



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

March 17, 2020

MEMORANDUM

To: Kate Husband, Architectural Historian klhusband@ncdot.gov
NCDOT/EAU/Historic Architecture Group

From: Renee Gledhill-Earley 
Environmental Review Coordinator

Re: Addendum to Historic Structures Survey Report, B-4838, Replace Bridge 20 on US 70 over CSX
Railroad, Wayne County, ER 14-0564

Thank you for your February 3, 2020, memorandum submitting the digital copy of the report for the above-referenced undertaking. Having received the hard copy of the report, we now offer our comments.

We concur with the report's conclusion that the Oak Heights Neighborhood (WY 1459) is not eligible for the National Register for the reasons cited in the report. The investigator's addendum provided an excellent context and thorough review of comparable neighborhoods, giving us the necessary information to concur.

The above comments are offered in accord with Section 106 of the National Historic Preservation Act and the implementing regulations of the Advisory Council on Historic Preservation at 36 CFR 800. If you have any questions, please contact me at: 919-814-6579 or renee.gledhill-earley@ncdcr.gov Thank you.

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

ER 14-0564
Historic Preservation Office
Received: 02/12/2020

From: [Husband, Katherine L](#)
To: [DCR - Environmental Review](#)
Subject: Addendum to ER 14-0564
Date: Monday, February 3, 2020 2:11:15 PM
Attachments: [B-4838 Oak Heights Historic District - Addendum.pdf](#)
[image001.png](#)

Attached please find the additional information requested for ER 14-0564, B-4838 in Wayne County. I will also drop of a hard copy of the addendum.

Thank you,
Kate

Due: 03/05/2020
H--

Kate Husband
Architectural Historian
Environmental Analysis Unit
North Carolina Department of Transportation

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ADDENDUM

TO

**HISTORIC STRUCTURES SURVEY REPORT
REPLACE BRIDGE NO. 20 ON US 70 BUSINESS OVER
CSX TRANSPORTATION RAILROAD TRACKS
GOLDSBORO, WAYNE COUNTY, NORTH CAROLINA**

**TIP PROJECT B-4838
WBS NO. 38608.1.1
PA TRACKING NO. 16-03-0001**

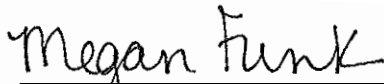
**Prepared for:
The North Carolina Department of Transportation
Environmental Analysis Unit
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1000 Birch Ridge Drive
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**Megan Funk
*Architectural Historian***

NCR-0815

JANUARY 2020



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

1-27-2020

Date

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

Date

ADDENDUM

TO

**HISTORIC STRUCTURES SURVEY REPORT
REPLACE BRIDGE NO. 20 ON US 70 BUSINESS OVER
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**Megan Funk
*Architectural Historian***

NCR-0815

JANUARY 2020

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to replace bridge No. 20 on US 70 Business over CSX Transportation railroad tracks in Goldsboro, Wayne County, North Carolina. The Area of Potential Effects (APE) equates with the study area and extends along US 70 (West Grantham Street) from just west of the western entrance/exit ramps of the East US 70 Highway Bypass east to an intersection with North George Street. The project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number B-4838 and is state funded. Federal permits are anticipated.

The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. One resource, a ca. 1920s neighborhood, warranted intensive National Register of Historic Places (NRHP) eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity. Bridges in the APE were evaluated in the 2005 Historic Bridge Survey and determined not eligible.

In December 2019, Commonwealth Heritage Group (Commonwealth) prepared an evaluation report of the Oak Heights Neighborhood located within the APE for this project.¹ This report recommended the neighborhood as not eligible for the National Register of Historic Places (NRHP) under Criterion A, B, C and D due to a lack of integrity. This addendum was prepared in response to a request from the North Carolina Historic Preservation Office (NCHPO) for comparable neighborhoods that support the recommendation of not eligible.²

¹ Megan Funk, *Historic Structures Survey Report, Replace Bridge No. 20 on US 70 Business Over CSX Transportation Railroad Tracks, Goldsboro, Wayne County, North Carolina, 2019*, Commonwealth Heritage Group, Inc.

² Renee Gledhill-Earley, *Historic Structures Survey Report, Replace Bridge 20 on US 70 over CSX Railroad, B-4838, Wayne County, ER 14-0564, December 30, 2019*.

