten Wing, Central High School, Looking North.



Figure 32: Northeast Addition, Central High School, Looking Southeast.



Figure 33: Northeast Addition, Central High School, Looking West.

approximately five bricks in width and three in depth. An entry door with two glass panes and flanked by a sidelight exists on the northwest (front) elevation of the hyphen and two single-pane, square windows, typical of the building, light the southwest (side) elevation while three such windows light the northwest (front) elevation of the library. The north corner of the building is inset leaving room for a small, flat-roofed garage clad with brick in a running bond pattern. The garage's only apertures are a large garage door on the northwest (front) elevation and two small vents on the northeast (side) elevation (Figure 34). The portion of the northeast (side) elevation of the library that is somewhat concealed by the garage contains two square windows and an entry door. This elevation differs from the others with courses of rusticated bricks above and below the course of concrete units and the windows. The northwest (front) elevation, behind the garage, is blind. The rest of the northeast (side) elevation is broken into four sections, all of which exhibit rusticated bricks above and below the course of concrete units. The largest section, which forms the center of the building, contains one large window with three horizontal panes near its north corner. The smaller sections step back progressively from the large section and each contain similar windows but with one narrow and one wide column of panes. Each of the windows are set to the right, flush with the perpendicular elevation (Figure 35). The southeast (rear) elevation contains a recessed entrance near the center of the elevation and shelters an entry door with two glass panes and a transom. North of the recess is a large window that is four panes in width (narrow-wide-wide-narrow) and three panes in height (Figure 36). There is a large recess with two entry doors on the southwest (side) elevation, south of the hyphen, and the southeast (rear) elevation of the hyphen is blind (Figure 37).



Figure 34: Library Addition, Central High School, Looking East.



Figure 35: Library Addition, Central High School, Looking South.



Figure 36: Library Addition, Central High School, Looking West.



Figure 37: Library Addition, Central High School, Looking Northwest.

The main building is connected to the cafeteria by a flat-roofed building on its southwest end. The building, which is clad with brick in a common bond pattern and has a double course of rowlock bricks over soldier bricks, has two ribbons of windows on its northwest (front) elevation. The windows are all six pans tall, but the ribbon on the northern end of the elevation is eight windows wide while the ribbon on the southern end is four windows wide. The building's southwest (side) elevation is flush with the southwest (side) elevation of the cafeteria building and contains a ribbon of windows (three windows wide and six panes tall) and a recessed entrance at the juncture of the two buildings. The recess contains a double-leaf entry flanked on the north by a large gridded sidelight and capped with a transom. Concrete steps sheltered by a shed-roofed awning approach the doors and a flat-roofed shelter runs parallel to the building (north of the entrance) providing a waiting area for students. The northeast (side) elevation is enclosed in a fenced in area that was not accessible to the surveyor and the southeast (rear) elevation of the building, of which only a small portion is visible, contains a ribbon of five windows and an entry door (Figures 38 through 40).



Figure 38: Southwest Addition, Central High School, Looking East.



Figure 39: Southwest Addition, Central High School, Looking Northeast.



Figure 40: Southwest Addition, Central High School, Looking Northwest.

New Eastover-Central Elementary School Building

Exterior

In front of the ca. 1940s classroom wing is a ca. 2008 one-story classroom and administrative wing with a hipped, asphalt shingle roof. The building is clad with brick veneer in a common bond pattern with decorative courses including a course of rusticated stone roughly 1.5 feet above ground level, a course of soldier bricks near the center of the elevation, and a double course of soldier bricks below a deep cornice. The wing runs parallel with the ca. 1940s wing and Dunn Road and the northwest (front) elevation is symmetrical with a large front pediment. Within the pediment is a smaller pedimented entrance with double leaf doors, narrow sidelights, and a deep transom in an aluminum frame. Large brick piers support both pediments which project one from another from the front elevation and Large fixed pane windows, two panes wide and three panes tall, flank the smaller pediment. A second set of identical windows flank the larger pediment, and two sets of windows that are five panes wide and recess into the elevation flank the smaller set. A square cupola with louvered elevations rest at the center of the roof and four round-arched, blind dormers span the front slope of the roof (Figure 41).

The northeast (side) elevation faces the Agricultural Building and contains a centered, recessed entrance with double leaf doors, narrow sidelights, and a deep transom. A large vent flanks the entrance on the east and a low brick wall extends from the elevation and encompasses three air conditioning units. Above is a single round-arched, blind dormer (Figure 42).



Figure 41: New Eastover-Central Elementary School Building, Looking Southeast.



Figure 42: New Eastover-Central Elementary School Building, Looking West.

The southeast (rear) elevation is divided by a breezeway that connects with the ca. 1940s wing. The northern half of the elevation has two recessed bays of fixed pane windows, five panes wide and three panes tall, flanked by a large vent on the north. A pediment supported by a brick pier projects a short distance over the breezeway, which contains a bank of fixed pane windows, five panes wide and two panes tall (Figure 43). The southern half of the elevation was not accessible due to a fence but is likely similar to the northern half.

The southwest (side) elevation contains a centered, recessed entrance with double leaf doors, narrow sidelights, and a deep transom that is approached by a set of concrete steps. It is flanked on the east by a large vent and a low brick wall that extends from the elevation and encompasses two air conditioning units. West of the entrance is a landscaped area that is also surrounded by an even lower brick wall. Above is a single round-arched, blind dormer (Figure 44).



Figure 43: New Eastover-Central Elementary School Building, Looking Northwest.



Figure 44: New Eastover-Central Elementary School Building, Looking Northeast.

Eastover Recreational Center

Exterior

Southeast of the school, but on the same parcel, is a ca. 2006 recreational center. The center is housed in a brick veneered building with a flat roof and an irregular floorplan composed of a one-story section that is partially overlapped by a taller one-story section with a gymnasium. The building faces south toward Pembroke Lane and its main entrance is located on the south (front) elevation of the shorter building which sits back from the south elevation of the taller building. The entry bay, which is located to the west of the elevation, is taller than the rest of the section with a large glass façade with two entry doors. The bay has an unusual roof that slopes backwards and then up again, somewhat like an upside-down gable. To the east, the elevation is lit by three tall windows with horizontal panes – two near the entrance and one near the east corner (Figure 45). The south elevation of the taller section contains a secondary entrance at each corner. The entrances, which mirror one another, consist of one door flanked on one side by sidelights with horizontal panes and topped with tall horizontal paned windows and two bands of rusticated stone span the elevation between the windows. The west (side) elevation is similar with windows at the corners but no doors (Figure 46).

The north (rear) elevation of the taller section has a tall horizontal paned window at its west corner, and the shorter section obscures much of the east side of the elevation. Between the two sections, is a smaller section that may house HVAC equipment, and just forward of this section is a low stone wall with the name of the recreation center. A small section telescopes from the north (rear) elevation of the smaller section as well. It is lit on each side by tall horizontal paned windows (Figure 47).



Figure 45: Eastover Recreational Center, Looking Northwest.



Figure 46: Eastover Recreational Center, Looking Northeast.



Figure 47: Eastover Recreational Center, Looking South.

The east (side) elevation of the shorter section has two tall horizontal paned windows south of a recessed side entrance and a low concrete block wall that encompasses multiple air conditioning units. The east elevation of the taller section is spanned by three shed roofs that form an outdoor waiting area and has a tall horizontal paned window at its south corner (Figure 48).



Figure 48: Eastover Recreational Center, Looking West.

Picnic Shelter

Just north of the library addition is a gable-roofed picnic shelter that rests on a concrete pad and is supported by wooden posts and arched cross beams (Figure 49).



Figure 49: Picnic Shelter, Central High School, Looking East.

Historical Background

Though the school operates as Eastover-Central Elementary School today, it was originally known as Central High School and was built in 1936 to replace Eastover School, a high school for white students, that was located in downtown Eastover and destroyed by a fire in January of that year.³

Before it came into the ownership of the school board, the property was owned by the McPhail family, who were established in the area by 1863 (Figure 50). The land eventually fell into the ownership of H. A. McPhail, who was once the proprietor of E. J. House & Co., Wade, NC.⁴ In 1913, the land was divided among his heirs, including his widow, Rachel Isabel (Cook) McPhail, and children, Mary Jane Bain, Maggie Belle McPhail, Josephine McPhail, Edward A. McPhail, Emmaline McPhail, Ethel M. McPhail, and Rebecca McPhail. At the time, the 15-acre parcel that now contains the school belonged to a 100-acre tract known as the old McPhail residence lot, or Tract 5-A, and was inherited by Edward A. McPhail and valued at \$2,000.00.⁵ A map depicting rural deliver routes in Cumberland County in the 1920s shows the future location of the school as well as two McPhail residences—one just south of the school and one to the northeast (Figure 51).

In June of 1936, Edward A. McPhail and his wife, Docia, sold 15 acres of the tract to the Board of Education of Cumberland County, North Carolina. At the time, Edward A. McPhail was leasing the land to R. T. Walker and his wife, Emaline, who are also listed on the deed. The Walkers likely used the land for farming.⁶ Soon after the sale, construction began on the new high school.

Leading up to the construction of the new school, the board of education in Cumberland County had taken measures to consolidate the numerous small schools that filled the county. This led to the construction of a school for white students in 1903 that was called Eastover School and served the communities of Rock Hill, Flea Hill (Eastover), and Beard. In 1919, Eastover became the first accredited high school in Cumberland County and in 1926 a modern brick building was constructed. Over the next six years, four other high schools – Godwin, Wade, Stedman, and Sunnyside – were merged with Eastover. In 1936, the school succumbed to a fire and was replaced by Central High School, which is sited roughly 2.5 miles north of the earlier school.⁷

The early evolution of the school grounds is somewhat unclear with three early buildings – the agriculture building, cafeteria, and gymnasium – remaining today. A photograph in the collection of the Cumberland County Public Library shows the original high school building, which likely stood between the remaining buildings where the ca. 1940s classroom wing stands today (Figure 52). Though the history of this building and its demise is unknown, a 1950 aerial image shows the layout of the school buildings at that time and appears to reflect the basic plan

³ “Eastover School Marks Its 46th Year,” *The Fayetteville Observer*, Friday, February 14, 1947, Cumberland County Public Library Archives.

⁴ “Dissolution of Copartnership,” *The Fayetteville Observer*, Thursday, January 11, 1900.

⁵ Cumberland County Deed Book 178, page 40.

⁶ Cumberland County Deed Book 392, page 348.

⁷ “Eastover School Marks Its 46th Year.”

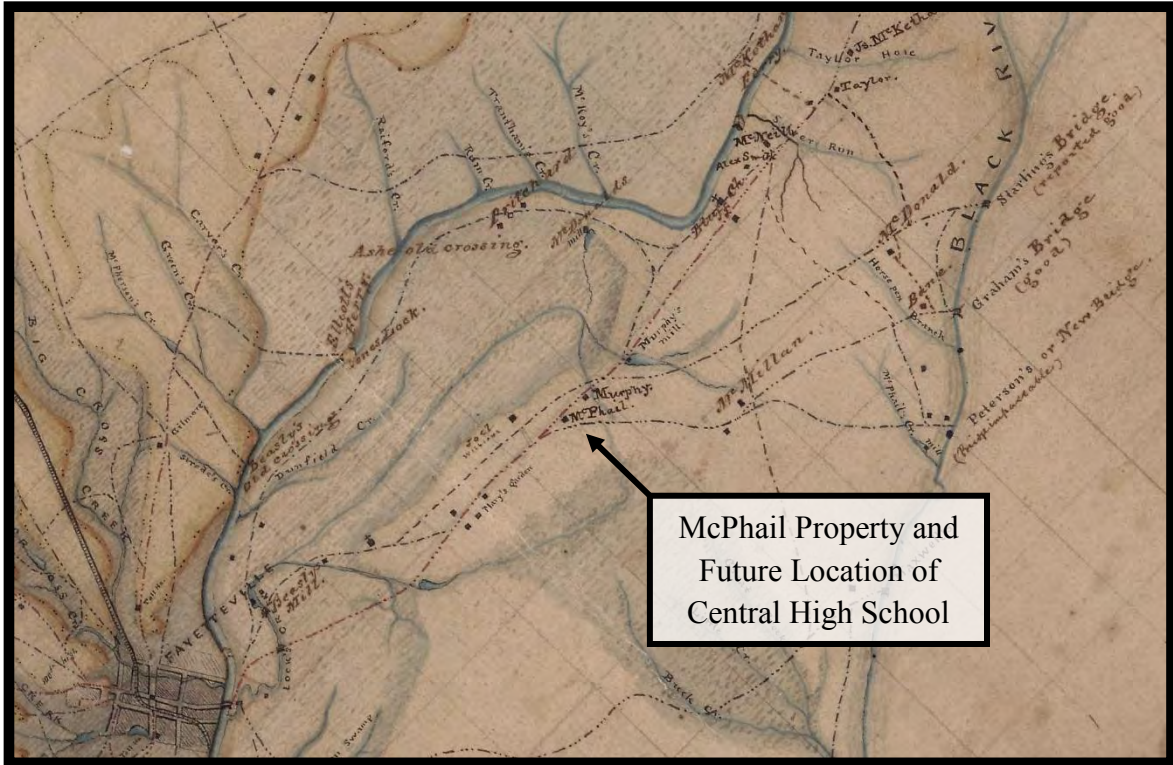


Figure 50: 1863 Map of Cumberland County, North Carolina Showing Location of McPhail Property (North Carolina State Archives).

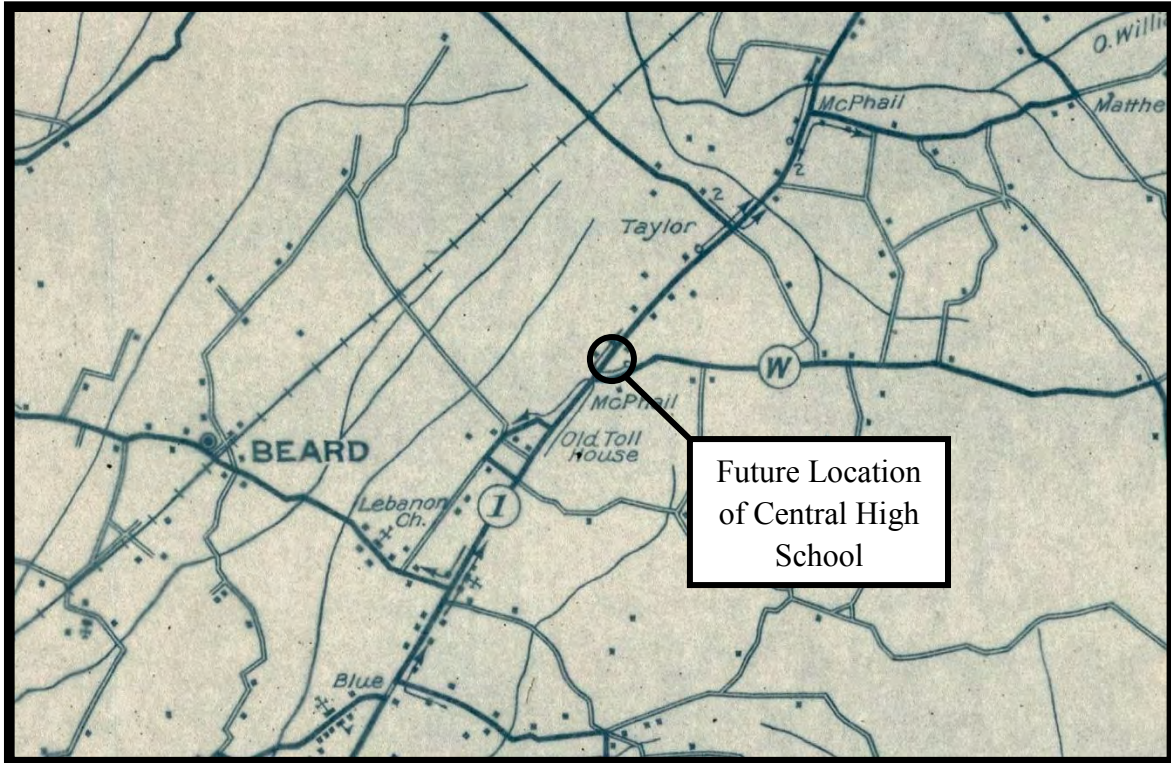


Figure 51: Ca. 1920 Rural Delivery Routes, Cumberland County, North Carolina, Showing Future Location of Central High School (North Carolina State Archives).

of the site today with the three early buildings around a linear building with a rear wing (kindergarten wing) (Figure 54). A second photograph in the library's collection shows the northwest elevation of the gymnasium, which aside from the removal of the chimneys and filling in of the entry door remains mostly intact (Figure 53). Between 1950 and 1964 the cafeteria was connected to the building and the kitchen was added on its southeast elevation. The classroom wing was also extended to the northeast during this time.



Figure 52: Central High School, Cumberland County, North Carolina, no date (Cumberland County Public Library).



Figure 53: 1950 Aerial Image Showing School Grounds (US Geological Survey).

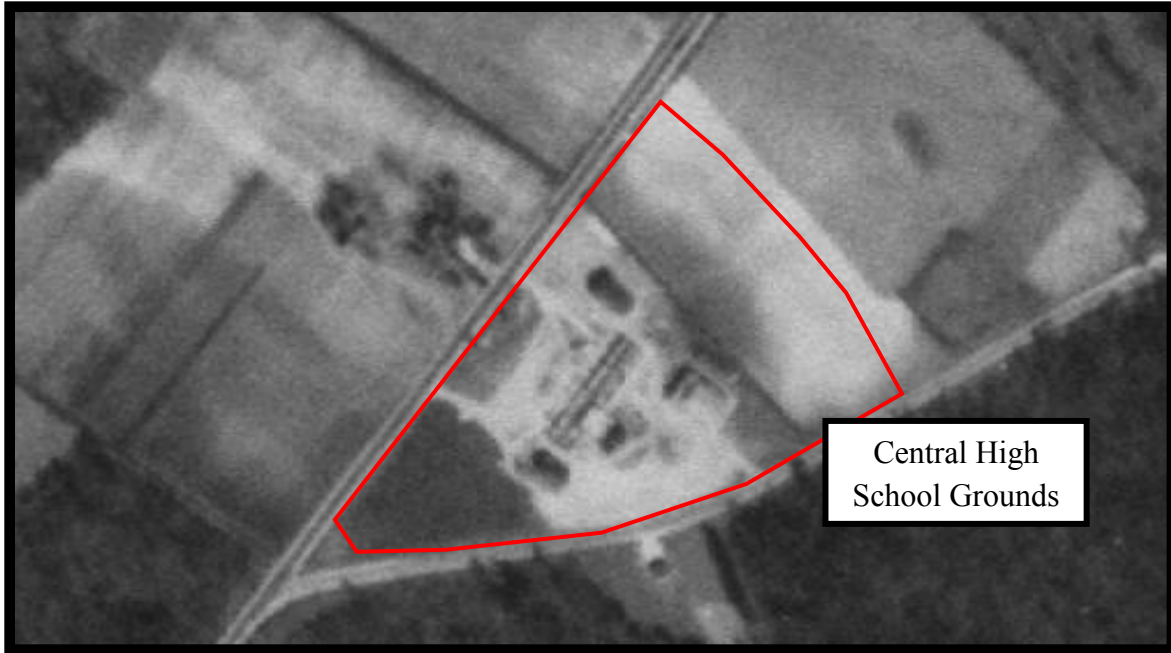


Figure 54: 1950 Aerial Image Showing School Grounds (US Geological Survey).

