

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

November 12, 2020

MEMORANDUM

To: Shelby Reap, Architectural Historian slreap@ncdot.gov
NCDOT/EAU/Historic Architecture Team

From: Renee Gledhill-Earley *RGE*
Environmental Review Coordinator

Re: Widen I-95 from I-74/US 74 to US 301/Fayetteville Road, STIP I-6064, Lumberton,
Roberson County, ER 20-0481

Thank you for your September 22, 2020, letter providing additional information on the windshield survey conducted for the expanded project area.

We have reviewed the submittal and concur that the Tanglewood Expansion and Carthage/Riverside/Caldwell Potential Districts do not appear eligible for listing in the National Register of Historic Places.

Further, we do not believe that the two Elizabeth Lee properties are individually eligible. They are only two examples of her several works in the town and it is unclear whether they stand out among her other local commissions.

The above comments are offered in accord with Section 106 of the National Historic Preservation Act. If you have any questions, please me at 919-814-6579 or renee.gledhill-earley@ncdcr.gov

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



Due 9/17/2020

ER 20-0481

H

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 19, 2020

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

Dear Renee:

RE: Windshield Survey of Expanded APE, I-6064—Widen I-95 from I-74 to US 301 in Robeson County PA# 19-04-0007, WBS# 49067.1.1

The North Carolina Department of Transportation (NCDOT) proposes to widen I-95 through Robeson County. To prevent future flooding of I-95 by the rising of the Lumber River during heavy rainfalls, NCDOT will replace Robeson Bridges Number 146 and 147 over the Lumber River. The new bridges will be wider and higher than the current bridges which will allow higher flood waters downstream of the bridges. NCDOT expanded the APE to include properties north of the Lumber River. On July 30, 2020, NCDOT Architectural Historian, Shelby Reap, conducted a windshield survey to determine if the area bounded by I-95 to the west, the Lumber River to the south, Carthage Rd to the north, and Caldwell St to the east. There are approximately 166 structure located in this area.

Three properties are either listed in the National Register (Rowland House RB0532) or determined eligible (Jennings Mill RB0693 and Jennings Mill School & Store RB 0694). The area does not present as a cohesive neighborhood. The construction dates range from 1911 to 2017. All decades in between are represented. Block by block there is a mix of style of houses with no consistent setbacks, years of construction, or landscape plan. The one exception to the unremarkable neighborhood is the number of houses that are likely attributable to Architect Elizabeth Lee. Clustered along Riverside Blvd and backing to the Lumber River are at least five houses that have a high possibility of being designed by Lee. NCDOT recommends further investigation of the potential Lee houses on Riverside Blvd.

Please find the attached presentation of this area. Included are photos of streetscapes, maps with indication of where photos were taken, and individual photos of the houses that either face or back to the river. These parcels already experience flooding when heavy rains swell the river well past its banks. While none of these houses are likely to be individually eligible for National Register listing, there may be a small district of Elizabeth Lee homes.

Please review the presentation of this structures in this neighborhood and make recommendations for which, if any, should be evaluated for National Register eligibility either individually or as a district. I can be reached at (919) 707-6088 or by email at sreap@ncdot.gov.

Thank you,

A handwritten signature in black ink that reads "Shelby Reap". The signature is written in a cursive, flowing style.

Shelby Reap
Historic Architecture Team

Attachments



Houses that face or abut
the Lumber River

Potential Elizabeth Lee
Houses in red



Property 1 -- 311 Winona Dr (1939)



PROP 2 -- 414 RIVERSIDE DR (1955)



Prop 3 -- 416 RIVERSIDE (1930)



Prop 4 -- 504 RIVERSIDE (1930)