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ADDENDUM

The Oak Heights Neighborhood was platted in the 1920s as an 11-block neighborhood that allowed for both residential and light commercial development (Figure 1). Over the next 30 years, it was developed with dwellings and commercial/industrial businesses with some construction stretching into the 1960s. To further support Commonwealth’s recommendation that this resource is not eligible for the NRHP, this report compares the neighborhood with other historic areas and neighborhoods in Goldsboro, North Carolina. These include an area west of the downtown core that was determined eligible for the NRHP as an expansion of the current local historic district in 2013 and Peacock Heights, which is located east of Goldsboro’s downtown core and was also platted in the 1920s (Figure 2).

Similar to Oak Heights, both areas are characterized by houses constructed in the early twentieth century. The historic district expansion differs some in that it is composed of a mix of small one-story dwellings and larger two-story dwellings, while Oak Heights is almost entirely of one-story dwellings. Like Oak Heights, the largest portion of the historic district expansion, which consists of four non-contiguous sections in all, is also located between railroad lines and has experienced some demolitions in recent years. The remaining dwellings in this area, however,

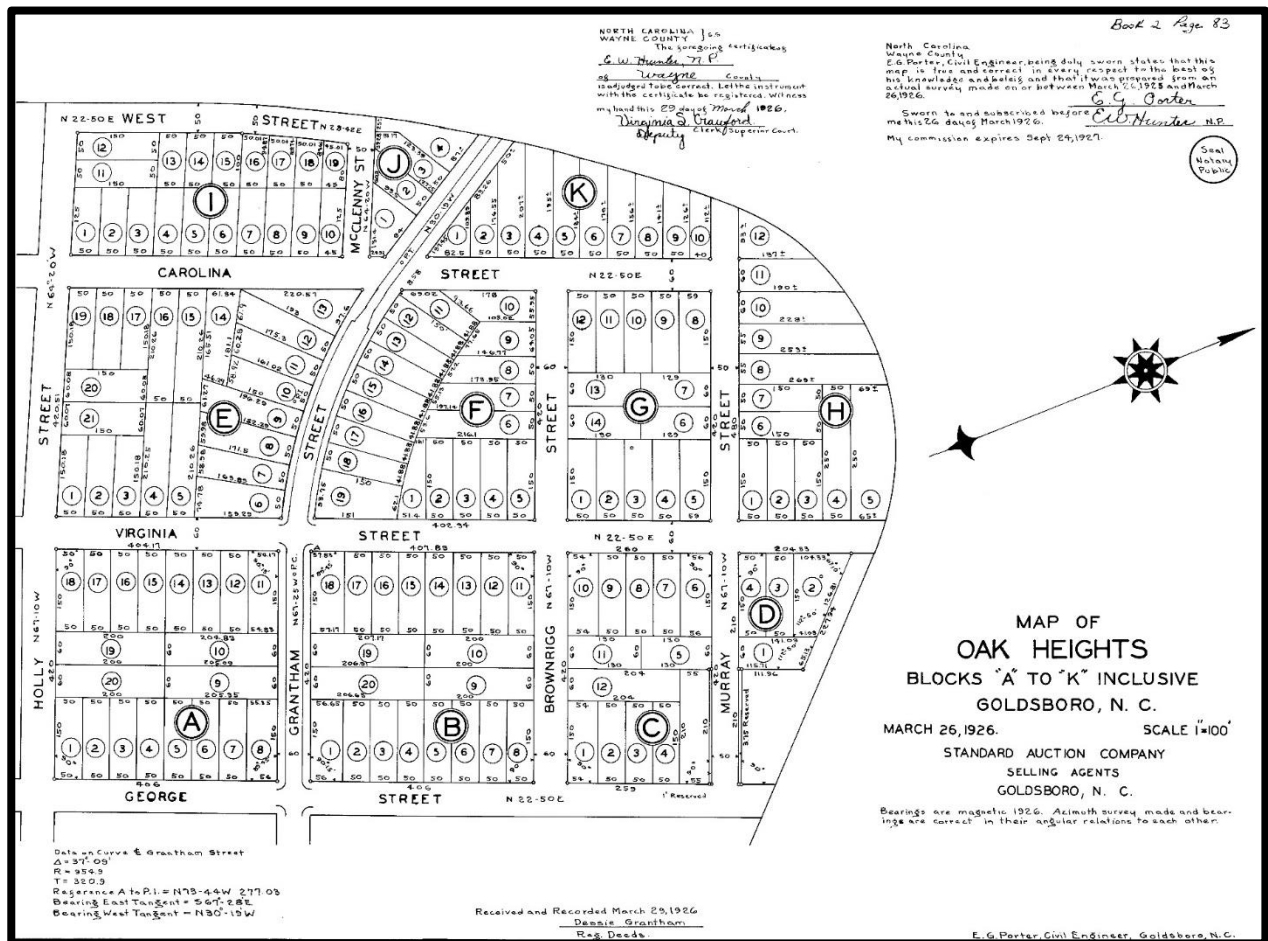


Figure 1: “Map of Oak Heights,” 1926 (Wayne County Register of Deeds, Map Book 2, Page 83).