In 1969, the county consolidated the high schools on the east side of the Cape Fear River, including Central High School, into Cape Fear High School. It is unknown if the school board continued to use the school in the years following the consolidation but roughly 14 years later, in 1983, it was given a new purpose and renamed Eastover-Central Elementary School. Oddly enough, the school replaced the 1937 Eastover Elementary School (CD0164) which had been built on the site of the Eastover School that was destroyed by fire in 1936.⁸

In the mid- to late 1990s, the NC 295 and I-95 exchange was constructed just north and east of the school with the southbound onramp of I-95 bordering the school property. NC 295 and the onramp are both raised using a combination of bridges and berming that allow them to cross Dunn Road (Hwy 301) without inhibiting the flow of traffic. A row of tall trees partially shields the onramp from the school grounds. Pembroke Lane, which once ran along the eastern boundary of the school grounds, was rerouted as a part of the interstate project as well and now curves southeast of the school then northeast where it connects with Hwy 13/NC 295 (Figures 55 and 56).

In the early 2000s, the school grounds were expanded three times with a library addition, a classroom and administrative wing, and a community recreation center that stands southwest of the school. The classroom and administrative wing is the largest building on the school grounds, which along with its location near Dunn Road, makes it the prominent feature of the school. The recreation center, which stands on the corner of Dunn Road and Pembroke Lane, also stands out for its height and more-modern design. Despite these additions to the campus, the agricultural building, gymnasium, and cafeteria are still used by the school with only the agricultural building changing in function.

⁸ "Eastover School Marks Its 46th Year," and "County Educators Reach School Name Compromise," *The Fayetteville Observer*, September 13, 1983.

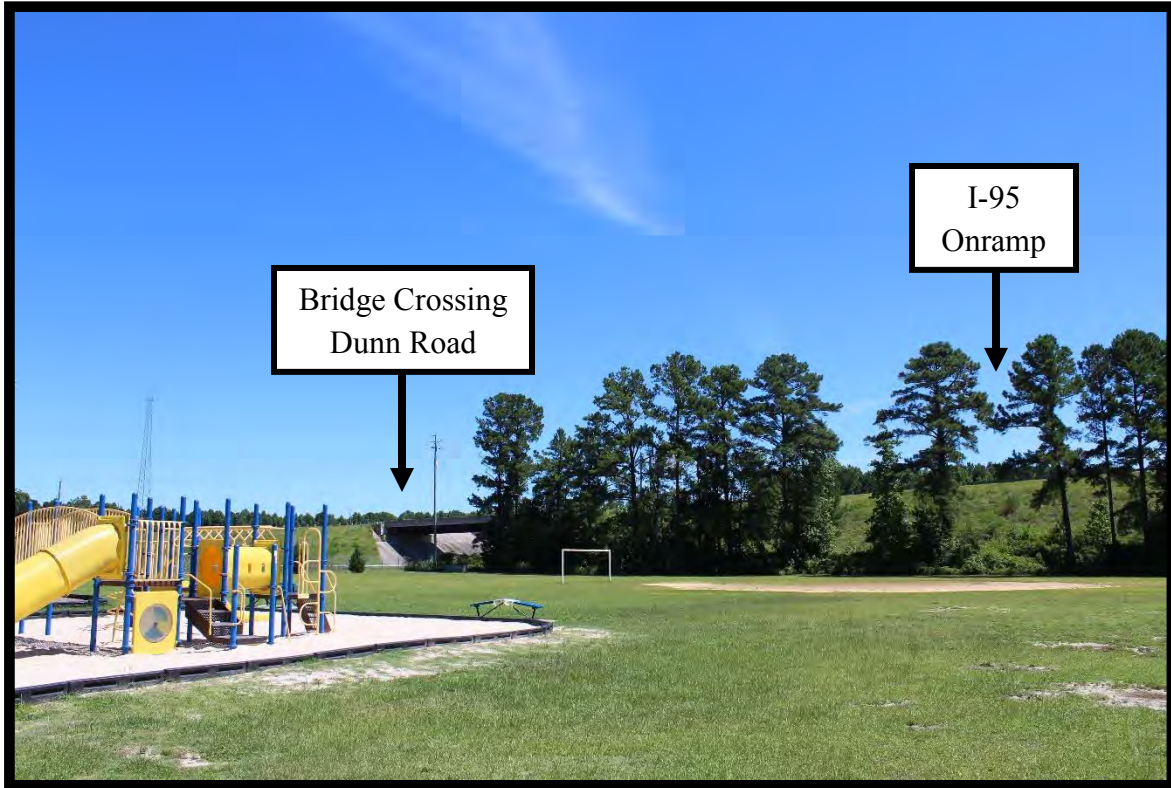


Figure 55: View of School Grounds with Bridge and Onramp in Background, Looking North.



Figure 56: 2006 Aerial Image Showing School Grounds after the construction of NC 295, I-95, and the Eastover Recreation Center (US Geological Survey).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Eastover School is not recommended as eligible for the NRHP.

Integrity

The majority of the ca. 1936 Central High School buildings remain in their original location and though integrated into a modern education campus still display their initial design and workmanship through the preservation of original materials. The school's setting, however, which once centered around a 1936 side-gabled building with a cupola and pedimented entry, has been compromised by the construction of NC 295 and I-95. Furthermore, the feeling of the school grounds and its association with the development of education in Cumberland County in the early nineteenth century has been compromised by the construction of modern buildings, including the ca. 2006 recreation center and the ca. 2008 classroom and administrative wing.

Criterion A

The Eastover School 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.

Though the property is associated with the development and consolidation of schools in Cumberland County, it 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 Eastover School 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 Eastover School is not 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 original Central High School building was a one-story, side gabled building with a cupola, a central pedimented entrance, and dormer windows. The building, however, was lost before 1950 when aerial images show a building with a flat roof at the center of the school's campus. A similar Cumberland County school, Eastover Elementary (CD0164), that also relates to the late 1930s is located roughly 2.5 miles south of Central High School's site and though no longer used as a school it displays a very similar design (Figure 57). Eastover Elementary is credited to architect William Henley Deitrick and was added to the North Carolina National Register Study List in 1995.⁹

The remaining ca. 1936 buildings are still reflective of their original articulation as well as being exemplary of school design in the early twentieth century when schools were being consolidated and specialized buildings were being constructed to serve the greater needs of students and educational programs. Though the buildings are rare extant examples of their types with no others in Cumberland, Harnett, or Johnston County recorded in the HPOWeb database, between the loss of their main resource and the addition of buildings from other decades they do not retain enough integrity to be listed on the NR.

In contrast, the 1940s classroom wing with its banks of tall, horizontal paned windows is representative of a building type that was used into the 1960s and can be found throughout Cumberland County (Figures 58 and 59).

Criterion D

The Eastover School 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.

⁹ NCHPO, Survey File CD0164.



Figure 57: Eastover Elementary School (CD0164).



Figure 58: Armstrong Elementary School, 3395 Dunn Road, Eastover, NC.



Figure 59: Raleigh Road Elementary School, 8330 Ramsey Street, Linden, NC.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Blue-Collier House
NCDOT Survey Site Number:	002
HPO Survey Site Number:	CD1482
Location:	3974 Pembroke Lane, Eastover, NC
Parcel ID:	0479-39-4024
Dates(s) of Construction:	ca. 1910
Recommendation:	Not Eligible



Figure 60: Blue-Collier House, Looking South.

Setting

The property is located on the southeast side of Pembroke Lane roughly 0.25 miles east of the I-95 corridor, which is proposed for widening, and 0.17 miles south of US Highway 13 (Goldsboro Road). Though Pembroke Road runs diagonally in front of the house, the house faces north. It stands a significant distance from the road, roughly 375 feet, and its moderately-sized domestic yard is surrounded by dense woodlands. The domestic yard is characterized by mature trees and overgrown bushes that surround the north (front) half of the house nearly overtaking the front porch. At the northwestern edge of the yard is a decorative “fence” with cutouts of adult and adolescent black bears and a path that leads into the front yard. A dirt driveway approaches the dwelling from the northwest and wraps south behind the house then north toward a carport on the south (rear) elevation of the dwelling (Figure 61).

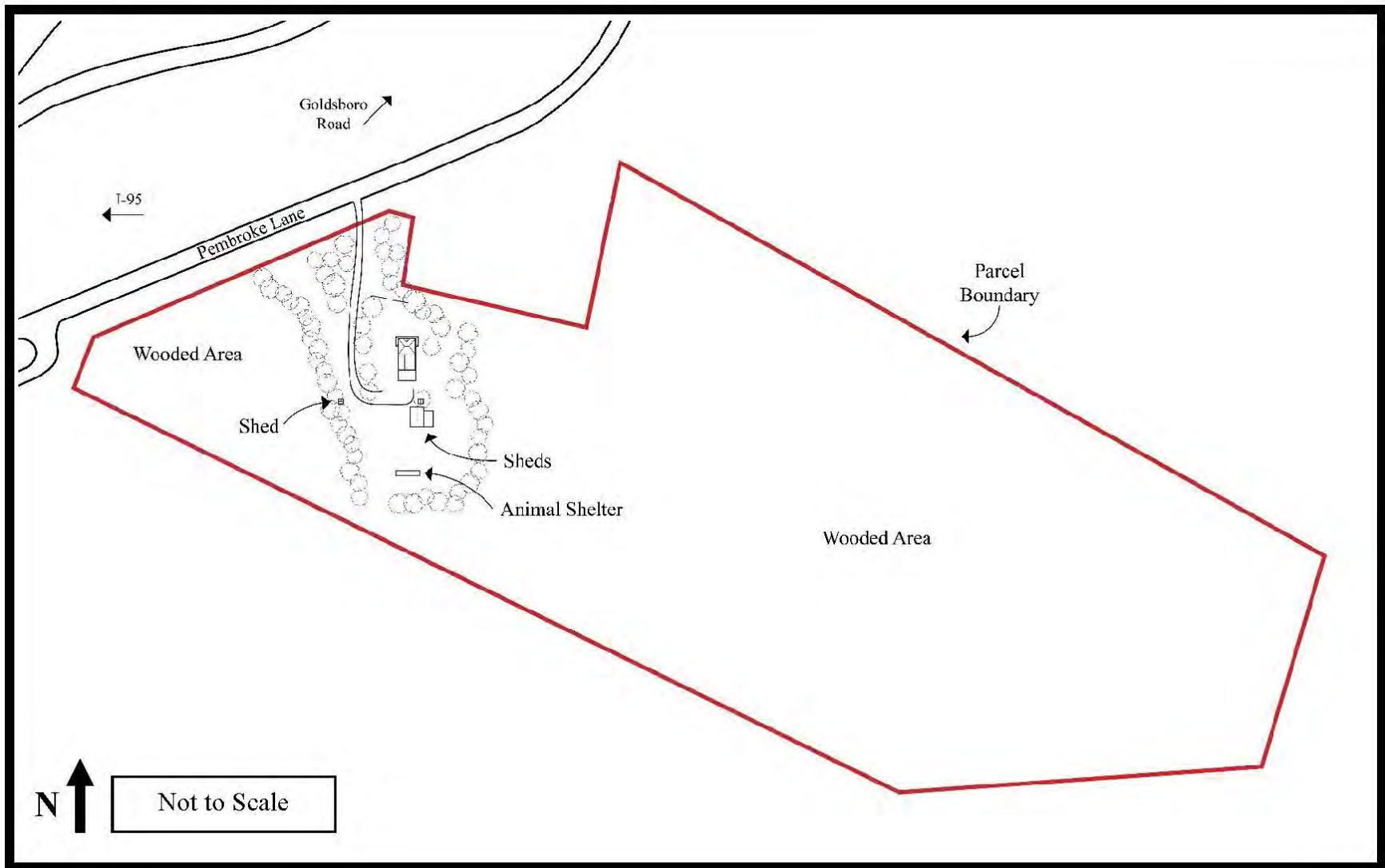


Figure 61: Sketch Map of Blue-Collier House.

Property Description

Exterior

The one-story Blue-Collier House is clad with asbestos siding, sheltered by a hipped, almost pyramidal, asphalt shingle roof, and rests on a continuous brick foundation. Its north (front) elevation is wrapped by a porch with a hipped, standing seam metal roof that shelters a centered entry door flanked by six-over-one wooden sash windows that are typical of the dwelling. The porch is supported by square wooden posts and approached by brick steps. Centered on the forward slope of the roof, above the roof of the porch, is a forward-facing gable with a small diamond-shaped vent (Figure 60).

The front porch wraps the north corner of the west (side) elevation sheltering a six-over-one window. Beyond the porch are paired six-over-one windows, and beyond the windows is an addition that projects from the south (rear) elevation of the dwelling (Figure 62). The addition is clad with vertical paneling and has a south (rear) facing gable with shed-roofed sections along the south and west sides. Its west (side) elevation contains a small one-over-one wooden sash window that may have originally lit a rear porch, a recessed entrance, and a six-over-one window. The recessed entrance shelters a paneled entry door with four-light sidelights over panels and is approached by brick steps (Figure 63).

An open shed-roofed carport supported by round metal posts spans the south (rear) elevation of the dwelling sheltering full-glass sliding doors. Like the other entrances, the doors are approached by brick steps and may have once been part of an unsheltered patio. East of the doors is a small, enclosed area accessible from the inside of the house. The gable of the rear addition is offset to the east of the dwelling rising behind the carport (Figure 64).

The east (side) elevation of the rear addition is slightly recessed from the main block of the dwelling and contains a pair of squat six-over-one windows and a pair of typical six-over-one windows. The main block contains a small six-over-one window and a typical six-over-one window that is sheltered by the wrap-around porch (Figure 65). Brick interior chimneys rise from the east and west (side) slopes of the roof and a third brick chimney rises from the center of the rear addition.



Figure 62: Blue-Collier House, Looking East.



Figure 63: Blue-Collier House, Looking East.



Figure 64: Blue-Collier House, Looking North.



Figure 65: Blue-Collier House, Looking East.

Ancillary Structures

There are several outbuildings behind the house. The first is a small front-gabled wellhouse with walls composed of brick on the lower half and paneled boards on the upper half, an entry door on the north (front) elevation, and an asphalt shingle roof (Figure 66). Near the wellhouse is a gabled shed composed of a variety of materials – plywood, vinyl siding, corrugated plastic – with a standing seam metal and corrugated plastic roof, and a shed-roofed lead-to along two sides (Figure 67).

Just beyond the edge of the tree line in the back yard is a dilapidated structure that once contained animals. It is composed of crude wooden posts and a wire mesh (Figure 68). The last structure is a small front-gabled shed on the western edge of the cleared yard. It is clad with wooden or plywood boards and has a six-panel entry door flanked on the south by a one-over-one metal sash window on its east (front) side (Figure 69).



Figure 66: Wellhouse, Blue-Collier House, Looking South.



Figure 67: Shed, Blue-Collier House, Looking East.



Figure 68: Animal Shelter, Blue-Collier House, Looking South.



Figure 69: Shed, Blue-Collier House, Looking West.

Interior

The interior of the dwelling is greatly altered with original finishes replaced by faux or veneer wood paneling and acoustic ceiling tiles. The floorplan has also been altered with the construction of the rear addition and opening-up of the rear part of the house (Figure 70).



Figure 70: Side Entrance, Blue-Collier House.

Historical Background

The tract of land containing the house can be traced through deeds to the estate of Elizabeth McPhail Geddie.¹⁰ Elizabeth was the daughter of John McPhail and Mary Baker, who were both born in Cumberland County, North Carolina, and the wife of Daniel Geddie, who also descended from Cumberland County families. It is likely that Elizabeth received the property from Daniel after his death in 1883.¹¹ Also, though both the Geddie and McPhail families owned a considerable amount of land in the area, it seems likely that this parcel was originally owned by Daniel's father, John Geddie. In 1842, a year after his death, John's estate was divided between his six sons.¹² In 1850, Daniel purchased a 491-acre tract from his father's estate from his brother Dougald leading to him owning a considerable amount of land in the area.¹³

After Elizabeth's death in 1893, her daughter, Leonia Douglass Geddie Jerome who had married James Crawford Jerome in Cumberland County in 1884, inherited an 87-acre tract.¹⁴ It is unclear if she and James lived on the parcel as the 1900 census lists them living in the Rose Hill Township of Duplin County, North Carolina where they rented a farm and Jerome worked as a farmer. In 1904, they sold the tract to Leonia's brother, Daniel Clark Geddie who was a minister.¹⁵ Daniel Clark appears to have moved often living and owning a house in Lenoir County, North Carolina in 1900 and renting a house in Columbus County, North Carolina in 1910.¹⁶ In 1911, Daniel Clark and his wife, Leanna Melissa Maxwell, sold the parcel, which was measured as 82 acres, to Lewis Martin Bunce.¹⁷ Lewis, who was a farmer, owned the land for only one year before selling it to D. F. Blue. In the deed, the parcel is described as 66 acres.¹⁸ A few years earlier, in 1908, D. F. married Nellie Estelle and it is fathomable that they purchased the land with the intention of building a dwelling for themselves. This theory is supported by an increase in the property's price from \$1300.36 when D. F. purchased it to \$4,000 when he sold it to Jessie M. Collier in 1918.¹⁹

It appears the Jessie, who was a farmer and transitioned from renting a farm to owning/mortgaging a house between 1910 and 1920, owned the property until his death in 1959.²⁰ The property eventually passed to his son Cleveland Attwood Collier, and in 1972 Cleveland and his wife, Elizabeth Gold Williams, transferred the land to his sister-in-law, Lucille C. Collier, and Michael Wayne Collier, who's relation to Cleveland is unknown.²¹

¹⁰ Cumberland County Deed Book 162, page 185.

¹¹ Ancestry.com, "Elizabeth McPhail," "Close Family Tree," <https://www.ancestry.com/family-tree/person/tree/69603210/person/180135429139/facts>, accessed July 2018.

¹² Cumberland County Deed Book 45, page 89.

¹³ Cumberland County Deed Book 48, page 472.