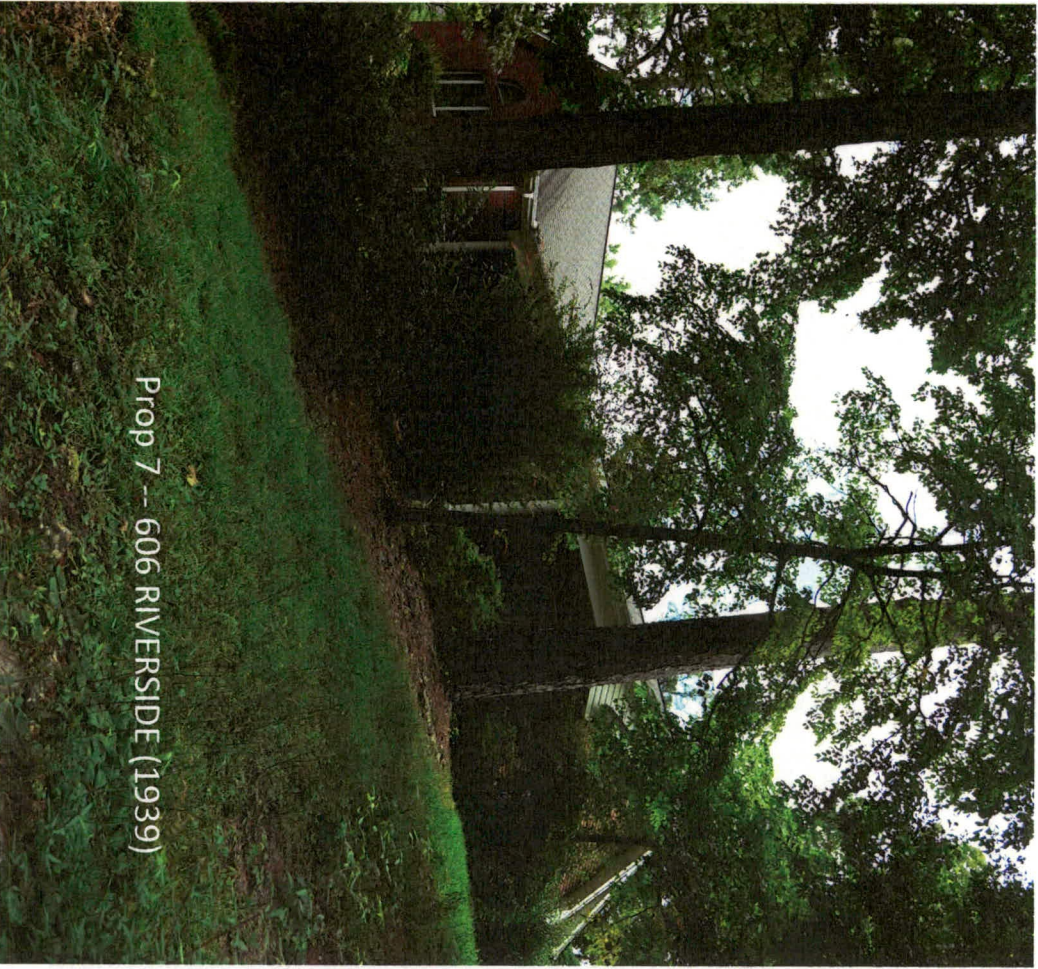
504



Prop 5 -- 508 RIVERSIDE (1926)



Prop 6 -- 602 RIVERSIDE (1930)

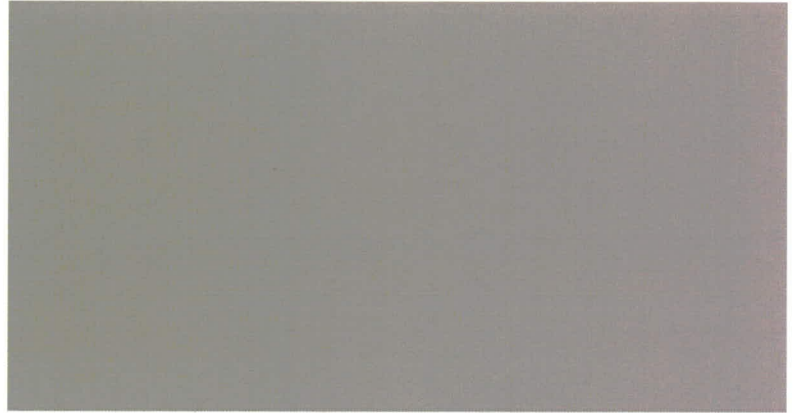


Prop 7 -- 606 RIVERSIDE (1939)