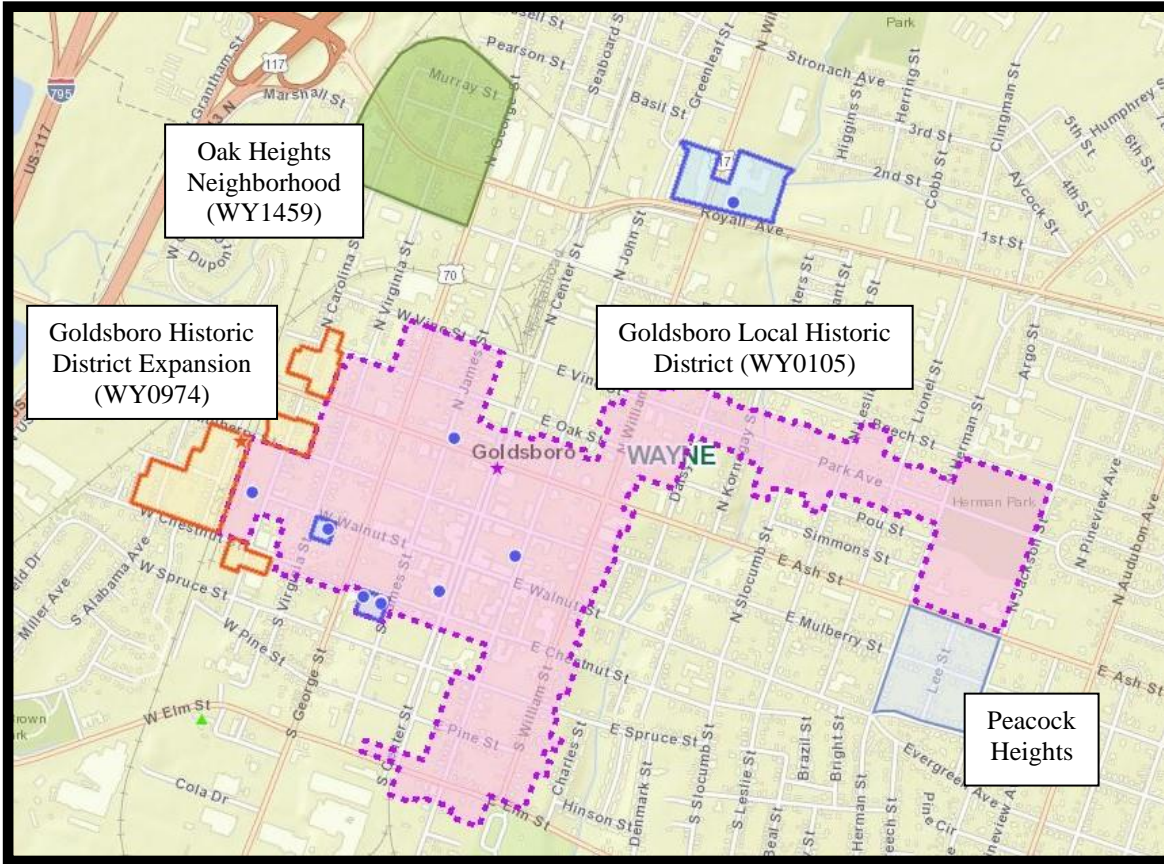


Figure 2: Oak Heights Neighborhood in Addition to Other Historic and Comparable Areas of Goldsboro (HPOWEB).

display a higher level of care than those in Oak Heights through the retention of original elements and character-defining features. The railroads also serve to separate this section from industrial development to its west as well as the 1909 Goldsboro Union Station (WY0004), which was listed on the NRHP in 1977, to its east. This separation adds to the area's residential feeling, differentiating it from the Oak Heights neighborhood, which is bisected by a major road and contains a scatter of commercial and industrial facilities (Figures 3 and 4).