¹⁴ Findagrave.com, "Elizabeth McPhail Geddie," <https://www.findagrave.com/memorial/83356806/elizabeth-geddie> and Ancestry.com, "James Crawford Jerome," "Magnolia Tree," <https://www.ancestry.com/family-tree/person/tree/101184973/person/310009197343/facts>, accessed July 2018.

¹⁵ Cumberland County Deed Book 126, page 302.

¹⁶ US Census, 1900 and 1910.

¹⁷ Cumberland County Deed Book 162, page 185.

¹⁸ Cumberland County Deed Book R7, 382.

¹⁹ Cumberland County Deed Book 250, page 51.

²⁰ US Census, 1910 and 1920, and Ancestry.com "Jesse Martin Collier," "Weeks/Salter Family Tree." www.ancestry.com/family-tree/person/tree/6392185/person/5096233922/facts, August 2018.

²¹ Cumberland County Deed Book 2359, page 575.

The next recorded transaction is a quit claim deed executed in 2002 between Michael and Pamela B. Collier, possibly his ex-wife, in which Pamela conveyed her interest in 14 parcels of land to Michael. At the time, the parcel included 65.95 acres excepting a small tract that was sold to Phillips Petroleum Company in 1964 and two tracts as well as an easement that were sold to Sun Oil Company in 1969.²²

A ca. 1920 map of rural delivery routes in Cumberland County shows the location of the house near Goldsboro Road (Hwy 13) (Figure 71). However, between 1950 and 1964 a section of I-95 was constructed west of the property with the east bound exit ramp cutting near the northwest corner of the property (Figures 72 and 73). A plat from 1960 shows the right-of-way line for “U. S. Highway No. 95” and “State Highway 102” in relation to the “Old Farm Line” (Figure 74). By 1976, the house had been moved south away from the expanding interstate (Figure 75).

Additional property was acquired by NCDOT in 1999 for a right-of-way that was likely used to create Pembroke Lane.²³ As the interstate evolved over time a number of gas stations and restaurants were established along Goldsboro Road, which runs east to west just north of the parcel. The parcel, which now measures 45.12 acres, is no longer farmed and all but the small domestic yard has been taken over by dense vegetation and forest. The house itself is now used as a rental property with bedrooms rented to different individuals.

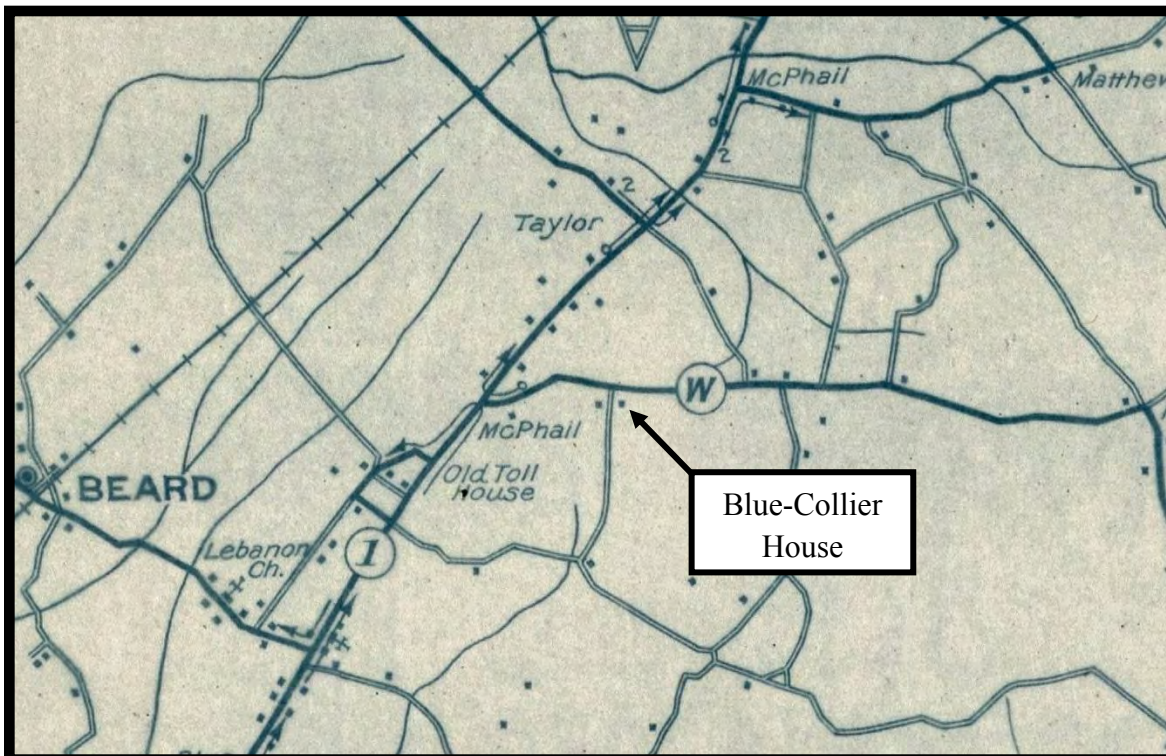


Figure 71: Ca. 1920 Rural Delivery Routes, Cumberland County, North Carolina, Showing the Location of the Blue-Collier House (North Carolina State Archives).

²² Cumberland County Deed Book 5995, page 299.

²³ Cumberland County Deed Book 5074, page 776.



Figure 72: 1950 Aerial Image Showing the Location of the Blue-Collier House Before the Construction of I-95 (earthexplorer.usgs.gov).

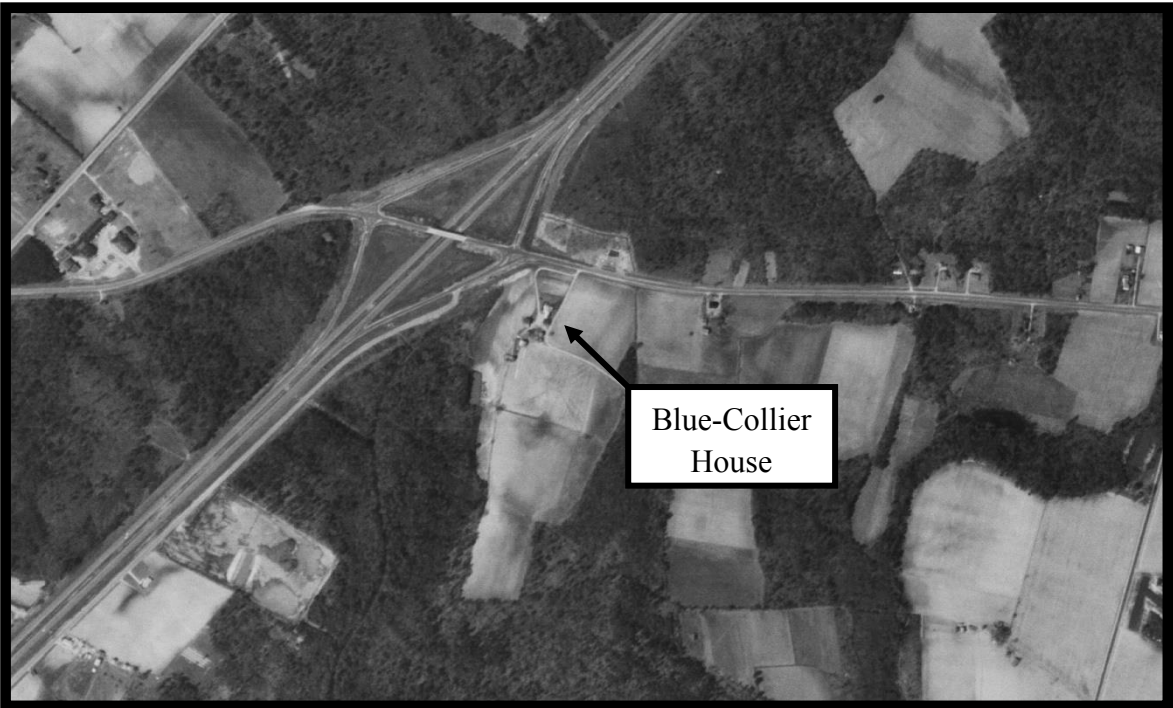


Figure 73: 1964 Aerial Image Showing the Location of the Blue-Collier House and Newly Constructed I-95 (earthexplorer.usgs.gov).

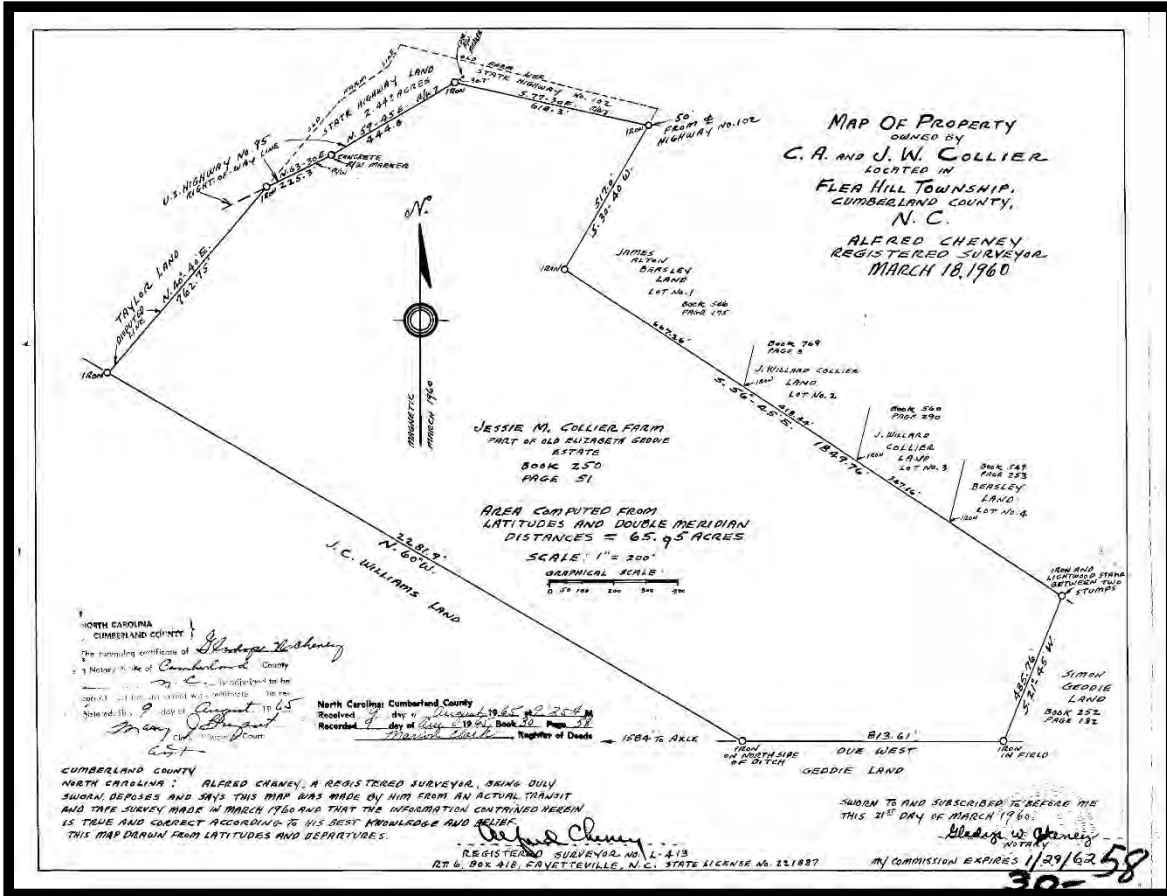


Figure 74: 1960 Plat of Jessie M. Collier Farm (Cumberland County Register of Deeds).

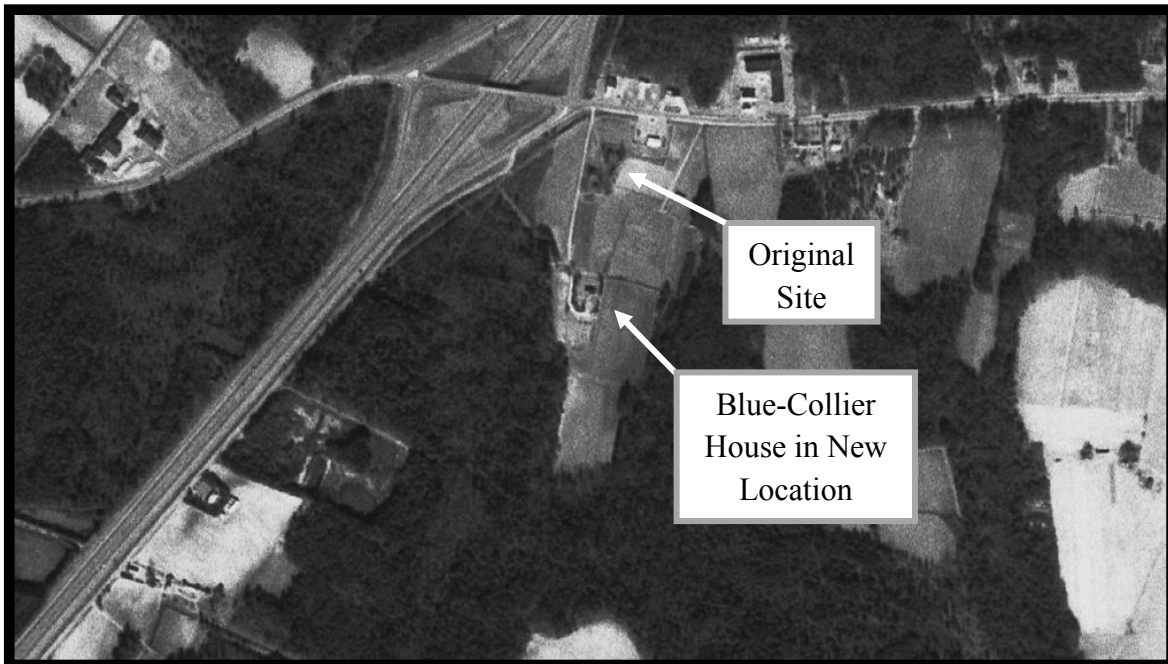


Figure 75: 1976 Aerial Image Showing the New Location of the Blue-Collier House. Note original location and dark streak connecting the two sites (earthexplorer.usgs.gov).

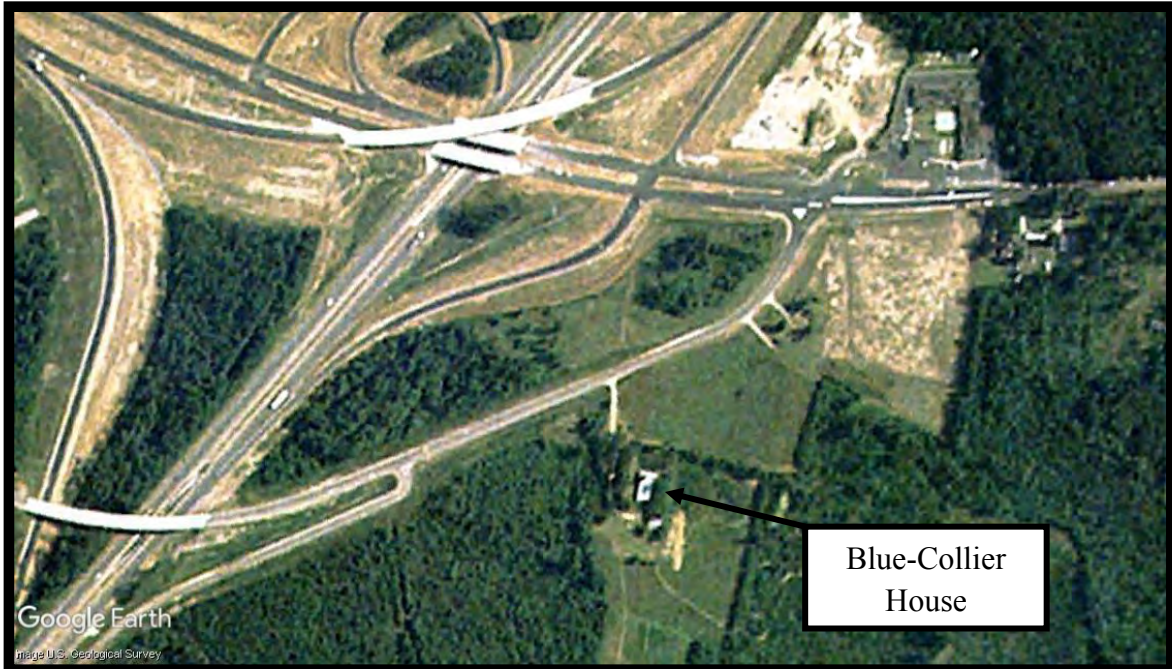


Figure 76: 2005 Aerial Image Showing the Location of the Blue-Collier House and the Newly Constructed Pembroke Lane (Google Earth).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Blue-Collier House is not recommended as eligible for the NRHP.

Integrity

The Blue-Collier House has been moved slightly south of its original location on Goldsboro Road (Hwy 13) due to the construction and development of I-95. It has also lost a great deal of its agricultural setting to the unabated growth of pine trees and other vegetation as well as the interstate. For the most part, the dwelling retains its original design with a hipped roof and six-over-one wooden sash windows but has been expanded at the rear with a new kitchen and a large carport. The front porch may also be a replacement dating to when the house was moved. Other evidence of the dwelling's original workmanship and materials, including the original siding, have been replaced as well. The changes to the property's setting and to the dwelling itself have compromised its historic feeling and diminished its association with Cumberland County's early twentieth-century agricultural economy.

Criterion A

The Blue-Collier 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.

Though the property is associated with early land owners in Cumberland County, North Carolina, in particular the McPhail and Geddie families, as well as early twentieth-century agriculture, it no longer conveys those associations and therefore is not recommended eligible under Criterion A.

Criterion B

The Blue-Collier 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 associated with two of Cumberland County, North Carolina's earliest families, the McPhail and Geddie families. The McPhail family, however is better represented by the nearby McPhail House and Farm (CD0167) and neither family is directly associated with the dwelling. For these reasons the property is not recommended eligible under Criterion B.

Criterion C

The Blue-Collier House is not 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 Blue-Collier House exhibits features of various architectural styles that were popular in the late nineteenth and early twentieth centuries. One of the more notable features is the small front-facing gable which is reminiscent of the triple-A roofs that are found throughout rural North Carolina and often associated with the Queen Anne style. The house, however, lacks the turned posts and ornate details that are nearly synonymous with the style and instead features full height boxed columns reminiscent of the Craftsman style on the front porch. Other Craftsman features include the six-over-one wooden sash windows as well as the incorporation of paired windows and smaller, squat windows.