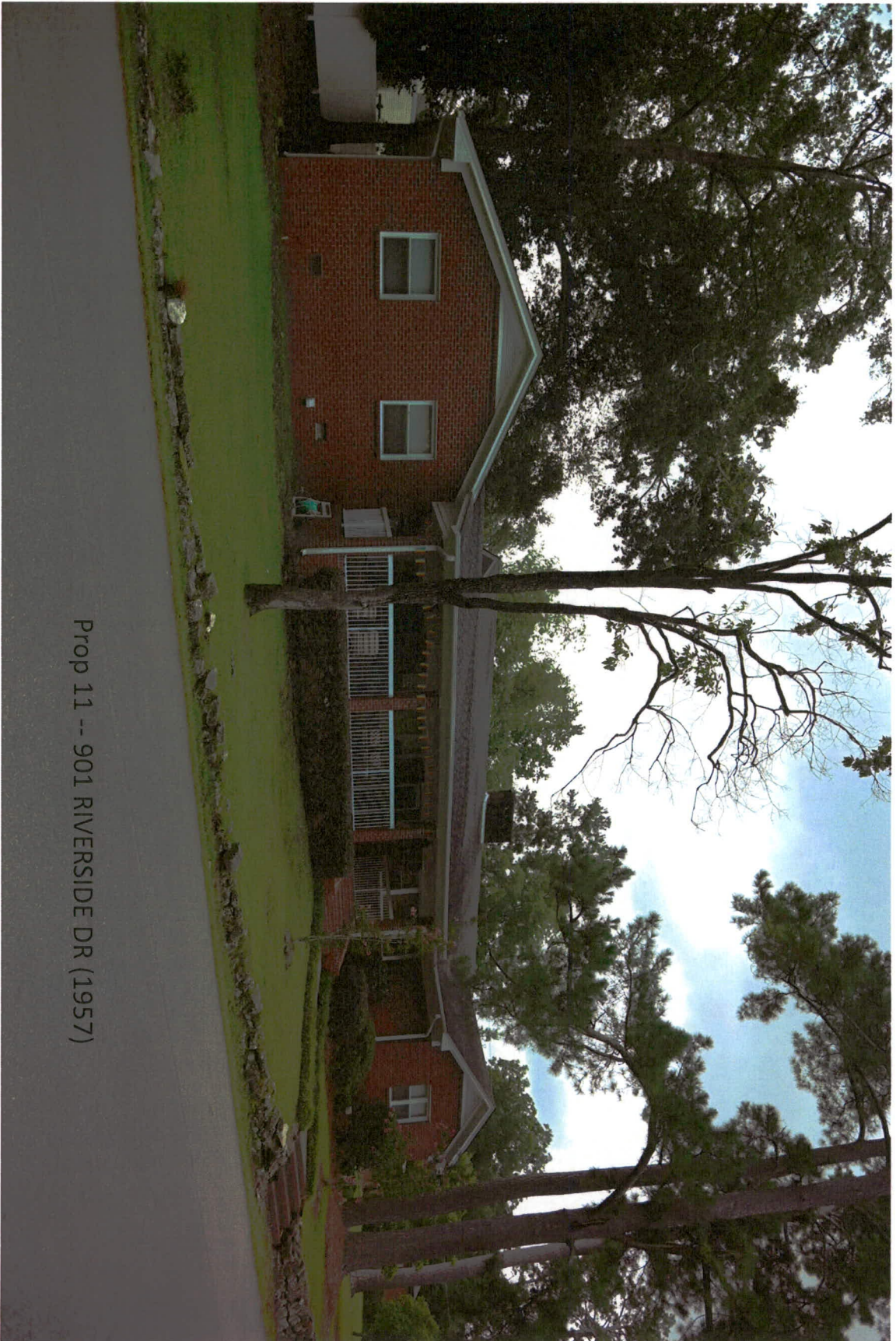


Prop 8 -- 901 Glen St (1948)



Prop 9 -- 706 RIVERSIDE (1947)