To the north and south of the station are three smaller sections that connect to the original Goldsboro Local Historic District (WY0105). These sections border areas compromised by non-historic and/or industrial development, demolition, and low integrity. Like the larger section they display greater integrity through the retention of original elements and character-defining features (Figures 5 and 6).

Peacock Heights is an example of a neighborhood that was laid out in the same decade as Oak Heights. Unlike Oak Heights and the historic district expansion, it is located on the east side of Goldsboro away from the railroad tracks and near Herman Park, which forms the easternmost part of the Goldsboro Local Historic District. It is composed of similarly scaled dwellings that display styles and forms like those in Oak Heights. Roughly half of the structures in the neighborhood were constructed in the 1920s and 1930s with additional buildings constructed through 1960, much like the pattern of development in Oak Heights. Though the neighborhood



Figure 3: Goldsboro Historic District Expansion (WY0974), East Side of Alabama Street.



Figure 4: Goldsboro Historic District Expansion (WY0974), West Side of Alabama Street.



Figure 5: Goldsboro Historic District Expansion (WY0974), East Side of Carolina Street.



Figure 6: Goldsboro Historic District Expansion (WY0974), East Side of Carolina Street.

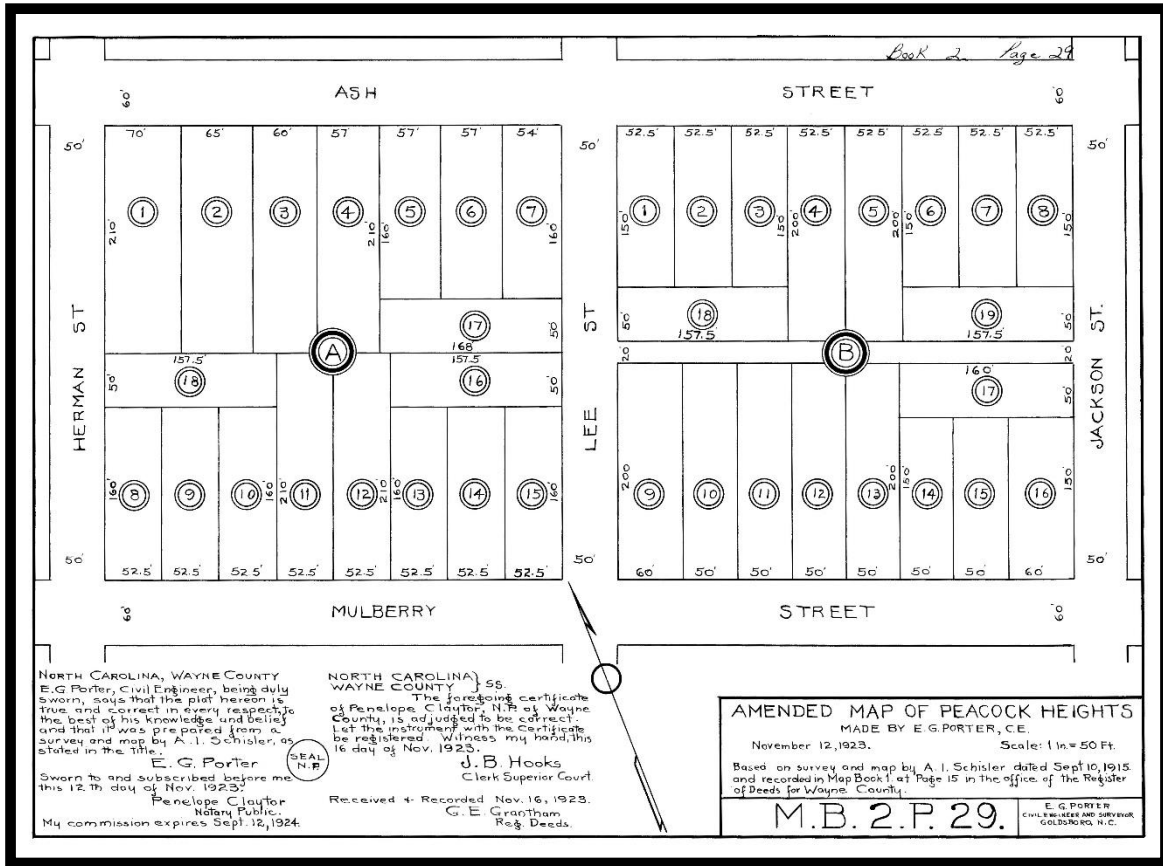


Figure 7: Amended Map of Peacock Heights Showing the Two Northern Blocks (Wayne County Register of Deeds, Map Book 2, Page 29).