Though both styles were popular in the early twentieth century, HPOWeb attributes the Queen Anne style to only five resources in Cumberland County and the Craftsman style to only 15 resources in the county, most of which are described as having front-gabled roofs as opposed to the Blue-Collier House's hipped roof. Nonetheless, other similar dwellings can be observed in the region including one on Massey Street in Selma (JT0088) and another on US 401 near Bunnlevel (HT0383) (Figures 77 and 78).

Located in a downtown area, the dwelling in Selma has a slightly higher style than the Blue-Collier House with a larger front gable and lower cross gables that project from the sides of the hipped roof, taller windows, and an entry door encompassed by sidelights and a transom. The house is also listed in HPOWeb as "Queen Anne/Colonial Revival" due to the assortment of gables and to having slender Tuscan columns on the porch. It still, however, exhibits an almost identical form to the Blue-Collier House. Its wrap around porch is also evidence that the porch on the Blue-Collier House may have always had the configuration it does today. Due to a higher retention of materials, such as its wooden weatherboard siding, a replacement metal roof vs. the Blue-Collier House's asphalt shingle roof, and all-round better preservation, the house in Selma retains a much greater level of integrity than the Blue-Collier House.

A rural example of the form is found on Hobbs Farm in Bunnlevel. It is very similar to the example in Selma, exhibiting a larger front gable and slender Tuscan columns, but has smaller windows and an entry door without a surround more like that at the Blue-Collier House. Though its original roofing material has also been replaced with asphalt shingles, it retains its wooden weatherboard siding and other original details and is exemplary of a well-preserved rural dwelling with a hipped roof and wrap around porch.



Figure 77: 412 N. Massey Street, Selma, NC (JT0088).



Figure 78: Hobbs Farm, 6305 US 401 S., Bunnlevel, NC (HT0383)

Criterion D

The Blue-Collier 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.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Honeycutt House and Rhodes Pond Store
NCDOT Survey Site Number:	003
HPO Survey Site Number:	CD1483
Location:	7635 Rhodes Pond Road, Dunn, NC
Parcel ID:	1503-68-0219
Dates(s) of Construction:	Ca. 1920
Recommendation:	Not Eligible



Figure 79: Honeycutt House, Looking Northwest.

Setting

The property is located on the northeast side of Rhodes Pond Road roughly 0.2 miles northwest of where the road crosses I-95, which is proposed for widening. There is no access between the two roads. Less than 0.1 miles west of the dwelling, Rhodes Pond Road terminates with US 301 (Dunn Road). West of the intersection is a large marshy pond, Rhodes Pond, for which the road is named. The Honeycutt House and Store sit back approximately 50 feet from the road and face southwest toward a small agricultural complex that includes barns and silos. A modern residence exists just west of the complex and a plowed field exists to the east. Plowed fields surround the parcel and, aside from a wooded area east of the dwelling, nearly fill the swath of land between US 301 and I-95.

The two-acre parcel encompasses the dwelling, a pool deck, store, kitchen house/shed, workshop, and animal shelters with the house and pool deck located on the western one-third of the parcel and the other buildings located on the eastern two-thirds. The house and store are the most prominent sitting closest to the road. Two gravel driveways access the parcel from Rhodes Pond Road. One approaches the southwest corner of the dwelling while the second passes west of the store permitting access to the other buildings. Tall coniferous trees form an ell near, but not following, the northwest corner of the parcel defining the edge of the domestic yard and separating it from plowed fields while two large deciduous trees shade the yard west of the house. A variety of smaller plants exist around the house and other buildings (Figures 79 and 80).

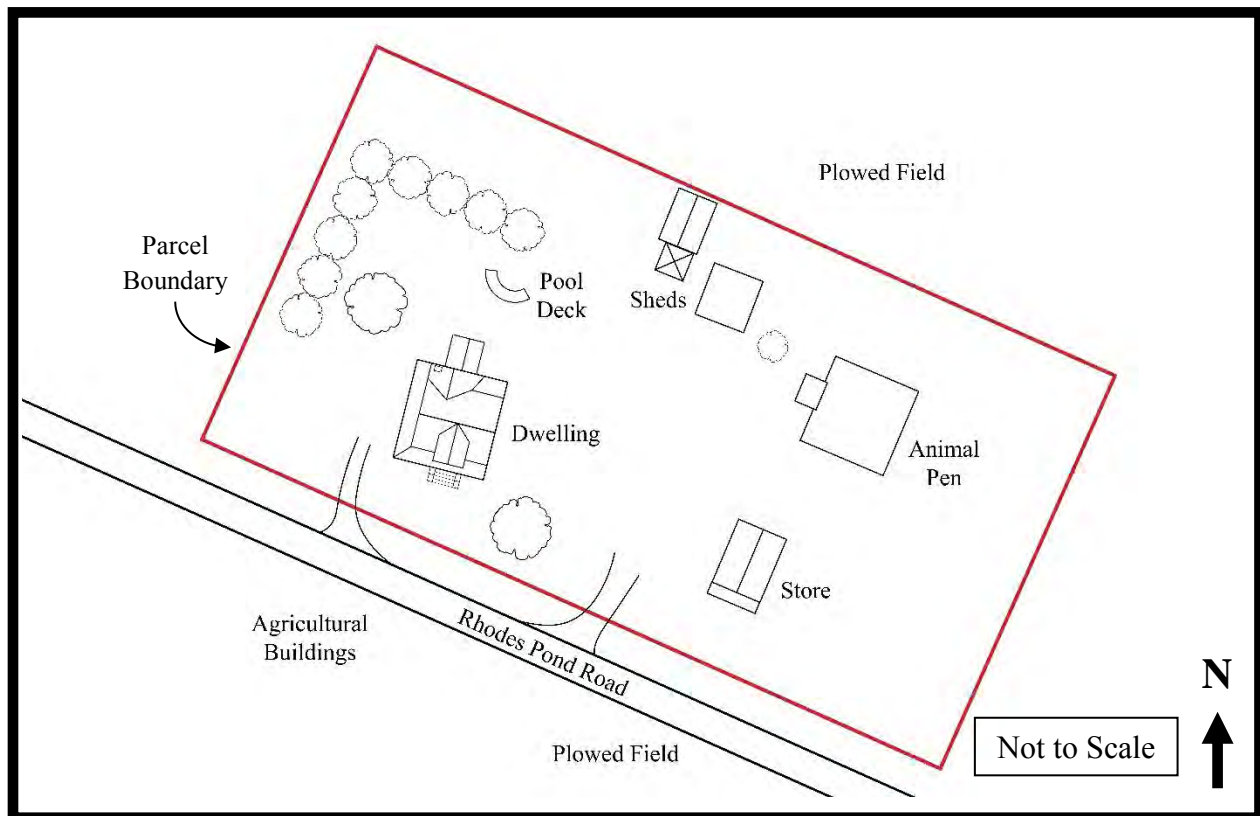


Figure 80: Sketch Map of Honeycutt House and Rhodes Pond Store.

Property Description

Exterior

Constructed in 1920, the Honeycutt House is a one-and-a-half story, side-gabled, Craftsman-style dwelling with a hip-roofed wrap-around porch supported by thin battered box columns on brick pedestals, fiber cement siding, an asphalt shingle roof, and a foundation with sections of concrete and sections of brick pedestals with brick infill. On the southwest (front) elevation the porch shelters a symmetrical façade with a modern entry door flanked by one-over-one, vinyl-sash, replacement windows, typical of the dwelling. Wide fieldstone-clad steps between sets of progressively taller brick pilasters permit access to the porch. Centered on the forward slope of the main roof is a large gabled dormer with a small balcony. The gable shelters the balcony including a door, which has a grid of nine panes over two panels and appears to be original but

may have been borrowed from another part of the house as the dormer seems somewhat oversized for the scale of the house. The door is flanked by squat one-over-one windows, likely vinyl sash replacements, and a balustrade with square posts encompasses the balcony while staggered shingles fill the gable (Figure 79).

The porch wraps the west corner of the dwelling terminating at an enclosed section on the north corner of the dwelling and shelters an individual and a paired window on the northwest (side) elevation. A set of steps similar to those at the front of the dwelling exist at the rear of the porch. Above, a paired window below staggered shingles lights the gable and simple gallows brackets act as supports below the eave. The enclosed section is lit by a ribbon of one-over-one windows on the northwest (side) elevation and a window-door combination on the southwest elevation where it joins the porch (Figure 81).

Two gable roofed wings telescope from the west side of the northeast (rear) elevation of the dwelling. The first of the wings is nestled between the enclosed section of the porch and a small shed roofed section that fills the ell created by the wing and the rear elevation of the dwelling. The second wing extends from the rear of the first wing and is lit by paired one-over-one windows with a transom on the northwest (side) elevation and paired one-over-one windows without a transom on the northeast (rear) elevation. An exterior brick chimney rises from the north corner between the wings. The small shed roofed section is lit by a single pane, horizontal window that is placed off-center on the northeast (rear) elevation (Figures 82 and 83).



Figure 81: Honeycutt House, Looking Southeast.



Figure 82: Honeycutt House, Looking South.



Figure 83: Honeycutt House, Looking Southwest.



Figure 84: Honeycutt House, Looking Northwest.

The first story of the southeast (side) elevation is lit by two one-over-one windows while the half story is lit by a paired window. Staggered shingles fill the gable above the window but there are no gables brackets like those on the northwest (side) elevation. At the rear of the elevation is a screened entry door that permits access to the shed roofed section that spans the northeast (rear) elevation (Figure 84).

Ancillary Structures

East of the dwelling is a front-gabled store with an asphalt shingle roof and a front parapet. The store is clad with board and batten and has a double leaf entry door flanked by large windows with bars on the southwest (front) elevation and an off-center double leaf door on the northeast (rear) elevation. A gabled addition once extended from the rear as evidenced by the remnants of a lower roofline. The southeast and northwest (side) elevations are blind (Figures 85 and 86).

Two other structures stand northeast of the dwelling. One, possibly a dairy or smokehouse, has a nearly pyramidal asphalt shingle roof, is clad with wooden weatherboard siding, and has a single leaf entry door on the southwest (front) elevation and boarded over windows on the southeast and northwest (side) elevations. A gabled structure with no walls extends from the northeast (rear) elevation. The second structure is constructed of deeply corrugated metal and is front gabled, though the ridge of the roof and eaves are curved allowing the metal to wrap the building from the southeast (side) elevation to the northwest (side) elevation. The southwest (front) and northeast (rear) elevations are flat. On the southwest (front) elevation, a centered garage door flanked on the west by an entry door permit access to the structure (Figure 87).



Figure 85: Store, Honeycutt House, Looking Northeast.



Figure 86: Store, Honeycutt House, Looking South.



Figure 87: Sheds, Honeycutt House, Looking North.



Figure 88: Chicken House, Honeycutt House, Looking Northeast.

There is also a fenced in area for animals with a chicken house on its west side that stands to the east of the dwelling. The chicken house has a standing seam metal shed roof and is clad with wooden weatherboard siding. It has a full height door on the southwest (front) elevation and windows filled with chicken wire on the northwest (side) and northeast (rear) elevations (Figure 88).

Interior

Attempts to contact the homeowner were unsuccessful and the surveyor was unable to obtain access to the interior of the dwelling.

Historical Background

Though when or how he acquired it is unknown, the first known owner of the parcel was Christopher McLellan, Sr. Christopher was married to Caroline Elizabeth Rhodes, whose father, Wiley Trice Rhodes, was an active member of the surrounding community. Wiley played a large part in the founding of Black's Chapel Methodist Church, which was the first Methodist Church in northeastern Cumberland County and still stands approximately one mile south of the dwelling on Dunn Road. When the Church was established the community was served by Rhodes Post Office, which operated from the Rhodes Pond Mill House. Rhodes pond was created as a mill pond in the 1700s and purchased by the Rhodes family in the late 1800s.²⁴

In 1924, Christopher passed away leaving the parcel that now contains the house to his daughter, Lillian McLellan Jones. Though it is unclear if the house had been constructed by this time or soon thereafter, a rural delivery route map from the 1920s shows a dwelling in the current location of the house (Figure 89). Lillian also purchased a contiguous tract of land from her brother, Christopher McLellan, Jr., in 1926 and another possibly-continuous tract from her sister, Lizzie McLellan McNeill, in 1927. Sometime thereafter, all the three tracts came into the ownership of Carlton M. Hedgecock who sold them in 1933 to C. D. and Alice Upchurch.²⁵

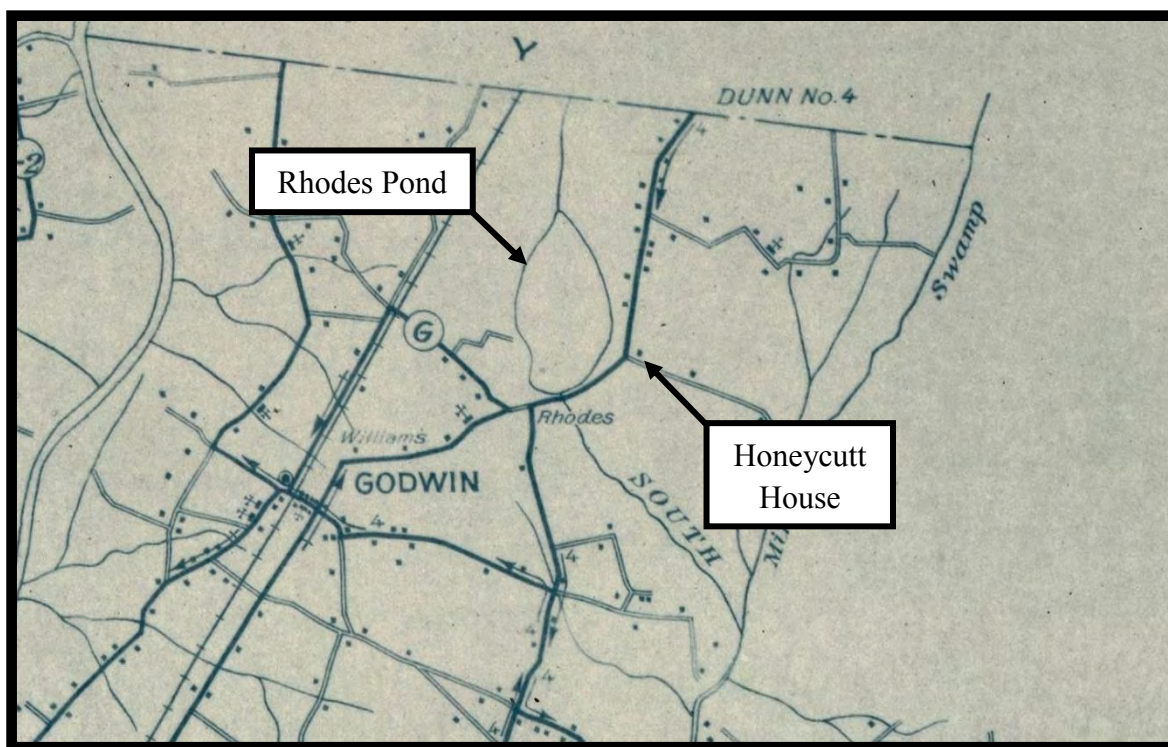


Figure 89: Ca. 1920 North Carolina Rural Delivery Routes, Cumberland County Showing the Location of the Honeycutt House and Rhodes Pond (North Carolina State Archives).

²⁴ Ancestry.com, "Christopher Columbus McLellan," "McNeill Family Tree," Electronic document, www.ancestry.com/family-tree/person/tree/116292036/person/100153208975/facts, accessed July 2018, and "A Century of Open Doors," Electronic document, <https://nccumc.org/history/files/Blacks-Chapel-UMC-History.pdf>, accessed August 2018, and "Why is this pond here?," Electronic document, www.visitfayettevillenc.com/listing/rhodes-pond/6864/, accessed August 2018.

²⁵ Cumberland County Deed Book 374, page 106.

In 1937, the Upchurchs sold the tracts to Silas Honeycutt for \$6,000.²⁶ Prior to purchasing the tracts, Silas lived and owned a home in Godwin, just south of the dwelling and is listed in the census as a farmer/supervisor.²⁷ Around the time of the purchase, he married his second wife Leona Lee Jackson and in 1940 his only surviving child, Jerry Silas Honeycutt, was born.²⁸ It is unclear if Jerry inherited the property from Silas after his death in 1965 or if he purchased it beforehand as there are a number of deeds between the father and son.

In the 1960s, Jerry and his wife, Dorothy, purchased the nearby Rhodes Pond and began operating it as a recreational area. In an article published on the North Carolina Sportsman webpage, Dorothy recounted that she and Jerry purchased the property because they owned land adjoining the pond and enjoyed spending time there. Once they began operating it as a fishing pond they charged fishermen a small daily fee of \$3 to \$5. After Jerry's death, Dorothy sold the pond to the state who opened it for free public use. As part of the sale, the state also agreed to relocate some of the buildings on the pond property.²⁹ According to Jerry's grandson, who was present during the survey, the store was moved from the pond to the property in the early 2000s, likely as a part of this agreement. He also shared that the building was used as a shop for the pond, though it originally came from Sampson County, and that the dairy/smokehouse was moved to the property from Godwin in the 1970s (Figure 90).

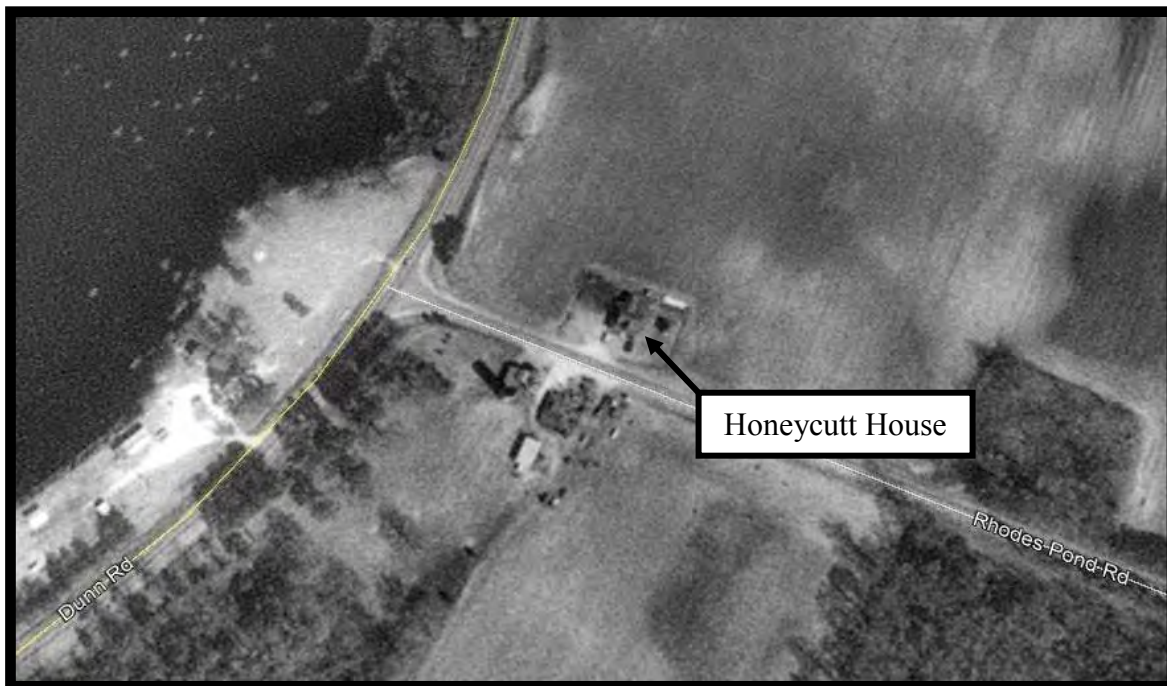


Figure 90: 1994 Aerial Image of Property. Note absence of store and other outbuildings as well as the lake to west (Google Earth Pro).