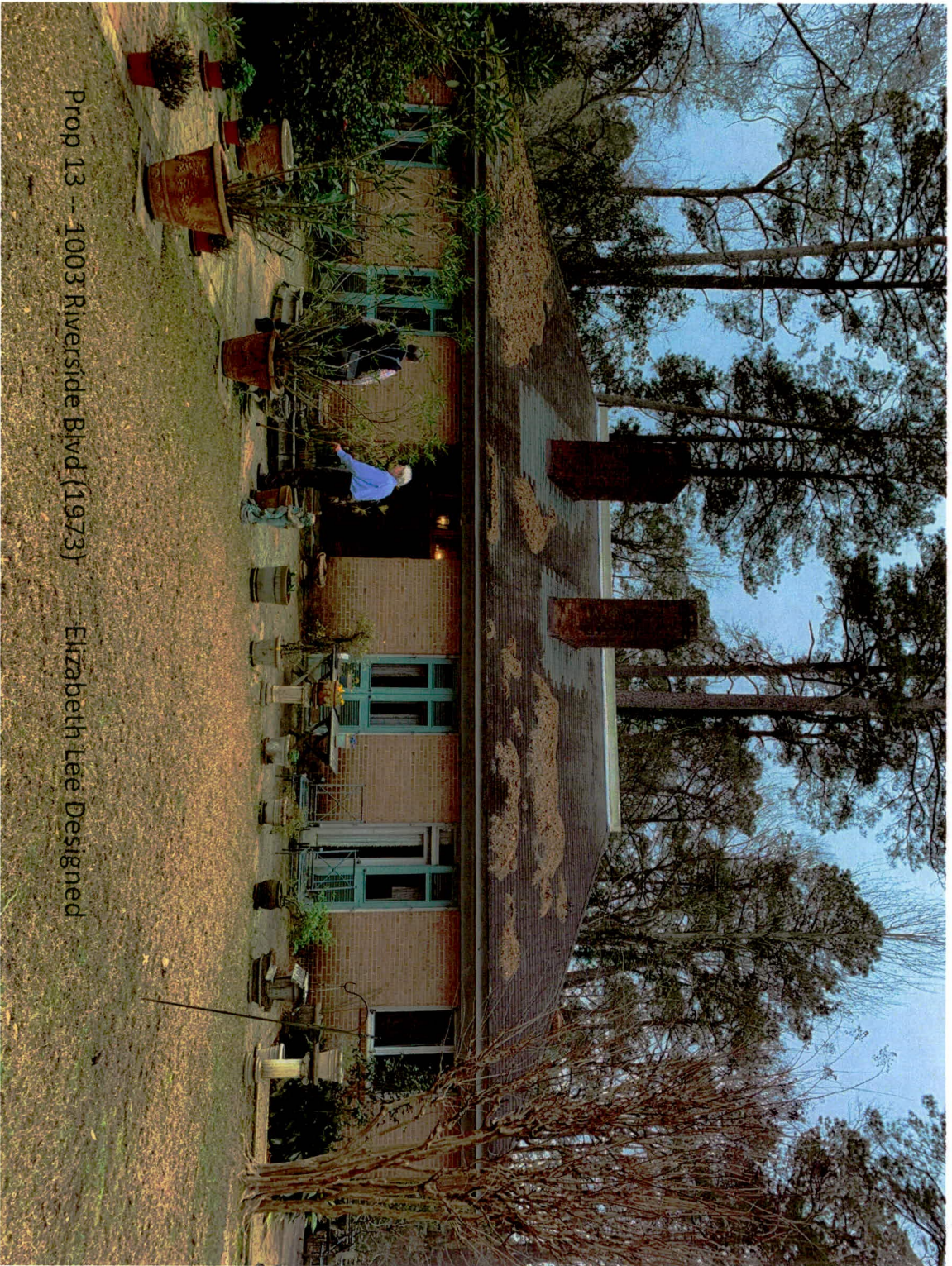




Prop 11 -- 901 RIVERSIDE DR (1957)



Prop 12 --- 905 RIVERSIDE BLVD (1947)



