

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

June 28, 2019

MEMORANDUM

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

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Update of Historic Structures Survey Report for R-2520 A, NC 19E from East of Spruce Pine to SR 1106, PA 19-04-0017, Avery and Mitchell Counties, ER 04-3234

Thank you for your May 31, 2019, letter providing updated information on the historic properties within the Area of Potential Effects for the above-referenced undertaking. We have reviewed your letter and concur with your findings that:

- R. L. Hall Log Barn (ML0050) has lost its structural and architectural integrity and is no longer eligible for listing in the National Register of Historic Places.
- Beam's Motel and Restaurant (AV0084) remains eligible for listing in the National Register and that the adjusted boundaries to avoid structural elements and the sign are appropriate.
- Sunny Brook Store (AV0085) remains eligible for listing with the original boundaries.

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 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

May 31, 2019

ER 04-3234

Ms. Renee Gledhill-Earley
Environmental Review Coordinator, State Historic Preservation Office
North Carolina Department of Natural & Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Due -- 7/17/19

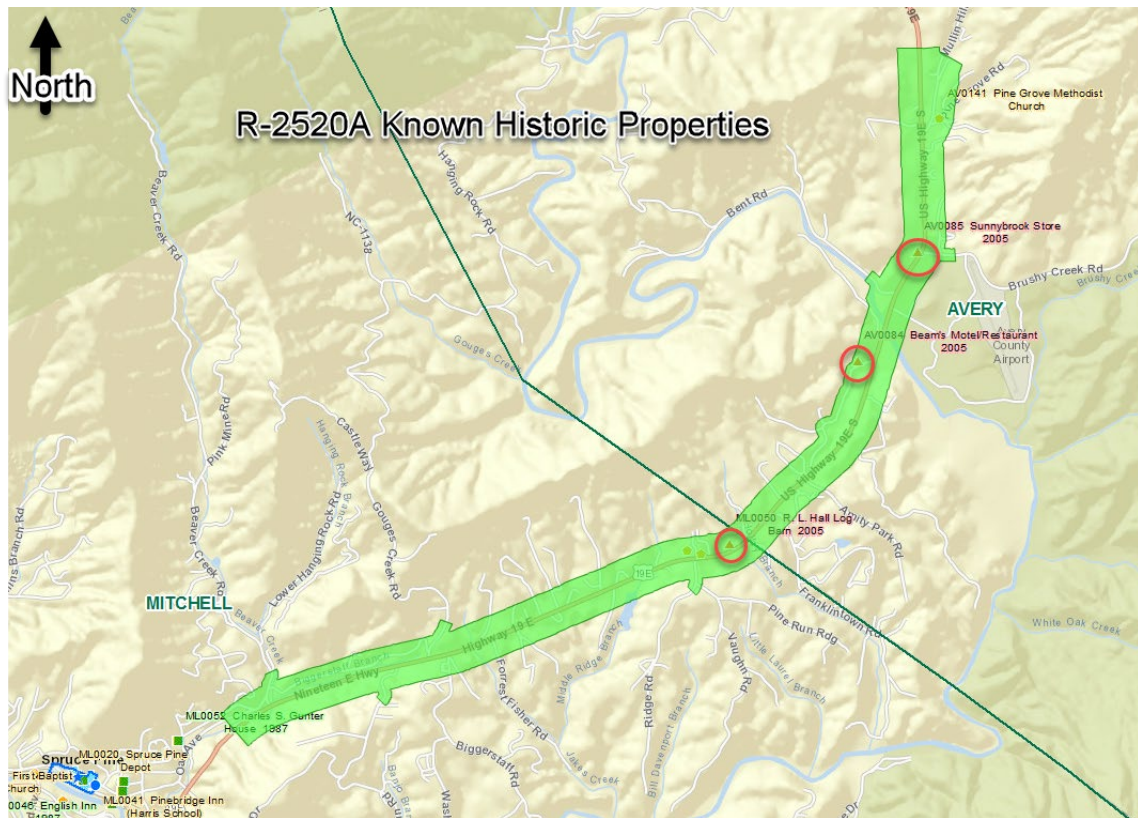
Dear Renee:

H-

RE: Widen US 19E from east of Spruce Pine to SR1106 (Mullin Hill Rd), R-2520A, PA 19-04-0017, Avery and Mitchell Counties, ER 04-3234

The North Carolina Department of Transportation (NCDOT) is resurrecting the planning studies for the project described above. Comprehensive studies for historic structures were completed in 2004 and 2005 and your office concurred that there were three properties that are eligible for listing in the National Register of Historic Places. In a letter dated May 3, 2005 your office included the following statements of eligibility for the three properties and agreed with the National Register boundaries recommended in the March 2005 report.