²⁶ Cumberland County Deed Book 396, page 270.

²⁷ US Census, 1930.

²⁸ Ancestry.com, "Silas Honeycutt," "George William Honeycutt in NC(1)" Family Tree, Electronic document, https://www.ancestry.com/family-tree/tree/104780518/family?fpid=420041123896&_phsrc=yxr674&_phstart=successSource&usePUBJs=true, accessed August 2018.

²⁹ Mike Marsh, "More than a Pond," North Carolina Sportsman, June 19, 2006, Electronic document, http://www.northcarolinasportsman.com/stories/ncs_mag_157.htm, accessed July 2018.

After Jerry's death, Dorothy remarried and divided his estate between their children. A two-acre parcel containing the dwelling was allocated to Myra Honeycutt Baker and her husband, Tony M. Baker, as well as a surrounding six-acre parcel that is labeled on a plat of the division as lot four (Figure 91).³⁰

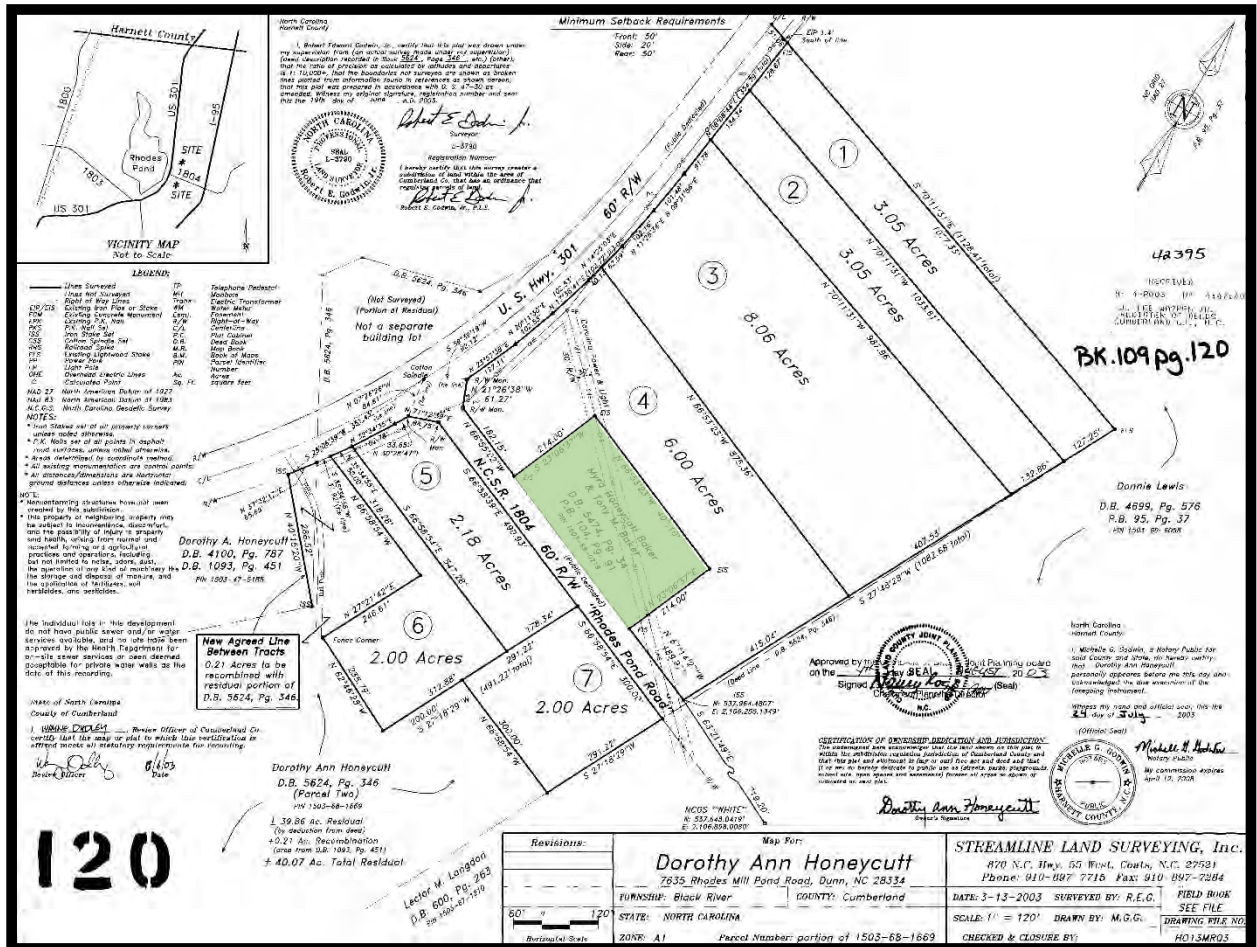


Figure 91: Plat of Land Divided between the children of Jerry S. Honeycutt and Dorothy A. Honeycutt (Cumberland County Register of Deeds).

³⁰ Cumberland County Deed Book 5474, page 0034.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Honeycutt House and Rhodes Pond Store is not recommended as eligible for the NRHP.

Integrity

The Honeycutt House remains in its original location and retains much of its agricultural setting. However, though it retains its basic Craftsman design, some original materials, and evidence of its workmanship, each of these elements has been compromised by the replacement of its wooden weatherboard siding with fiber cement siding and its wooden sash windows with vinyl-sash replacements. Furthermore, the historic ancillary structures on the property were moved to the parcel in the last 50 years and are not associated with its development as an early twentieth-century farmstead. Instead, the structures provide an inauthentic pairing of a house and store, as well as a dairy/smokehouse, and alter both the feeling of the parcel and its association with its past.

Criterion A

The Honeycutt House and Rhodes Pond Store are 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 Honeycutt House and Rhodes Pond Store are 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.

Though associated with the Rhodes family, who operated a mill and post office in the area, and the Honeycutt family, who operated Rhodes Pond as a recreational area in the latter part of the twentieth century, the property is not associated with any individuals whose activities are demonstrably important within a local, state, or national historic context and therefore is not recommended eligible under Criterion B.

Criterion C

The Honeycutt House and Rhodes Pond Store are not 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 Honeycutt House is an example of the Craftsman style of architecture as exemplified by its side-gabled, bungalow form with an integral front porch and battered box columns on brick piers. Though the style is commonly found on rural and urban properties constructed during the early twentieth century, it is attributed to only fifteen Cumberland County resources recorded in HPOWeb. Despite its low representation, well-preserved example of the style can be found in the surrounding region including the Whitley House (JT1989) and W. P. Lee House (JT0608), both in Johnston County (Figures 92 and 93).

Like the Honeycutt House, the Whitley House and W. P. Lee House have a side-gabled bungalow form and an integral porch that wraps one corner of the house and is supported by battered box columns on brick pedestals. The houses also have large centered dormers. The largest of the three is exhibited by the W. P. Lee House, which unlike the other two is located in an urban setting and was added to the North Carolina National Register Study List in 2006. The dormer on the W. P. Lee House is also similar to the one on the Honeycutt House in that it has an entry door and once had a balcony. The most distinguishing characteristic of the dormers, however, is their scale. Though the dormers of the Whitley House and W. P. Lee House differ greatly in size and composition, their roofs have a nearly identical slope and their height and width have a similar proportion, almost as if they are large and small replicas of one another. In contrast, the dormer on the Honeycutt House is both taller and narrower with a steeper pitch that differentiates it from a typical craftsman dormer. The Honeycutt House also lacks other character defining features like gallows brackets and exposed rafter tails, which are present below all the eaves of the Whitley House and W. P. Lee House. The comparative dwellings also exhibit more integrity through the retention of their wooden weatherboard siding and wooden sash windows.

The Rhodes Pond Store is an example of a typical late nineteenth-/early twentieth-century store but has fallen into disrepair since being moved from the pond property roughly fifteen years ago. It has also lost integrity due to being moved twice.

Criterion D

The Honeycutt House and Rhodes Pond Store are 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.



Figure 92: Whitley House, 2234 NC 210, Smithfield, NC 27577 (JT1989).



Figure 93: W. P. Lee House, 500 East Main Street, Benson, NC (JT0608).

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Uriah James Tart House
NCDOT Survey Site Number:	004
HPO Survey Site Number:	JT0609
Location:	502 East Main Street, Benson, NC
Parcel ID:	153915-62-0989
Dates(s) of Construction:	1925
Recommendation:	Eligible



Figure 94: Uriah James Tart House, Looking West.

Setting

The Uriah James Tart House is located on the southwest side of East Main Street in Benson, North Carolina roughly 0.22 miles northwest of I-95, which is proposed for widening. The house sits back approximately 35 feet from the road and faces northeast toward a ca. 1922 residence and an Advance Auto Parts business.³¹ A concrete sidewalk crosses the front yard and a wide brick sidewalk connects it with the front porch. South of the sidewalk, a concrete driveway extends from the road to a porte-cochère and south of this driveway, a second dirt/gravel driveway leads south and west to a shed behind the house. Mature bushes surround the front porch and a manicured lawn wraps the northwest, northeast, and southeast sides of the house. The rear yard is surrounded by mature trees and other vegetation and a wooden privacy

³¹ Johnston County GIS Site.

fence separates the yard from the property to the northwest. The rear yard also contains a brick patio and a decorative brick wellhouse. Southeast of the dirt/gravel driveway is an open yard that extends east to South Dunn Street and belongs to the same parcel (Figures 94 and 95).

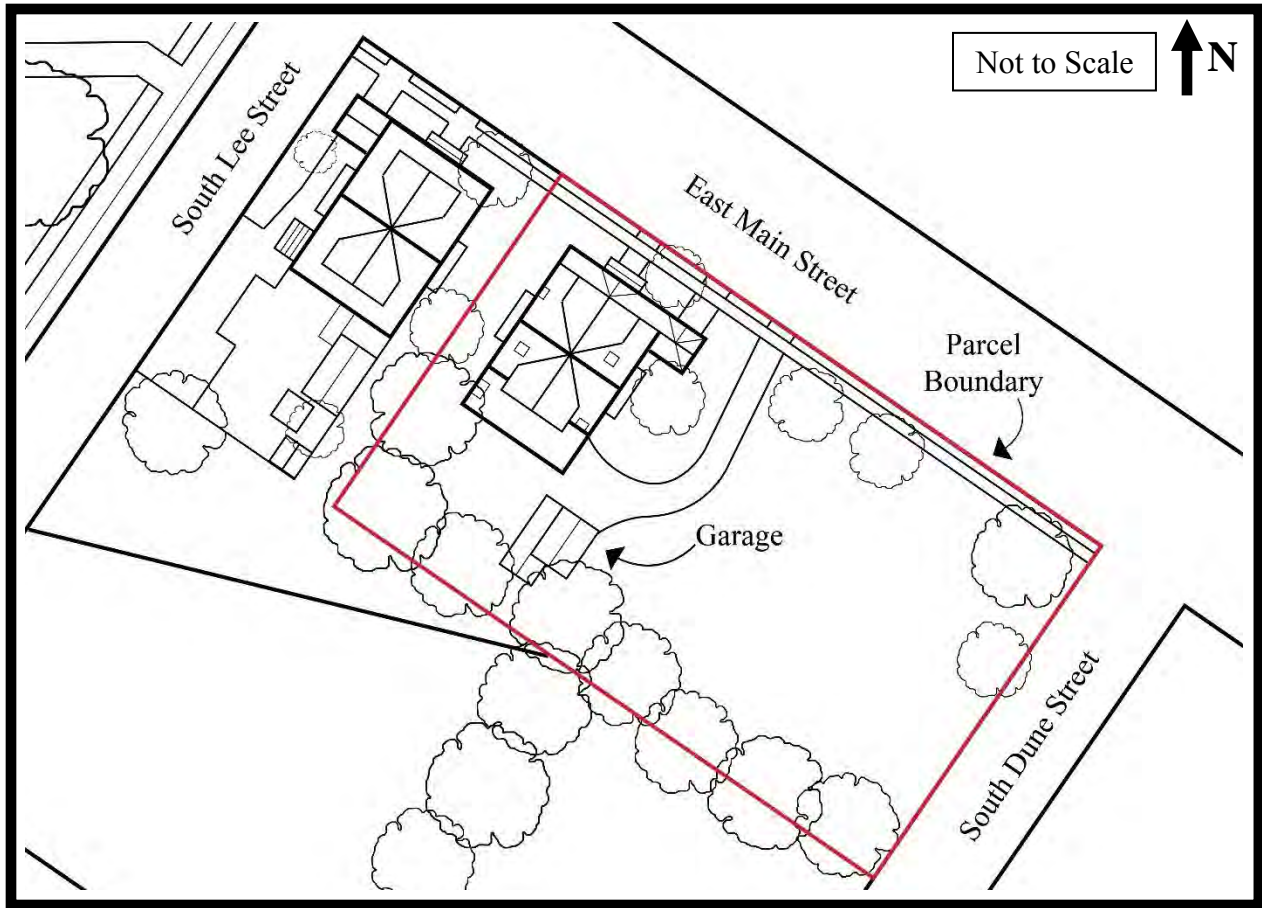


Figure 95: Sketch Map of Uriah James Tart House.

Property Description

Exterior

The ca. 1925 Uriah James Tart House is a one-and-one-half story Craftsman-style bungalow clad with wooden weatherboard siding, covered by a side-gabled standing seam metal roof, and resting on a continuous brick foundation. A full-width, shed-roofed front porch supported by battered box columns on brick pedestals and accessed by wide brick steps spans the northeast (front) elevation sheltering a centered entry door flanked by tripled, wooden sash windows. The top sash of the windows, like the entry door light and other windows throughout the house, have small square panes over narrow vertical panes with the center window being four panes wide and the flanking windows three panes wide. The entry door light is four panes wide. The porch extends east of the front elevation serving as a porte-cochère as well. Two low-pitched gables rest on the roof of the porch. The first is centered above the entry door and the second is above the porte-cochère. Both are filled with lattice that was likely added in the early 2000s. Above the porch, centered on the front slope of the roof, is a large gabled dormer with a tripled window similar to those below but with equal, four-pane-wide, windows. A large square vent exists

above the window and four gallows brackets and exposed rafter tails support the dormer's generous eaves. Exposed rafter tails are present below the forward edge of the roof of the porch as well, and two brick chimney's rise from the forward slope of the dwelling's roof—an interior chimney east of the dormer and an exterior chimney to the west (Figures 94 and 96).

The gabled northwest (side) elevation is characterized by a centered, shed-roofed bay containing paired windows. The roof of the bay is supported by gallows brackets on the sides and has exposed rafter tails along its forward edge. The bay is flanked by two windows and the exterior chimney to the north and squat paired windows to the south. Above the bay, there are additional paired windows flanked by individual windows as well as a square vent in the peak of the gable and gallows brackets below the eaves. The side elevation of a rear addition extends south and contains a linear, three-pane window just below the eave and a one-over-one wooden sash window with a three-pane transom. The windows flank a brick exterior chimney (Figures 97 and 98).

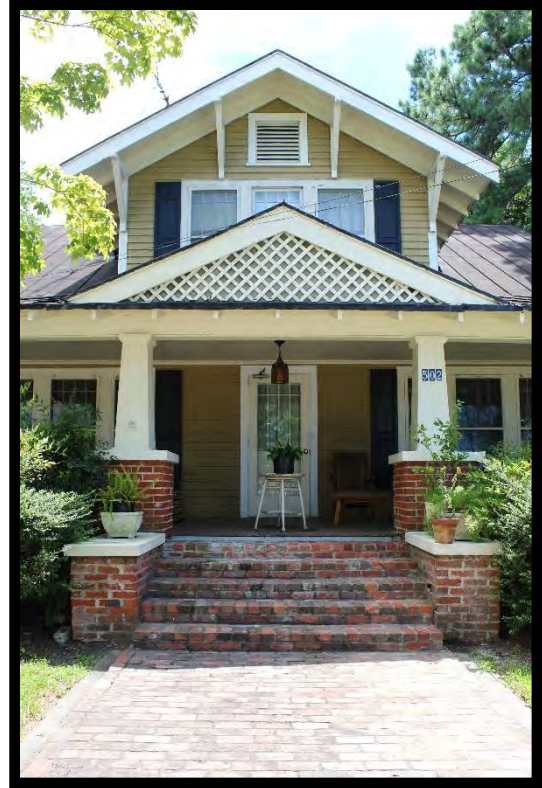


Figure 96: Uriah James Tart House, Looking Southwest.

The rear addition consists of an enclosed and unenclosed section and spans the southwest (rear) elevation of the dwelling. Centered on the enclosed section is a cut-away-bay window with paired and individual one-over-one wooden sash windows with three-pane transoms. The unenclosed section is supported by turned posts with ornate brackets that were salvaged from another property and shelters a set of brick steps with a turned balustrade that lead to a door on the southeast (side) elevation of the addition. The door, which has six lights over panels, is flanked by three-light sidelights. In the crook of the space is a second flight of stairs that lead to a cellar door and on the recessed southwest (rear) elevation is an eight-over-one window like those on the front elevation (Figure 99 and 100).

The southeast (side) elevation is similar to the northwest (side) elevation with a shed-roofed bay window and other paired, as well as individual windows. The bay, however, differs in that it extends south and contains an additional window. South of the bay, on the side of the rear addition, is another window and north of the bay are paired windows. A portion of the front porch also extends southeast forming a porte-cochère and exhibiting a side-facing gable. The configuration of the upper story mirrors that of the opposite elevation with paired windows flanked by individual windows, a square vent in the peak of the gable, and gallows brackets (Figure 101).



Figure 97: Uriah James Tart House, Looking South.



Figure 98: Uriah James Tart House, Looking Southeast.



Figure 99: Uriah James Tart House, Looking Northeast.