Prop 13 -- 1003 Riverside Blvd (1973) -- Elizabeth Lee Designed



Prop 14 -- 1005 RIVERSIDE BLVD (1948) Elizabeth Lee Rear Addition

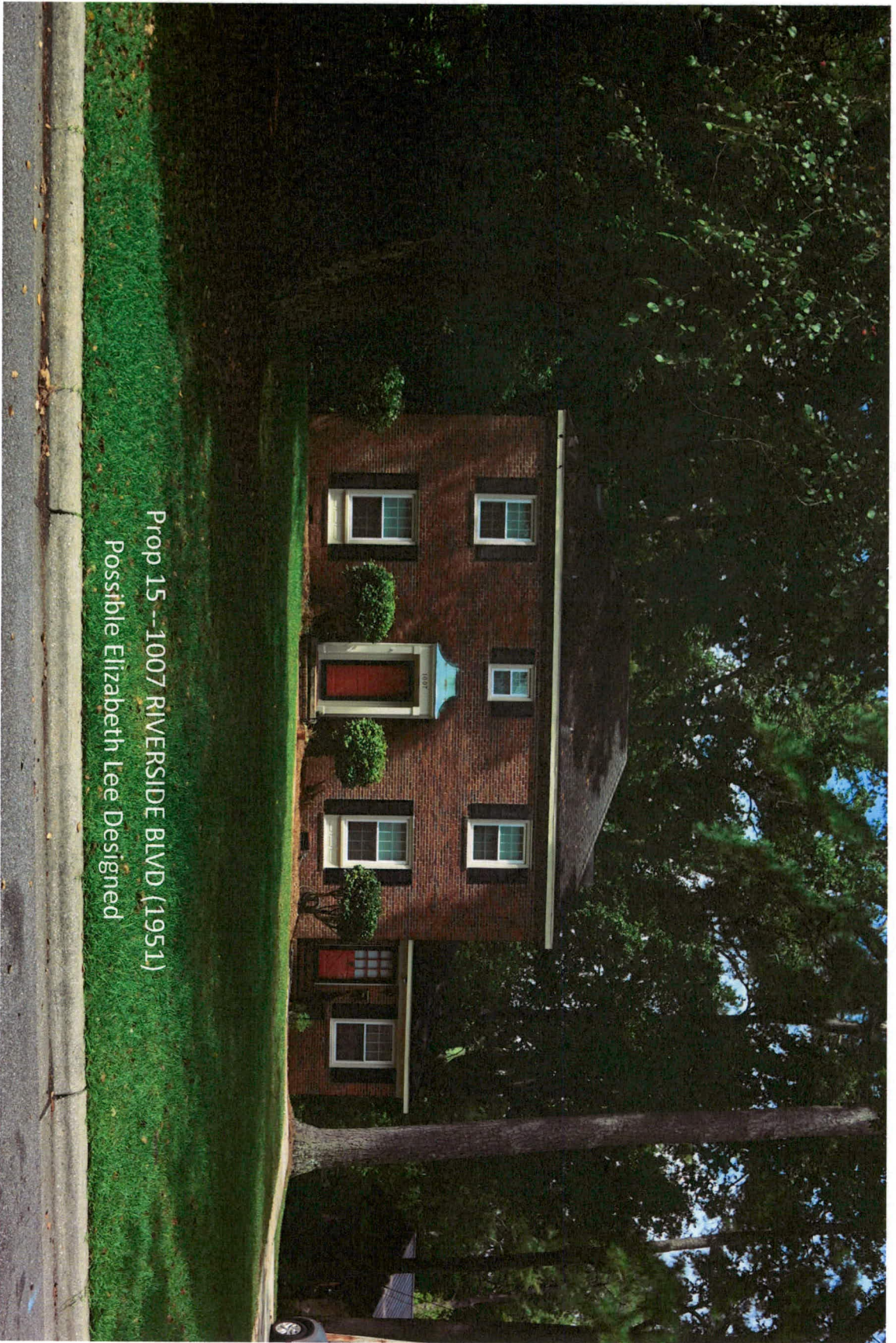


Photos from house listing in 2016
This addition was written about in
Southern Architect May 1958