has not been evaluated for the NRHP, it displays a level of integrity making it worthy of inclusion on the NRHP through its well-maintained dwellings, preserved setting, and both a strong feeling and association with the time frame in which it was developed. Its integrity also benefits from relatively few demolitions, only four as noted by the Wayne County Tax Department, with few undeveloped lots.³ The neighborhood is also similar to Oak Heights in that it includes commercial development and two churches. These structures, however, are concentrated on or near East Ash Street with the majority facing north toward the ca. 1947 Herman Park Center and the Wayne County Public Library. Only two of the commercial properties do not contribute to the area's historic building stock due to age, a 1974 office building and a 2002 retail space. Each of these are appropriately scaled for a mixed residential/commercial neighborhood as well, with none nearly as large as the Franklin Baking Company or the McLamb Monument Company (Figures 7 through 10).

All three areas display a variety of architectural styles with the historic district expansion being an example of early twentieth-century architecture and the neighborhoods representing Goldsboro's growth and architectural evolution between 1920 and 1960. Each area has also

³ Wayne County Tax Department, Goldsboro, North Carolina, Tax Records, <http://realestate.waynegov.com/ITSNet>, accessed January 2020.



Figure 8: Peacock Heights, Residential Properties, West Side of Jackson Street.



Figure 9: Peacock Heights, Residential Properties, South Side of East Mulberry Street.



Figure 10: Peacock Heights, Goldsboro Seventh-day Adventist Church, South Side of East Mulberry Street.



Figure 11: Peacock Heights, Jack's Gas Station, South Side of Ash Street.



Figure 10: Peacock Heights, Commercial and Religious Properties, South Side of Ash experienced some demolition or loss of structures with demolition being least prevalent in the Peacock Heights neighborhood and most prevalent in Oak Heights where at least 15 dwellings, some along the main corridor of West Grantham Street and others on prominent corners or that stood on contiguous lots, have been lost.

Additionally, the two comparable areas more closely reflect their original layout, one as an extension of the downtown grid and the other as a residential neighborhood with neatly incorporated commercial buildings. Likely due to its proximity to other industrial development, as well as its distance from the downtown core, portions of Oak Heights, including the entirety of Blocks I and J, and some of Block E have been consumed by commercial development. This development negatively affected the integrity of the neighborhood by incentivizing demolition on the southernmost blocks and encouraging the use of undeveloped lots on Block F as a parking lot for the baking company. At least one dwelling on Block K was demolished in the early 2000s and is also being used as a parking lot.

In comparison with the Goldsboro Historic District Expansion and Peacock Heights, the Oak Heights Neighborhood is not as strong of an example of an early to mid-twentieth-century neighborhood. The neighborhood's integrity has been weakened over time by the replacement of wooden windows and weatherboard siding with vinyl likenesses as well as altered or enclosed porches and further compromised by the loss of dwellings, establishment of large commercial facilities, and incorporation of parking lots in otherwise residential areas. For these reasons, the Oak Heights Neighborhood is recommended not eligible under Criterion C.

REFERENCES CITED

Funk, Megan

Historic Structures Survey Report, Replace Bridge No. 20 on US 70 Business Over CSX Transportation Railroad Tracks, Goldsboro, Wayne County, North Carolina, 2019.
Commonwealth Heritage Group, Inc. Submitted to North Carolina Department of Transportation, On file at the North Carolina Historic Preservation Office, Raleigh.

Gledhill-Earley, Renee

Historic Structures Survey Report, Replace Bridge 20 on US 70 over CSX Railroad, B-4838, Wayne County, ER 14-0564, December 30, 2019.

NC Historic Preservation Office's HPOWEB 2.0

HPOWEB 2.0, Advanced User, <https://nc.maps.arcgis.com/apps/webappviewer/index.html?id=d2d04d8d7e03403f889419526e682529>, accessed January 2020.

Wayne County Register of Deeds, Goldsboro, North Carolina.

Map Book 2, page 83.

Map Book 2, page 29.

Wayne County Tax Department, Goldsboro, North Carolina.

Tax Records, <http://realestate.waynegov.com/ITSNet/>, accessed January 2020.