Figure 100: Uriah James Tart House, Looking Northwest.



Figure 101: Uriah James Tart House, Looking North.

Ancillary Buildings

A ca. 1925 one-story garage with a front-gabled, standing seam metal roof, wooden weatherboard siding, and large sliding batten doors stands south of the dwelling. A shed roofed wing with an entry door on the northeast (front) elevation spans the northwest (side) elevation of the garage extending past the southwest (rear) elevation where it is enclosed with wire fencing and shelters firewood (Figures 102 and 103).



Figure 102: Garage, Uriah James Tart House, Looking Southwest.



Figure 103: Garage, Uriah James Tart House, Looking Southeast.

Interior

The interior of the Uriah James Tart House retains its original hall-and-parlor plan and original materials including fireplaces and mantles, newel posts, and beadboard ceilings with exposed beams. Over time, the kitchen has been updated with modern appliances and an addition that contains a den has been added to the rear of the dwelling (Figures 104 through 108).

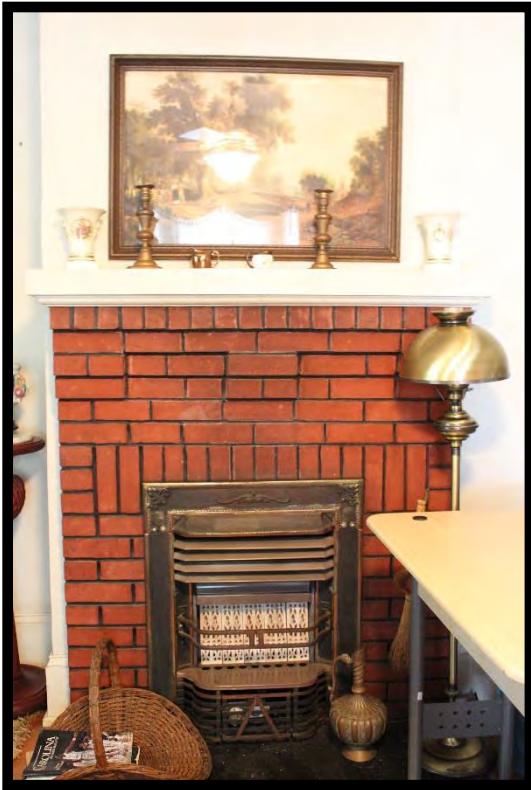


Figure 104: Brick Mantel, Uriah James Tart House.



Figure 105: Newel Post, Uriah James Tart House.



Figure 106: Beaded Ceiling with Exposed Beams, Uriah James Tart House.



Figure 107: Kitchen, Uriah James Tart House.



Figure 108: Addition/Den, Uriah James Tart House.

Historical Background

In 1924, Uriah James Tart, a farmer who, according to the 1920 census, owned a dwelling in the vicinity of Meadow, purchased a lot of land measuring 75 feet by 140 feet from Mrs. M. C. Benson in the community of Benson.³² On the same day, David Eli Massengill, who was married to Uriah's daughter Louvenia, or Venie, purchased a second 75 by 140 foot parcel from Mrs. Benson that ran parallel with Uriah's lot.³³ Both parcels belonged to block 117 which is depicted on a plat of the town of Benson created by Riddick, Mann, & Hales in 1914 (Figure 109).

The property's existing survey file provides conflicting information on who constructed the house, Uriah or David, but it seems probable that Uriah, as the owner of the parcel, constructed the house for Venie and David. This idea is substantiated by the 1930 Census, which lists Uriah and Flora as living on a farm in Meadow with their daughter, Flora Mae Strickland, and her husband, Leonard Allen Strickland. The census indicates that Uriah operated a grocery store, likely located on the farm, and worked on his own account, while Leonard was a farmer.³⁴

³² Johnston County Deed Book 137, page 261.

³³ Johnston County Deed Book 137, page 290.

³⁴ US Census, 1930.

By the time Uriah and David purchased the land in Benson, the one-and-one-half story Craftsman-style W. P. Lee House had already been constructed on the corner of East Main and South Lee Street, just west of Uriah and David's parcels. According to family history, the Tart residence was modeled after the Lee House and built from pines trees that were harvested on the Tart's farm.³⁵ Sanborn maps from 1925 and 1945 show the parcel before and after the construction of the house (Figures 110 and 111).

In 1937, Tart passed away leaving his estate to his children with a dower right to his wife, Flora.³⁶ In 1940, Flora, Flora Mae, and Leonard sold their interest in the property to Lola Massengill McLamb and her husband, John Garland McLamb.³⁷ Lola was the oldest daughter of Venie and a granddaughter of Uriah and Flora.³⁸ That same year, Venie, who was by then a widow, and her two youngest children, Lillie Byrd and husband, Felton Byrd, and James D. Massengill, sold their interest in the home parcel to Lola and John as well.³⁹ In 1945, Vennie, Lillie, and James, along with their spouses, sold their interest in the parcel purchased by David Massengill to Lola.⁴⁰ In 1960 and 1963, the Benson city directory lists John as a farmer and as owning a barn at 106 East Parrish Drive, a few blocks from the house. The 1963 directory also lists their son Gordon, the current owner, as living at the residence and being a student.⁴¹ Lola retained the parcels, including a third tract that connected the others with South Dunn Street, until 2004 when she sold them to Gordon.⁴²

Over the course of Lola's ownership, the yard was planted with ornamental flower beds and a vegetable garden and decorated with various structures including a decorative wellhouse and a structure created from a tree trunk, both of which remain. The interior of the dwelling experienced little change with a single mantle being replaced in the front parlor around 1960, the attic being remodeled as sleeping quarters, and a rear addition added in the early 1980s

³⁵ NCHPO Survey File, JT0609.

³⁶ Ancestry.com, "Uriah James Tart," "Strickland Family" Family Tree, www.ancestry.com/family-tree/person/tree/18418989/person/1025145482/facts?_phsrc=yxr729&_phstart=successSource, accessed August 2018.

³⁷ Johnston County Deed Book 419, page 380.

³⁸ Ancestry.com, "Louvenia Tart," "Barefoot Family Tree," www.ancestry.com/family-tree/person/tree/59736447/person/44123466976/facts?_phsrc=yxr737&_phstart=successSource, accessed August 2018.

³⁹ Johnston County Deed Book 419, page 384.

⁴⁰ Johnston County Deed Book 453, page 44.

⁴¹ *Hill's Benson City Directory 1960* and *Hill's Benson City Directory 1963*, Hill Directory Co, Richmond, VA.

⁴² Johnston County Deed Book 2622, page 781.

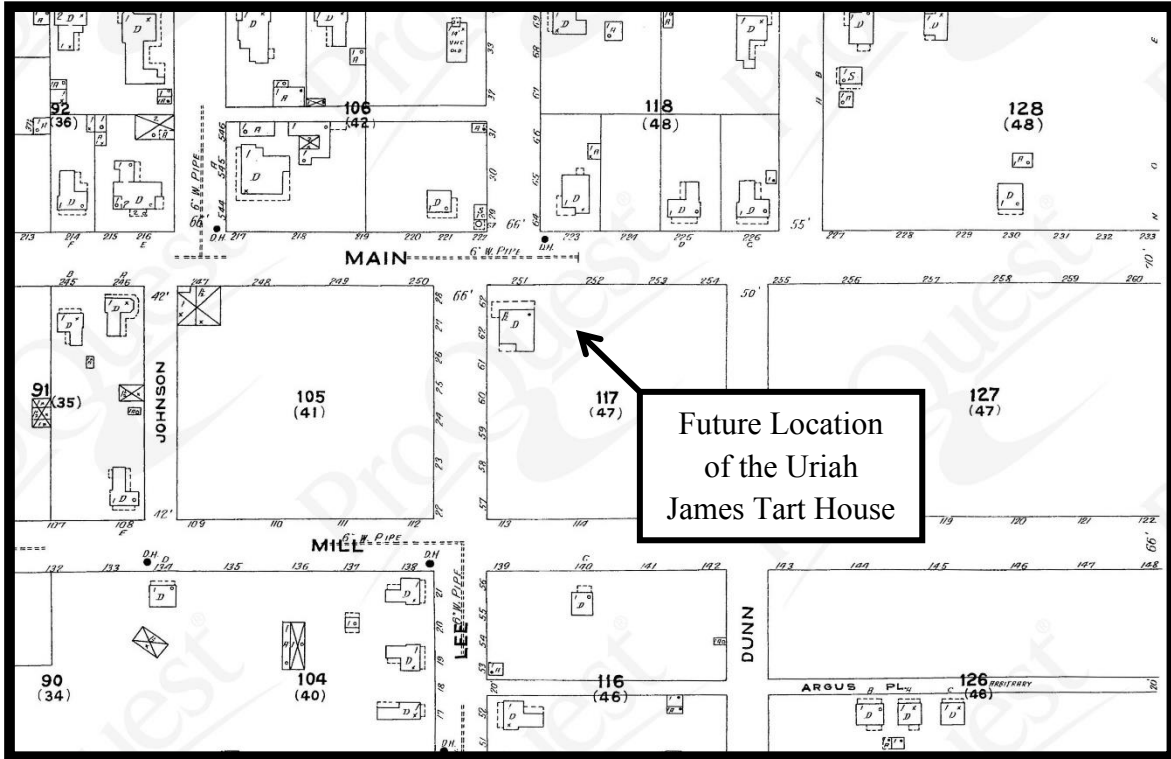


Figure 110: 1925 Sanborn Map Showing the Future Location of the Uriah James Tart House (ProQuest.com).

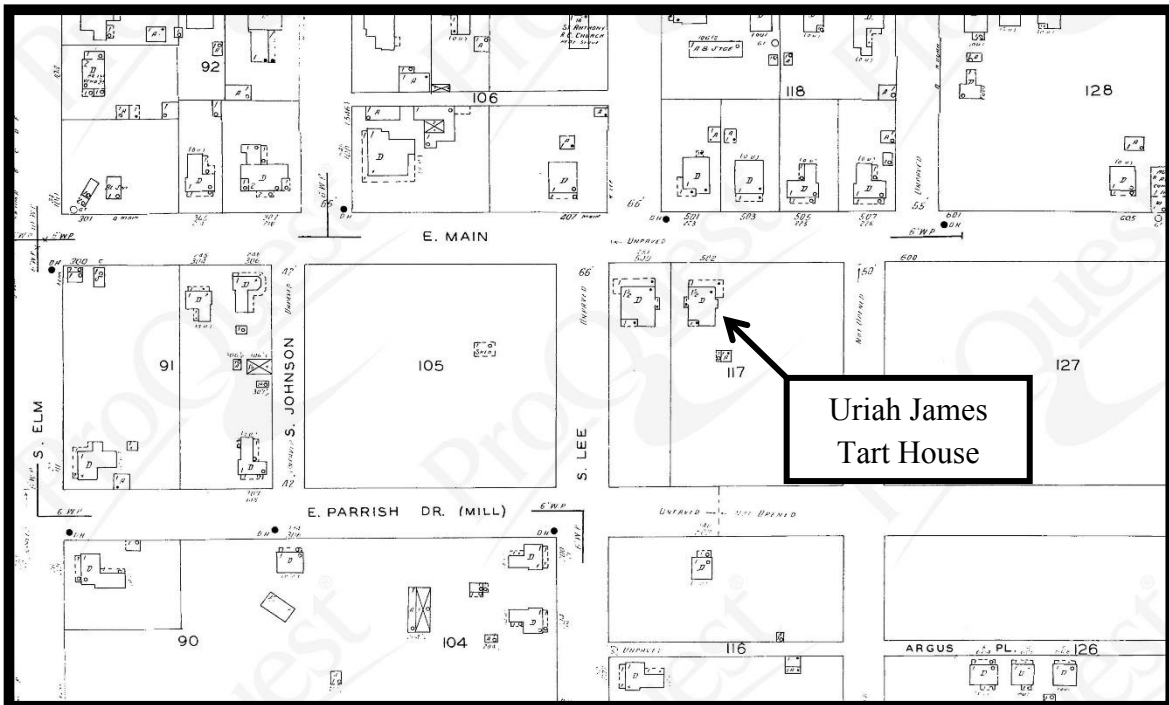


Figure 111: 1925/45 Sanborn Map Showing Location of the Uriah James Tart House (ProQuest.com).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Uriah James Tart House is recommended as eligible for the NRHP.

Integrity

The Uriah James Tart House remains in its original location situated on a large parcel in downtown Benson next to the W. P. Lee House from which it was modeled. Its immediate setting, including the W. P. Lee House and a row of undeveloped lots behind the house, is mostly unaltered, though a large commercial property has been constructed opposite from it on East Main Street and other commercial properties have been developed to its north and east. The commercial development also separates the dwelling from the Benson National Register Historic District (JT0473), which is described within its nomination as the “most visually cohesive, intact group of architecturally and historically significant commercial, residential, ecclesiastical, and educational structures in the town of Benson.”⁴³ Due to the buffer of commercial development, both the Uriah James Tart and W. P. Lee Houses were not included in this collection.

Regardless, the Tart House still retains its original design on the interior and exterior as well as a considerable amount of original workmanship and materials. As a result of its well-preserved state, the dwelling is easily associated with the early twentieth-century development of Benson and still conveys the feeling of that era.

Criterion A

The Uriah James Tart 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 Uriah James Tart 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.

⁴³ Dana E. Mintzer, “Benson Historic District,” National Register of Historic Places Nomination Form, North Carolina Department of Natural and Cultural Resources, Office of Archives and History, Raleigh, 1985.

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 Uriah James Tart 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.

According to Nancy Van Dolsen, the Uriah James Tart House is the best-preserved bungalow in Benson.⁴⁴ The house is in fact very well preserved on the interior and exterior with very few changes made to the main block of the dwelling and exhibits nearly all the character defining features you expect to find on Craftsman-style dwellings. These features include an integral front porch with battered box columns on brick pedestals, exposed rafter tails and gallows brackets below deep eaves, large central dormers on the front and rear slopes of the roof, and wooden sash windows with multiple lights over a single pane. The features also appear to be composed of their original materials with very little replacement over time and care to replace with like materials when warranted.

The interior of the house is also significant for its use of a regionally popular floor plan – a modification of a hall-and-parlor plan with a reverse staircase – and a cellar with dedicated areas for canning and rendering lard. Furthermore, besides from a rear addition added around 1990 and the replacement of one mantle, the interior retains its original wooded floors, plaster walls, doors, and beadboard ceilings with exposed beams.

Other well-preserved dwellings exist in downtown Benson as well, including the dwelling's next-door neighbor, which also served as its model, the W. P. Lee House (JT0608). The W. P. Lee House is also particularly well preserved on the exterior retaining many of the same elements that are exhibited by the Uriah James Tart House. The house is listed on North Carolina's National Register Study List as well. The W. P. Lee House, however, exhibits slight alterations that contribute to it being not as well-preserved as the Uriah James Tart House. One alteration, which also distinguishes the dwellings' original designs, is the removal of a balcony that was accessed from the front dormer. Photographs show that the balcony was replaced at least once before it was removed completely and the entry door left to open onto the roof. The dwelling also has a rear addition, but whereas the Uriah James Tart House retained the original exterior wall, even keeping the window in place, the W. P. Lee House combined the additional space with the rear room of the dwelling. This alteration changed the feel of the dwelling's floor plan and interior spaces (Figure 112).

Another dwelling, which belongs to Benson's National Register Historic District, is the Farmer House (JT0507). Located roughly 0.5 miles west of the Uriah James Tart House, the dwelling represents a slightly different take on the Craftsman style with a shed roofed dormer instead of a gabled dormer and a porch that wraps both of the dwelling's side elevations and is a somewhat unusual feature for a Craftsman-style dwelling. Due to its location, which is contiguous with

⁴⁴ NCHPO, North Carolina Historic Structure Survey Form, "Tart, James Uriah House."



Figure 112: W. P. Lee House, 500 East Main Street, Benson, NC (JT0608).



Figure 113: Farmer House, 300 West Main Street, Benson, NC (JT0507).

other early twentieth century dwellings, the Farmer house contributes to the district, while the disconnected Uriah James Tart House does not. Nonetheless, the house does not display the same level of preservation exhibiting an asphalt shingle roof while the Uriah James Tart House retains its standing seam metal roof (Figure 113).

Other Craftsman-style houses in Benson include the W. M. Smith House (JT0615) and a house at 504 West Parrish Drive (JT0600). Both houses, which stand west of the historic district, display different variations of the style with the W. M. Smith House having an off-centered porch sheltered by a large front gable and the house on West Parrish Drive being more simplistic with a full-width porch and shed-roofed dormer. The house on West Parrish Drive is also smaller and, unlike the Uriah James Tart and Farmer Houses, its porch does not wrap the corners of the house or provide a porte-cochère. It also lacks the style's quintessential exposed rafter tails and purlins and the openings in its gables brackets have been filled in. It is, however, exemplary of the many smaller Craftsman-style dwellings constructed on the streets running parallel with Main Street. In contrast, the W. M. Smith House provides a slightly more high-style example with its prominent porch and a paint scheme that accentuates its wooden details – brackets, corner boards, door and window surrounds, and window sashes. Though the houses add variety to the collection of residential architecture in downtown Benson, they still fall short of the well-preserved Uriah James Tart House through the replacement of their original roofing materials and loss of other materials and details (Figures 114 and 115).

As a result of its well-preserved state and display of quintessential Craftsman features, particularly in comparison with other Craftsman resources in Benson, the Uriah James Tart House is recommended eligible under Criterion C.

Criterion D

The Uriah James Tart 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.



Figure 114: W. M. Smith House, 322 West Main Street, Benson, NC (JT0615).



Figure 115: 504 West Parrish Drive, Benson, NC (JT0600).

NRHP Boundary Justification

The NRHP boundary for the Uriah James Tart 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 East Main Street and South Dunn Street, is drawn to include the dwelling and associated parcel. The NRHP boundary is identified as the current parcel 153915-62-0989 (Johnston County PIN). The boundary contains approximately 0.72 acres (Figure 116).



Figure 116: Uriah James Tart House, NRHP Boundary.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	W. P. Lee House
NCDOT Survey Site Number:	005
HPO Survey Site Number:	JT0608
Location:	500 East Main Street, Benson, NC
Parcel ID:	153915-52-8968
Dates(s) of Construction:	Ca. 1924
Recommendation:	Eligible



Figure 117: W. P. Lee House, Looking Southwest.

Setting

The W. P. Lee House is located on the southern corner of East Main and Lee Streets in Benson, North Carolina roughly 0.25 miles northwest of I-95, which is proposed for widening. It sits back approximately 35 feet from East Main Street and approximately 30 feet from South Lee Street. Because Lee Street jogs roughly 50 feet, east to west, at the intersection, the front of the house is almost directly aligned with North Lee Street. A ca. 1922 residence stands on the east corner of the intersection and a Walgreens pharmacy stands on the north corner.⁴⁵ West of the parcel, across South Lee Street is Benson Singing Grove (JT1312), a community park that takes up an entire city block and has a bandstand at the center.