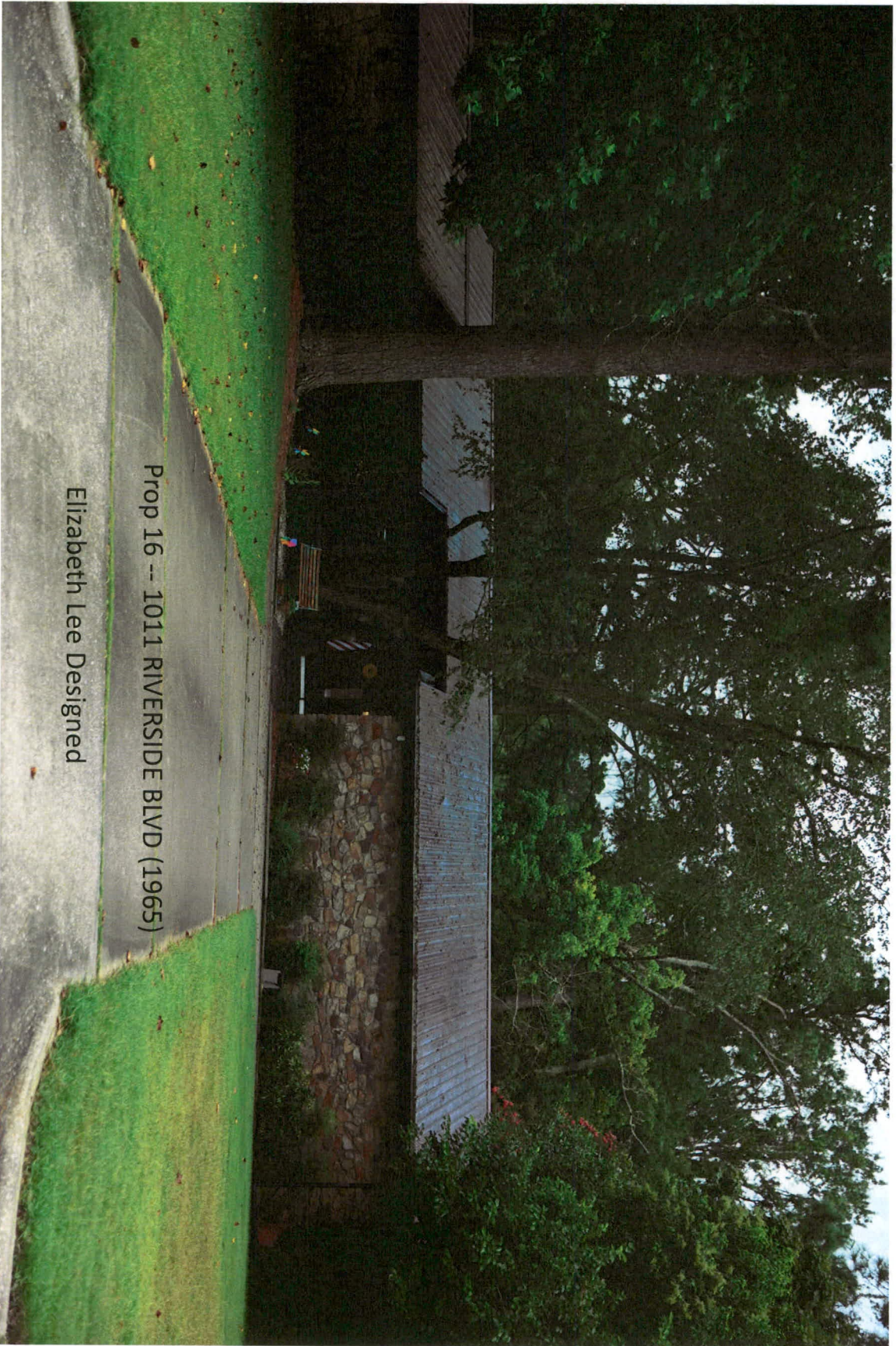


©2016 NCRMLS





Prop 15 --1007 RIVERSIDE BLVD (1951)
Possible Elizabeth Lee Designed

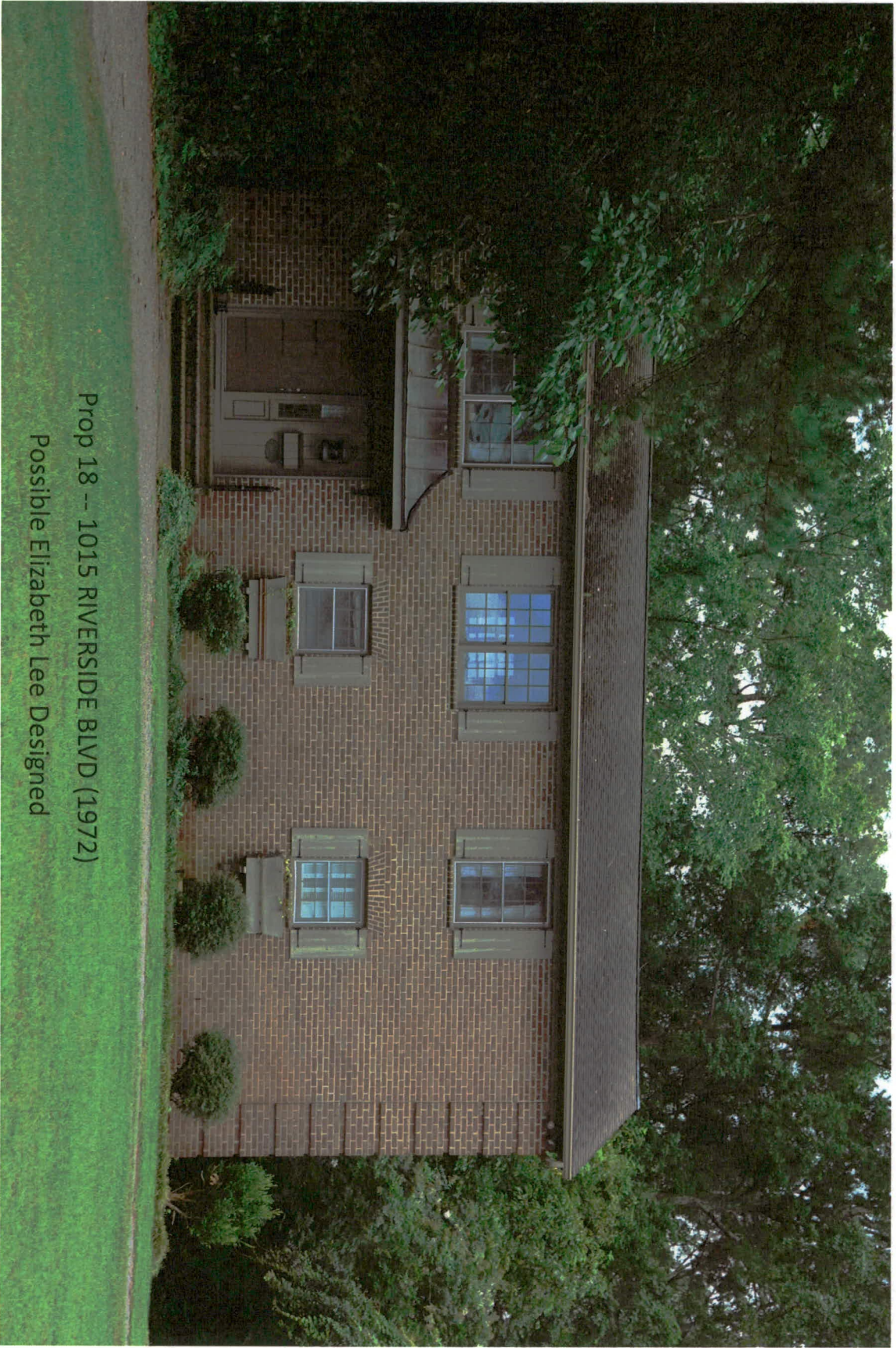