- R.L. Hall Log Barn (ML0050) ... is eligible for the National Register under Criterion C as a significant representative of a rare agricultural type, the four-crib log barn. The R.L. Hall Log Barn's crib and shed roof additions were once commonly found on four-crib barns in Appalachia, and amplify its vernacular form.
- Beam's Motel and Restaurant (AV0084) ... is eligible for the National Register under Criterion A in the area of entertainment and recreation. The complex of restaurant, motel, office, signage, and planter sign, are associated with the growth of tourist industry in the Blue Ridge Mountains and the Toe River Valley from the 1930s through the mid-1950s.
- Sunny Brook Store (AV0085) ... is eligible for the National Register under Criteria A and C as a highly intact representative of a rural country store for its association with the rural commercial activity in Avery County from the late 1930s through the mid 1950s. The complex includes the store, house and outbuilding.



R-2520A Area of Potential Effects - Green & Known Historic Properties -Red (HPOWeb 2019)

The project was placed on hold after May 2005 and no effects evaluation was initiated as per § 800.5 in the National Historic Preservation Act. When the project was resubmitted to the Historic Architecture Team in April 2019 a decision was made to process this State EA/ FONSI project as a minor transportation project and follow the procedures of the 2015 Amended Programmatic Agreement. As such, I initiated the Section 106 process and sought to identify historic properties by determining the Area of Potential Effects (APE) and reviewing the previous surveys. On May 14 and 15, 2019 I visited the project site and reviewed all properties over fifty years of age within the APE. I did not discover any additional eligible sites and I revisited the three previously determined eligible properties. I found the R.L. Hall Log Barn collapsed and lacking an access road from US 19. Google StreetView images from 2013 show the barn much as it was in 2005, but current photos show that the roof has collapsed and the front storage shed of the barn has sheared off into a pile of timber. While the site is highly overgrown and there is no transversable path from the road to the barn to allow an up-close inspection, it appears as though the two front cribs are no longer structurally intact, causing the building to splay outwards. The 2005 report includes photos of the exterior and interior as well as a plan of the barn for an integrity comparison. In its current condition, little remains of the four cribs for which it is significant. Therefore, it is my recommendation that the R.L. Hall Log Barn is no longer eligible for the National Register due to lack of integrity.



R.L. Hall Log Barn (Google StreetView 2013)



R.L. Hall Log Barn (NCDOT Survey May 2019)

As for the other two eligible properties - Beam's Motel and Restaurant and Sunny Brook Store – they remain in a similar structural condition as they were in the 2005 eligibility report and 2013 Google StreetView images. No property owners were available for access to the interior of either property, but after comparing their current exterior integrity to conditions recorded in 2005, I recommend that both properties remain eligible for the National Register and their historic boundaries are accurate.

Beam's frame restaurant was erected in 1937 by James Ramey and Essie Ollis Beam and in the late 1940s they constructed the concrete block and brick veneer office. The motel motor court was constructed of similar materials in the mid 1950s. In 1993 the widow Essie Beam sold the property to Richard and Brenda Eng who operated the restaurant as Beam's Chinese-American Restaurant until 2004. In the 2005 evaluation report, the historic boundary excludes a large portion of the wooded parcel and did not include the roadside sign. I recommend a similar boundary with clarification that the boundary follow the existing edge of pavement along SR 1191 (River Hall Road) so as not to intersect with the foundations of the office, retaining wall, and restaurant sign.



Beam's Motel and Restaurant (AV0084) site plan and historic boundary



Beam's Roadside Sign (NCDOT Survey May 2019)



Beam's Restaurant Sign (NCDOT Survey May 2019)



Beam's Restaurant (NCDOT Survey May 2019)



Beam's Motel Office (NCDOT Survey May 2019)



Beam's Motel (NCDOT Survey May 2019)

The Sunny Brook Store site consists of four structures- a 1937 two-story, frame store, a 1950 one-and-one-half story, stucco, frame dwelling, a circa 1930s frame, banked outbuilding and a mobile home installed on the rise behind the outbuilding in 1992. The resources sit within a 1.22 acre parcel and the historic boundaries follow the existing parcel lines which appear to extend into the road along the west side of US 19E.



Sunny Brook Store (AV0085) site plan and parcel boundary



Sunny Brook Store (NCDOT Survey May 2019)



J. Myron & Ruth Greene Houston House (NCDOT Survey May 2019)



J. Myron & Ruth Greene Houston Outbuilding (NCDOT Survey May 2019)

Please review and comment upon the information and recommendation in this letter. After receiving the confirmation of eligibility, I will include the eligible resources on the design plans and schedule an effects assessment meeting with your office in the near future.

Sincerely,

Mary Pope Furr
Historic Architecture Team

Attachment: Digital copy of 2005 Historic Architectural Survey

Cc: Dionne Brown, NCDOT, Project Manager
Brian Yamamoto, CALYX Engineers, Project Manager