⁴⁵ Johnston County GIS Website.

A concrete sidewalk crosses the front yard intersecting a wide concrete sidewalk that leads to the front porch and a concrete driveway that runs parallel to the northwest (side) elevation of the dwelling. The driveway passes below a porte-cochère to a concrete parking area accessed from South Lee Street and an additional sidewalk extends from the street to a brick stoop on the side of the house. A wooden paled fence extends from the southwest (rear) elevation of the house and encompasses a two-car garage, a woodshed, and a small storage building, all of which are situated along the eastern boundary of the enclosed area. A manicured lawn surrounds the front of the house with landscaping at the edge of the porch and porte-cochère and along the primary sidewalk. Mature trees and some younger plantings exist in the front and rear yards, mostly along the property boundary (Figures 117 and 118).

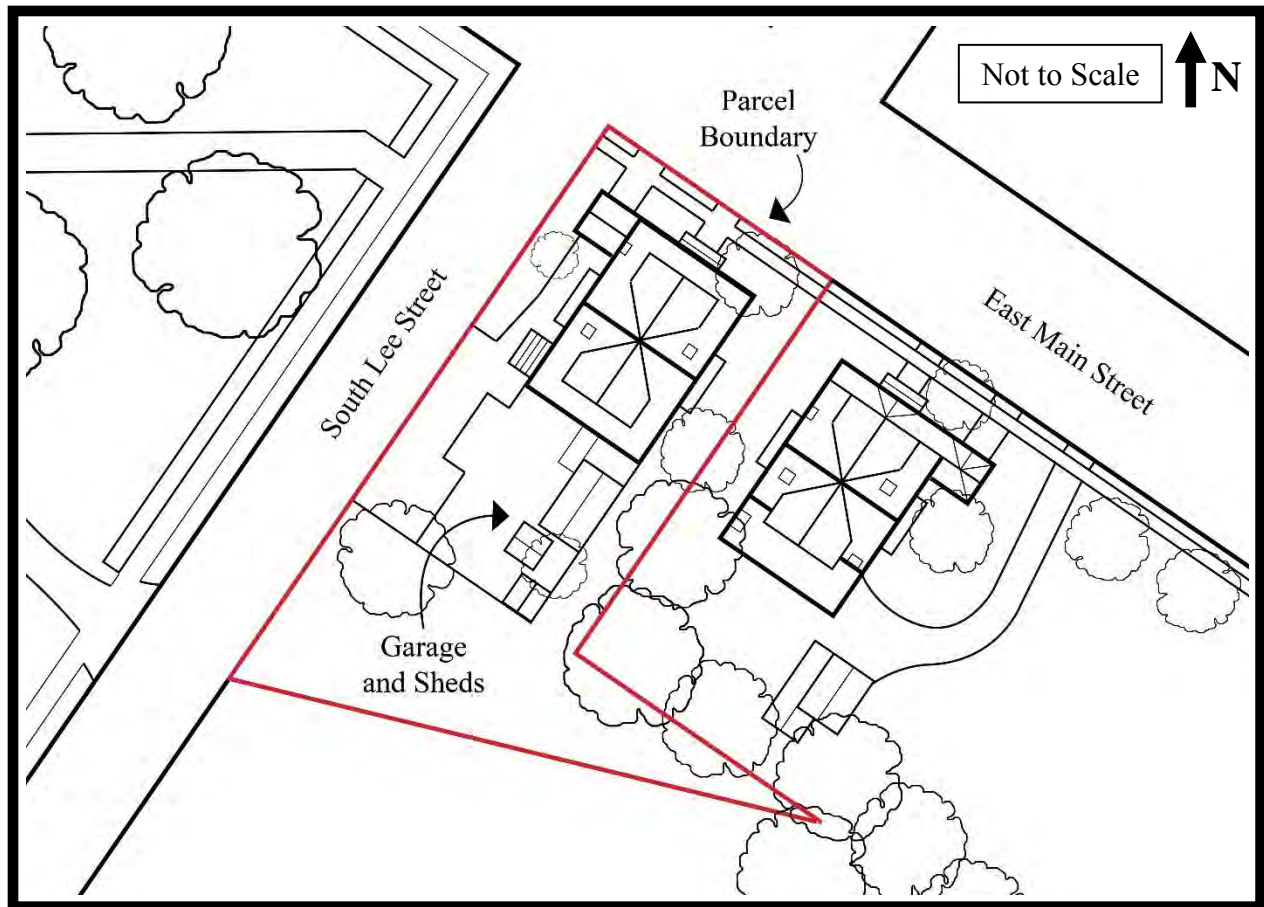


Figure 118: Sketch Map of W. P. Lee House.

Property Description

Exterior

Constructed in the early 1920s, the W. P. Lee House is a one-and-one-half story Craftsman-style bungalow clad with wooden weatherboard siding, covered by a side-gabled asphalt shingle roof, and resting on a continuous brick foundation. A fullwidth, shed-roofed porch supported by battered box columns on brick pedestals and accessed by wide concrete steps spans the northeast (front) elevation. The porch shelters a centered entry door flanked by tripled, wooden sash windows, the upper sash of which has a row of square panes above narrow vertical panes, in a

four-over-one, eight-over-one, four-over-one configuration. The porch extends west of the main block of the dwelling forming a porte-cochère. Above the porch, centered on the front slope of the roof, is a large gabled dormer with a door flanked by paired eight-over-one windows similar to those on the front porch, and typical of the rest of the dwelling. The door once opened to a deck with a simple balustrade, but the deck has been removed. A louvered vent exists in the gable and gallows brackets and exposed rafter tails exist below the eave. Two brick chimney's rise from the forward slope of the dwelling's roof – an interior chimney east of the dormer and an exterior chimney to the west (Figure 117).

The northwest (side) elevation is characterized by a shed-roofed bay that projects from the center of the elevation. The bay contains a paired window and has gallows brackets and exposed rafter tails below the eave of the roof. It is flanked by two windows, one of which is sheltered by the porte-cochère, and the exterior chimney to the north and paired windows and a side entry to the south. Above the bay is a large tripled window flanked by small individual windows, one on each side. A pair of small square windows light the peak of the gable (Figures 119 and 120).

The southwest (rear) elevation is composed of three bays, the two western of which originally belonged to a rear porch and are now lit by paired two-over-two, horizontal pane, wooden sash windows. The third bay is lit by paired windows that are typical of the dwelling. A large gabled dormer with paired windows, a louvered vent, gallows brackets, and exposed rafter tails rest on the rear slope of the roof and an interior brick chimney rises west of the dormer (Figure 121).



Figure 119: W. P. Lee House, Looking Southeast.



Figure 120: W. P. Lee House, Looking East.



Figure 121: W. P. Lee House, Looking Northeast.

The southeast (side) elevation is similar to the northwest (side) elevation with a shed-roofed bay window and other tripled, paired, and individual windows. Like on the opposite side, the bay is lit by paired windows. It differs, however, in that it is flanked by a paired window and squat individual window on the south and a paired window on the north. Above is a tripled window flanked by a single individual window on the south (Figure 122).



Figure 122: W. P. Lee House, Looking West.

Ancillary Structures

Three structures exist in the rear yard. The first and largest is a side-gabled two-car garage that faces northwest to South Lee Street. It is clad with wooden weatherboard siding, has a standing seam metal roof, and two overhead garage doors. A wooden entry door exists at the north end of the front elevation and is sheltered by a flat roof that extends from the garage to the rear elevation of the dwelling (Figure 123). South of the garage is an open, frame structure with a flat corrugated roof that is used to store firewood (Figure 124). South of this structure is a front-gabled shed with an off-center batten door. The shed is clad with wooden German siding and has a standing seam metal roof (Figure 125).



Figure 123: W. P. Lee House, Looking Southeast.



Figure 124: Uriah James Tart House, Looking Southeast.



Figure 125: Uriah James Tart House, Looking Southeast.

Interior

Though the homeowner declined to have the interior photographed, the surveyor was able to view some of the interior observing that the hall-and-parlor floorplan with a reverse stair has been preserved. The greatest alteration appears to be the enclosure of the rear porch and the removal of the exterior wall that once separated it from the interior. A survey from the early 2000s states that the dwelling retains its original woodwork, floors, and mantles.⁴⁶

⁴⁶ NCHPO, Survey File, JT0608.

Historical Background

In 1923, William Pascal “Pat” Lee purchased the lot of land at the corner of East Main and South Lee Streets from Mrs. M. C. Benson.⁴⁷ Soon thereafter, he constructed the W. P. Lee House and in 1925 the new house was included in a postcard collection of notable residences and commercial buildings in Benson (Figure 126). The design of the house was also admired by others in Benson, including the owner of the adjacent lot, Uriah James Tart, who requested permission to model his own home (JT0609) after the residence.⁴⁸ According to an interview with Lois Hood, Pat cut the heart pine timbers used for the house from trees on his farm near Meadow, North Carolina.⁴⁹

Pat grew up in the Meadow township of Johnston County, North Carolina a few miles east of Benson. In 1920, the census still lists him as a resident of Meadow where he owned a home and lived with his wife Lessie (Weeks) Lee and three children. At the time, he was listed as a farmer. The 1930 census located him in the Banner township, which includes the town of Benson, living in his own home on Main Street and employed as a post master. By 1940, he is listed once again as a farmer, suggesting the family still owned the farm in Meadow.⁵⁰

The Lees lived at the residence until just after Lessie’s death in 1960, at which time Pat sold the house to Robin “Whitley” Hood and his wife, Lois (Barefoot) Hood.⁵¹ The sale also included a triangular parcel of land at the southern boundary of the property referred to as Lot #5.⁵² Like Pat, Whitley grew up on a farm in the Meadow township and in 1956, at the age of 24, he married Lois Erline Barefoot.⁵³ The 1960 and 1963 city directories for Benson list Whitley as the proprietor of Whitley Hood Insurance Agency & Storage Co, and as a sweet potato grower and packer. The directory lists Lois as the secretary/treasurer of Barefoot Lumber Co. of which her father was the president.⁵⁴ Whitley also served as the mayor of Benson in the 1970s (Figure 127). After his death in 2010, his estate, including the W. P. Lee House, became a part of the Robin Whitley Hood Family Estate Trust, which is managed by his son and namesake, Robin Whitley Hood, II.⁵⁵

It was likely during the tenure of Whitley and Lois that the rear porch was enclosed and other changes, including painting and filling in the brick foundation, and modifying/removing the second story balcony, occurred. Today, Robin and Lois’s daughter and son-in-law, Rene and Brian Honeycutt, live in the house.⁵⁶

⁴⁷ Johnston County Deed Book 129, page 384.

⁴⁸ NCHPO, Survey File, JT0609.

⁴⁹ NCHPO, Survey File, JT0608.

⁵⁰ US Census, 1920, 1930, and 1940.

⁵¹ Ancestry.com, “Lessie Weeks,” “Knight Family Tree,” <https://www.ancestry.com/family-tree/person/tree/16195015/person/29348394024/facts>, accessed July 2018.

⁵² Johnston County Deed Book 580, page 326.

⁵³ NCHPO, Survey File, JT0608 and Ancestry.com, “Robin Whitley Hood,” “Wood Family Tree,” https://www.ancestry.com/family-tree/person/tree/23418491/person/26098122787/facts?_phsrc=yxr628&_phstart=successSource, accessed July 2018.

⁵⁴ *Hill’s Benson City Directory 1960* and *Hill’s Benson City Directory 1963*, Hill Directory Co, Richmond, VA.

⁵⁵ Johnston County Deed Book 4082, page 839.

⁵⁶ Jocreport.com, “John Ross Hood,” <https://jocreport.com/obituaries/john-ross-hood/>, accessed July 2018.



Figure 126: Residence of W. P. Lee, *Benson, N.C. in Pictures* (Benson Museum of Local History).

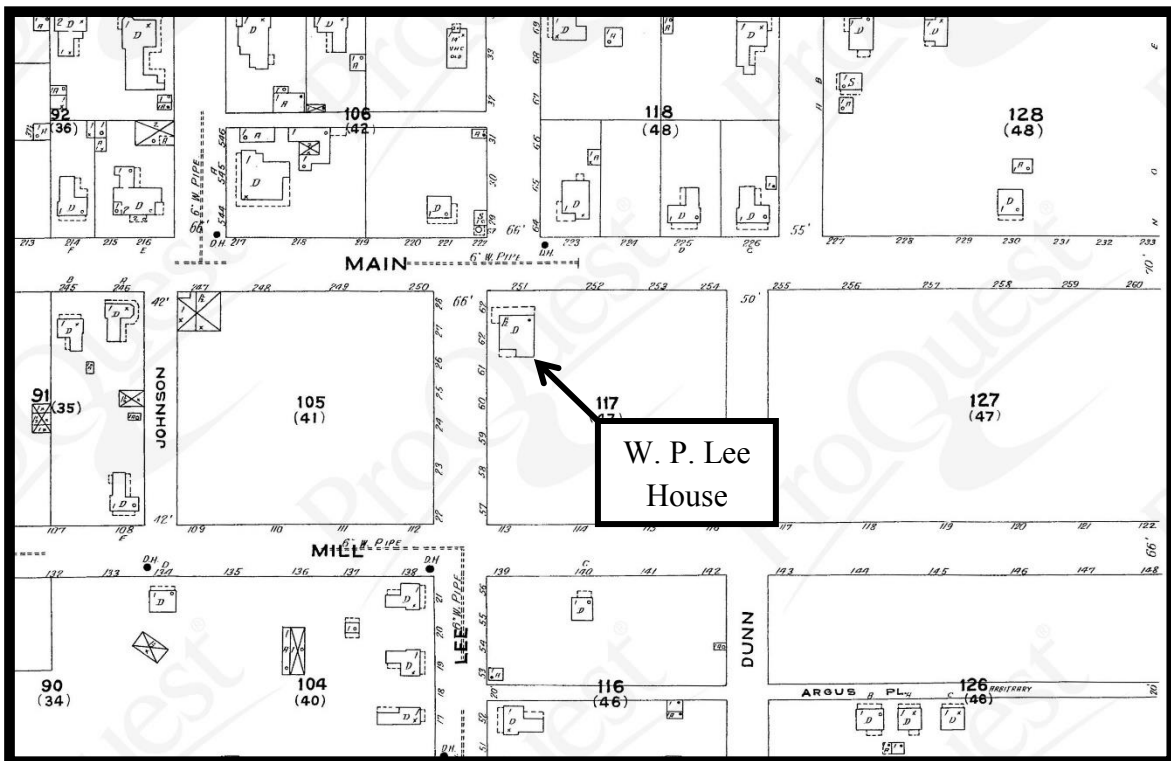


Figure 127: 1925 Sanborn Map Showing the W. P. Lee House (ProQuest.com).



Figure 128: Group Portrait at Railroad Depot on the Last Day of Operation, with Mayor Whitley Hood on far right (Benson Museum of Local History).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the W. P. Lee House is recommended as eligible for the NRHP.

Integrity

The W. P. Lee House remains in its original location on the corner of East Main and South Lee Streets in Benson. The greatest change to its setting, which includes the Benson Singing Grove (JT1312) to the west and the Uriah James Tart House (JT0609) to the east, has been the construction of commercial buildings across East Main Street. This development compromises the setting's historic feeling as well as the dwelling's association with early development in Benson. It also creates a buffer between the dwelling and Benson's National Register Historic District (JT0473), which is described within its nomination as the "most visually cohesive, intact group of architecturally and historically significant commercial, residential, ecclesiastical, and educational structures in the town of Benson."⁵⁷ On the other hand, the dwelling's original design and workmanship have been well preserved through the retention of materials, including wooden weatherboard siding and windows, and porch elements, and the only major alterations being the removal of the upper-story balcony and enclosure of the rear porch.

Criterion A

The W. P. Lee 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.

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

Criterion B

The W. P. Lee 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.

⁵⁷ Dana E. Mintzer, "Benson Historic District," National Register of Historic Places Nomination Form, North Carolina Department of Natural and Cultural Resources, Office of Archives and History, Raleigh, 1985.

Though the property is associated with two prominent Figures in Benson, including a mayor, it is not associated with an individual whose activities are demonstrably important within a local, state, or national historic context and therefore is not recommended eligible under Criterion B.

Criterion C

The W. P. Lee 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.

From the time it was constructed, the W. P. Lee House has been an admired dwelling in Benson. In fact, it was so admired that the Uriah James Tart House (JT0609), which stands to its east, was modeled from it soon after its completion. Today, the house remains a well-preserved example of its original articulation as well as of the Craftsman style with many character defining features including an integral front porch with battered box columns on brick pedestals, exposed rafter tails and gallows brackets, large central dormers on the front and rear slopes of the roof, and wooden sash windows with multiple horizontal lights over a single pane.

Other dwellings in Benson, including the Uriah James Tart House, also stand as well-preserved examples of the style. The Uriah James Tart House, in particular, serves as somewhat of a partner to the W. P. Lee House exhibiting slight differences in the details of its porch, composition of its front dormer, and the placement of its integral carport. Nevertheless, the two houses form a stately pair on the corner of East Main and South Lee Streets, each strengthening the integrity of the other through their shared style and historical link (Figure 129).

Providing a greater contrast to the W. P. Lee House, as well as contributing to Benson's National Register Historic District, is the Farmer House (JT0507). Also of the Craftsman style, the dwelling exhibits a similar side-gabled form with an integral front porch, battered box columns on brick pedestals, and a large central dormer. The dwelling differs, however, in its use of a shed-roofed dormer instead of a gabled dormer as well as the extension of its porch around both side elevations, which differs from typical Craftsman plans and hints at the influence of the Queen Anne or Colonial Revival styles (Figure 130).

Two other Craftsman-style dwellings that were surveyed around the same time as the W. P. Lee House and also stand outside of the historic district are the W. M. Smith House (JT0615) and a house at 504 West Parrish Drive (JT0600). The houses display different forms of the style with the W. M. Smith House having an off-centered porch sheltered by a large front gable and the house on West Parrish Drive being more simplistic with a full-width porch and shed-roofed dormer. The house on West Parrish Drive is also smaller and more exemplary of the Craftsman-style dwellings found on the streets north and south of Main Street, many of which are easily distinguishable from the houses on Main Street with large porches and integral porte-cochères. In contrast, the W. M. Smith House is an example of a more high-style dwelling that was also omitted from the district, likely due to pockets of 1940s and 1950s dwellings between it and the core of buildings included in the district. Nonetheless, it is a stately example of the style with its prominent porch, tripled windows, and a paint scheme that accentuates its wooden details –



Figure 129: Uriah James Tart House, 502 East Main Street, Benson, NC (JT0609).