Prop 16 -- 1011 RIVERSIDE BLVD (1965)

Elizabeth Lee Designed



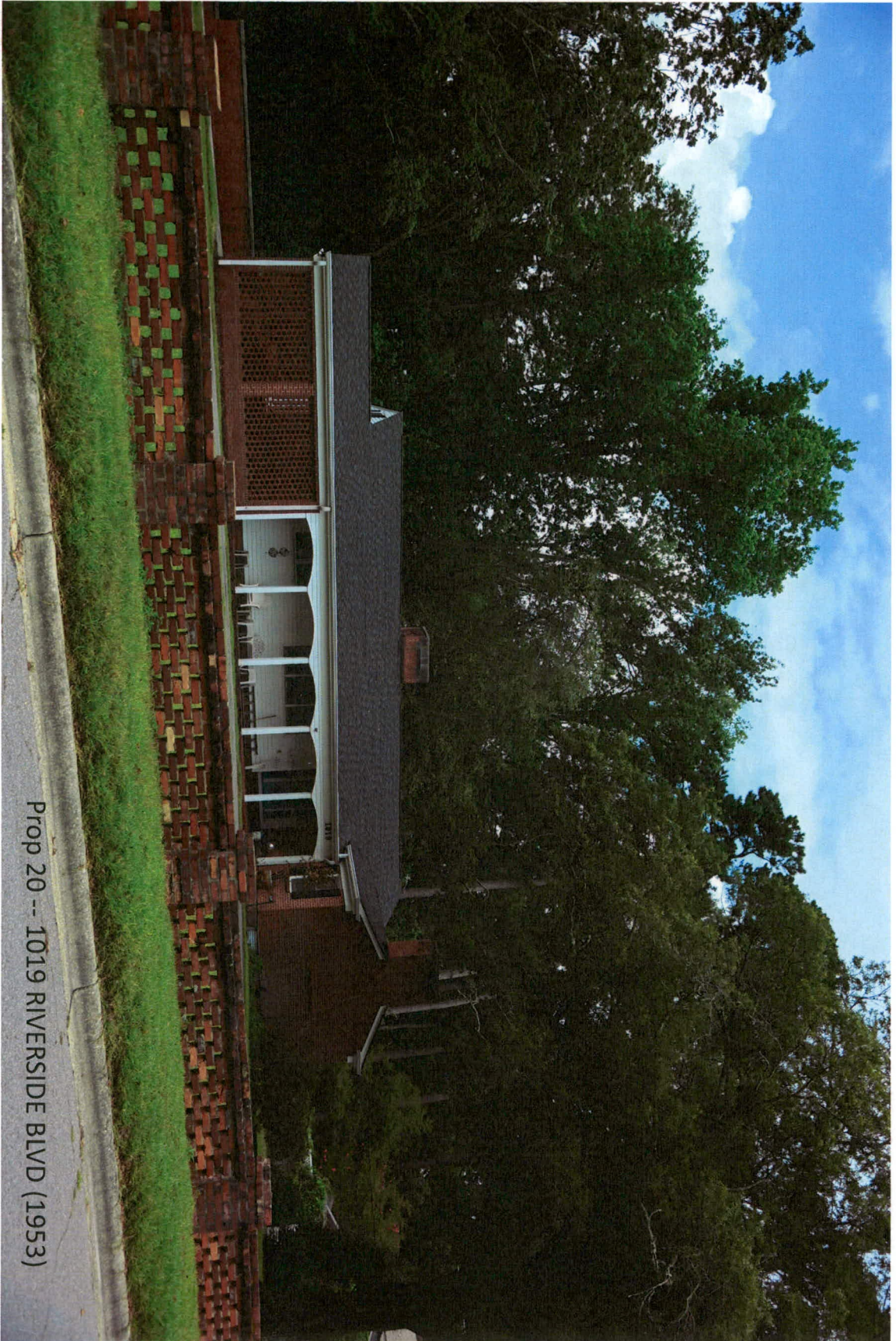
Prop 17-- 1013 RIVERSIDE BLVD (1952)