Figure 130: Farmer House, 300 West Main Street, Benson, NC (JT0507).



Figure 131: W. M. Smith House, 322 West Main Street, Benson, NC (JT0615).



Figure 132: 504 West Parrish Drive, Benson, NC (JT0600).

brackets, corner boards, door and window surrounds, and window sashes. The houses fall short of the W. P. Lee House, however, in that they have replacement asphalt shingle roofs and lack exposed purlins. Additionally, the rafter tails of the W. M. Smith House are concealed by a modern gutter system and the gallows brackets on the West Parrish Drive dwelling are filled by wooden boards (Figures 131 and 132).

In conclusion, the W. P. Lee House is a well-preserved example of the Craftsman style with a variety of character defining features. It is also on par with, if not surpassing in trueness of form and detail, other resources in the community, some of which contribute to Benson's National Register Historic District and others that do not, and is therefore recommended eligible under Criterion C.

Criterion D

The W. P. Lee 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 NRHP boundary for the W. P. Lee 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 East Main Street and South Lee Street, is drawn to include the dwelling and associated parcel. The NRHP boundary is identified as the current parcel 153915-52-8968 (Johnston County PIN). The boundary contains approximately 0.34 acres (Figure 133).

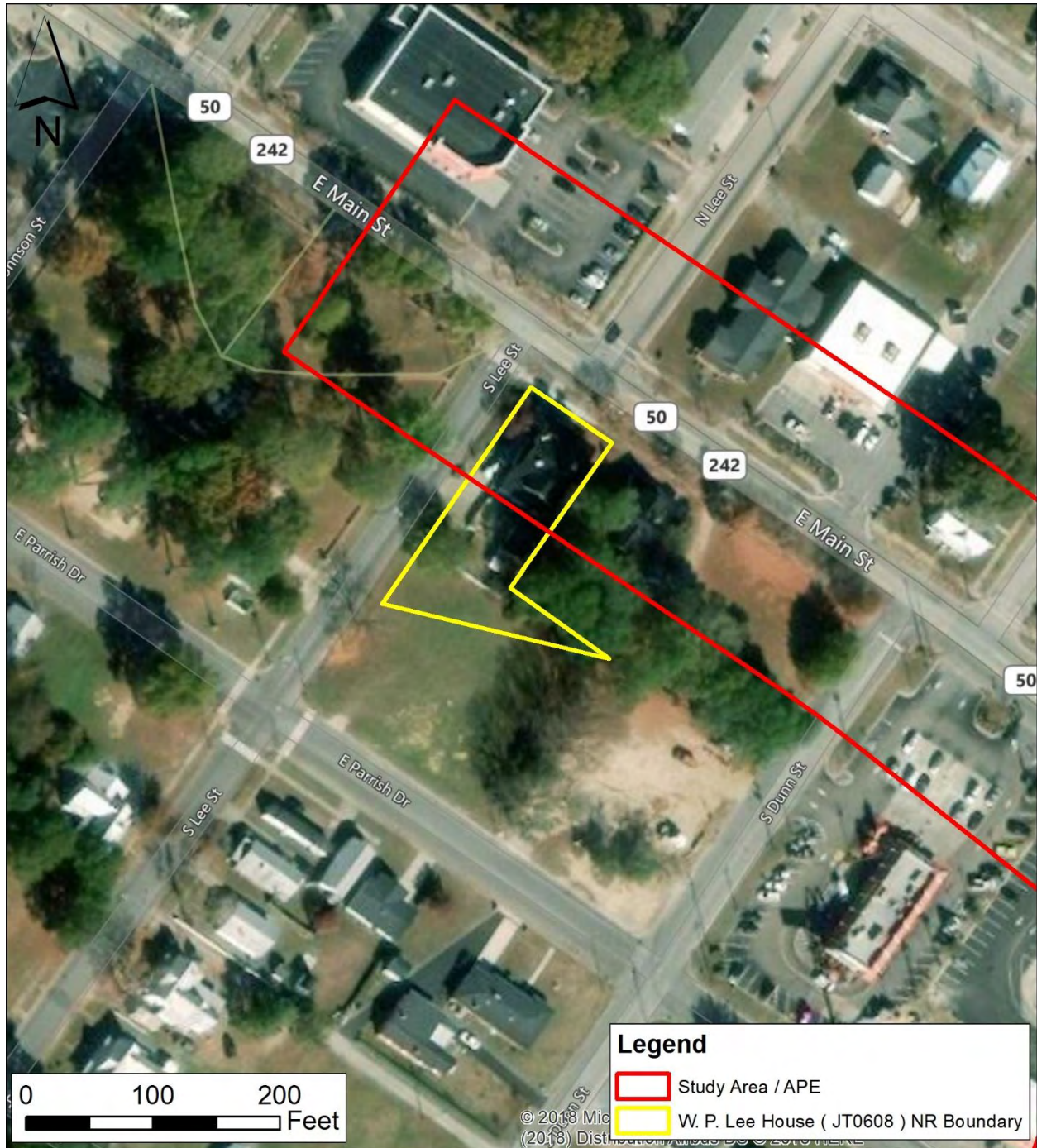


Figure 133: W. P. Lee House, NRHP Boundary.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Benson Singing Grove
NCDOT Survey Site Number:	006
HPO Survey Site Number:	JT1312
Location:	400 East Main Street, Benson, NC
Parcel ID:	153915-53-6038
Dates(s) of Construction:	Ca. 1950
Recommendation:	Eligible



Figure 134: Benson Singing Grove, Looking Southwest.

Setting

The Benson Singing Grove is located on the southwest side of East Main Street in Benson, North Carolina roughly 0.3 miles northwest of I-95, which is proposed for widening. It stands in the center of a city block, roughly 150 feet from East Main Street, which it faces, in a park like setting with mature trees, a grassy lawn, and multiple paths that radiate from the bandstand to the edge of the block. Directly across the road is a Walgreens pharmacy. West of the block is a row of one-story dwellings, one of which has been converted to a business, and a paved parking lot, and south of the block are two empty lots that flank a one-story storage building. East of the block is the W. P. Lee House (JT0609), a ca. 1920 bungalow that was added to the North Carolina National Register Study List in 2006. The northeast half of the block is encompassed by a low brick wall with openings on South Johnson Street, East Main Street, and South Lee

Street. Tall pedestals flank the East Main Street entrance where there are two flags and a stone monument that recognizes the founders of the Benson State Annual Singing Convention. South of the bandstand is a picnic shelter, playground, restrooms, and a dwelling that predates the bandstand. A driveway spans the block from South Johnson Street to South Lee Street separating the bandstand from the additional structures (Figures 134 and 135).

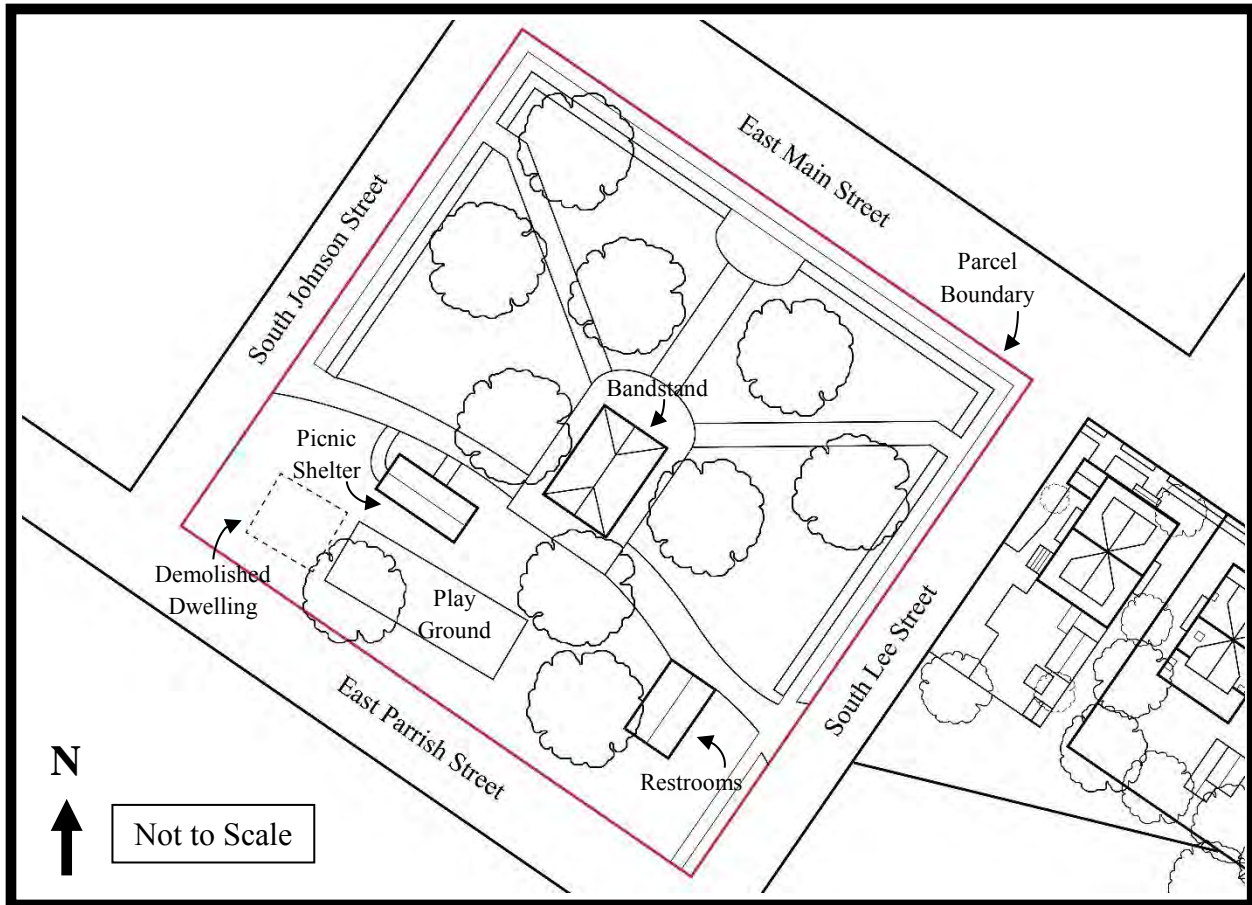


Figure 135: Sketch Map of Benson Singing Grove.

Property Description

Exterior

Constructed around 1950, the bandstand is a one-story building with a hipped, asphalt shingle roof that rests on a concrete block foundation. A long, hip-roofed vent rises from the crest of the roof, which runs northeast-southwest. A deep performance area spans the northeast (front) elevation and U-shaped porch spans the southwest (rear) elevation. Metal railings surround both exterior spaces and a small interior section clad with vertical wood paneling serves as a division between them. The northwest (front) elevation of the interior section contains two double leaf doors at the edges of the elevation, and the doors, which have five horizontal panels, are covered by metal gates. A single-pane window is located in the center of the elevation and a long shelf supported by brackets exists above the window (Figures 134).

The northwest and southeast (side) elevations are mirrors of one another with boxed columns that divide the elevations into five bays. The bays on the northeast end belong to the performance area, while the center bay contains the interior space, and the southwest bays belong to the rear porch. On both sides, the second bay from the northeast end contains brick steps that lead to the performance area, and the center interior bay contains a large, steel casement window. The greatest difference between the elevations is a wooden ramp with a wooden railing that rises along the last two bays of the northwest elevation and wraps the west corner of the building (Figures 136 and 138).

The southwest (rear) elevation is divided into three bays by the same boxed columns as the side elevations and shelters an integral U-shaped porch that wraps the rear elevation of the interior section. Lending to the porch's U-shape is a small room that projects from the center of the interior section's rear elevation. The room is lit by a one-over-one vinyl sash window with an air conditioning unit that fills the bottom sash, and double leaf doors like those on the northeast (front) elevation flank the room. At the west corner of the elevation, the ramp rises and follows the elevation to just past the third column where it doubles back to the west corner and attaches to the porch. Wooden steps at the east corner of the porch provide additional access (Figure 137).



Figure 136: Benson Singing Grove, Looking Southeast.



Figure 137: Benson Singing Grove, Looking North.



Figure 138: Benson Singing Grove, Looking Northwest.

Interior

The interior of the bandstand contains a T-shaped room with a popcorn ceiling, carpet, no discernable moldings, and a counter that spans the room northwest to southeast (Figure 139).



Figure 139: Interior, Benson Singing Grove.

Ancillary Structures

A one-story concrete block building with a side-gabled asphalt shingle roof stands near the southern corner of the park. The building houses men's and women's restrooms and has two doors on each of the northwest and southeast (front and rear) elevations. The side elevations have two small openings that provide light and ventilation for the interior spaces. Both gables are filled with wooden weatherboard siding and have vents in the gable peaks (Figures 140).

West of the bandstand is a picnic shelter with a gabled asphalt shingle roof supported by round metal posts and resting on a concrete pad. Decorative ironwork wraps the exterior sides of the corner posts and wooden German siding fills the gables (Figure 141).



Figure 140: Restrooms, Benson Singing Grove, Looking East.



Figure 141: Picnic Shelter, Benson Singing Grove, Looking South.

Historical Background

In 1921, upon the suggestion of Simon Honeycutt, an annual singing convention was begun in Benson with the intention of developing “the cultural and spiritual life of all people in song for the glory of God.” The first convention, now known as the State Annual Singing Convention, was held in a tobacco warehouse on Market Street and hosted roughly 200 people. Sometime in the next year, however, the warehouse was destroyed by fire and the event was forced to find a new venue. This prompted the donation of an “oak-shaded grove” from Simon’s mother-in-law, Catherine Benson and the grove has been the location of the convention ever since.⁵⁸

For a number of years, a temporary stage was erected in the grove from lumber provided by R. F. Smith’s saw mill, but around 1950 the current bandstand was constructed (Figures 142 and 143).⁵⁹ In its original form, the bandstand had a thin roof that sloped upward toward the audience and gave the structure a very modern appearance. The bandstand, however, was remodeled at an undetermined date to have a more traditional form with a hipped roof supported by square posts (Figure 144). Interestingly, though the remodel provided the bandstand with an entirely different appearance, it preserved most of the structure’s original features including the metal railing, steel casement windows, and the wooden doors including their metal gates, which still remain today.

Over the past 97 years, the convention has grown to be a weekend-long event welcoming thousands of people to Benson, and today it is the oldest continuous gospel sing in the United States, as well as one of the largest. A photograph from 1971 shows a large audience spread across the grove during one of the conventions (Figure 145). The convention is also the oldest festival in Johnston County.⁶⁰

⁵⁸ “State Singing Convention” Display at the Benson Museum of Local History.

⁵⁹ Ibid.

⁶⁰ Ibid.



Figure 142: Benson Singing Grove Temporary Stage (Benson Museum of Local History).



Figure 143: Benson Singing Grove Before Renovations (Digital NC).



Figure 144: Benson Singing Grove After Renovation (Digital NC).



Figure 145: Annual Singing Convention at the Benson Singing Grove During, 1971 (Reuben Johnson Photograph Collection, Johnston County Heritage Center).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Benson Singing Grove is recommended as eligible for the NRHP.

Integrity

The Benson Singing Grove has been the permanent location of the State Annual Singing Convention since 1922, with the current bandstand at its center since the 1950s. Over time, the setting of the grove has been allowed to mature with large oak trees providing shade for the convention as well as for other events and the enjoyment of visitors. The setting around the grove has changed some with the development of commercial properties along East Main Street but retains a handful of historic dwellings on other surrounding streets. The design of the bandstand has been altered as well with a new roof but with the retention of many of the structure's original materials and workmanship including metal railings, wooden doors, and steel casement windows. The grove also exudes a strong feeling of calmness and welcoming that has likely been experienced by people visiting the area since before its use as a public space. Lastly, its association with the State Annual Singing Convention and the livelihood of people in Benson is made strong by the presence of the bandstand and other buildings that fulfill needs during that and other events.

Criterion A

The Benson Singing Grove is 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 associated with the State Annual Singing Convention, which is the oldest continuous gospel sing in the United States, as well as the oldest festival in Johnston County and one of the oldest in North Carolina and is therefore recommended eligible under Criterion A.

Criterion B

The Benson Singing Grove 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 Benson Singing Grove 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 bandstand at the Benson Singing Grove stands out among other bandstands which often exhibit a circular gazebo form and appear to be of a decorative nature rather than a functional one. It also stands out as a rarely recorded resource with only three other bandstands listed in HPOWeb – one in Caldwell County, one in Pitt County, and one in Nash. Other bandstands can be found in the area in parks in Fayetteville. These include a modern bandstand in Festival Park and a 1989 “bandshell” in Rowan Park (Figures 146 and 147).

An interesting feature shared between the grove’s original bandstand and the more modern bandstands is the design of their roofs which rise toward the audience with the intention of guiding sound away from the stage. This may also have been the intention of the grove’s original design, which welcomed choir groups and emphasized singing over other forms of entertainment, while also being a product of 1950s aesthetics.

Though not directly relevant to the architectural quality of the grove, its setting with mature trees and ample shade provides an aesthetic quality that complements the bandstand and enhances it as an outdoor venue. The setting also differs drastically from that of the modern bandstands, which are set at the edge of large open lawns. Furthermore, the grove’s tree covered block, as well as its assortment of park benches, a low-perimeter wall, and other amenities, is provides a setting for people to enjoy with or without the occurrence of an event.

Lastly, the bandstands in Fayetteville also exemplify the transient nature of the places people frequent and society’s tendency, particularly in a municipal sense, to seek new places over old. The bandstands in Fayetteville are located only a short distance apart, but at the time of survey the one in Festival Park was being set up for an event while the one in Rowan seemed to have been forgotten. The bandstand at the grove, though altered to satisfy changing aesthetic tastes, has continued to be used year after year.

In conclusion, the Benson Singing Grove bandstand is significant as an example of a permanent, frequently used bandstand, versus those that serve more fleeting purposes or exist primarily as decorative elements, as well as of a rarely recognized building type and is therefore recommended eligible under Criterion C.



Figure 146: Bandstand/Venue, Festival Park, Fayetteville, NC.



Figure 147: "Bandshell," Rowan Park, Fayetteville, NC.

Criterion D

The Benson Singing Grove 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 NRHP boundary for the Benson Singing Grove 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 East Main Street, South Lee Street, South Johnson Street, and East Parrish Drive is drawn to encompass the entire block including the bandstand and associated structures. The NRHP boundary is identified as the current parcel 153915-53-6038 (Johnston County PIN). The boundary contains approximately 2.05 acres (Figure 148).



Figure 148: Benson Singing Grove, NRHP Boundary.

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