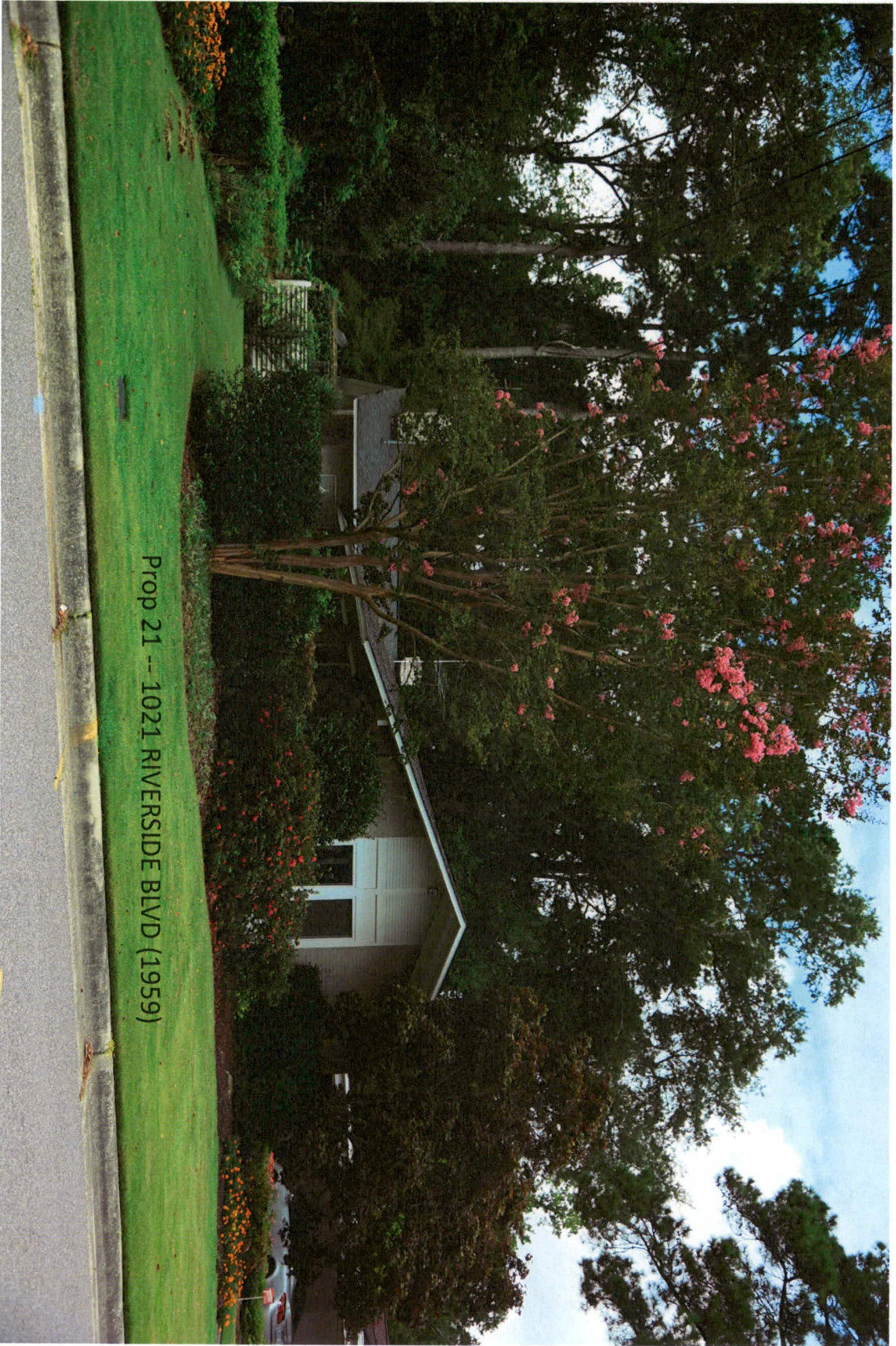
Prop 18 -- 1015 RIVERSIDE BLVD (1972)
Possible Elizabeth Lee Designed



Prop 19 -- 1017 RIVERSIDE BLVD (1956)



Prop 20 -- 1019 RIVERSIDE BLVD (1953)

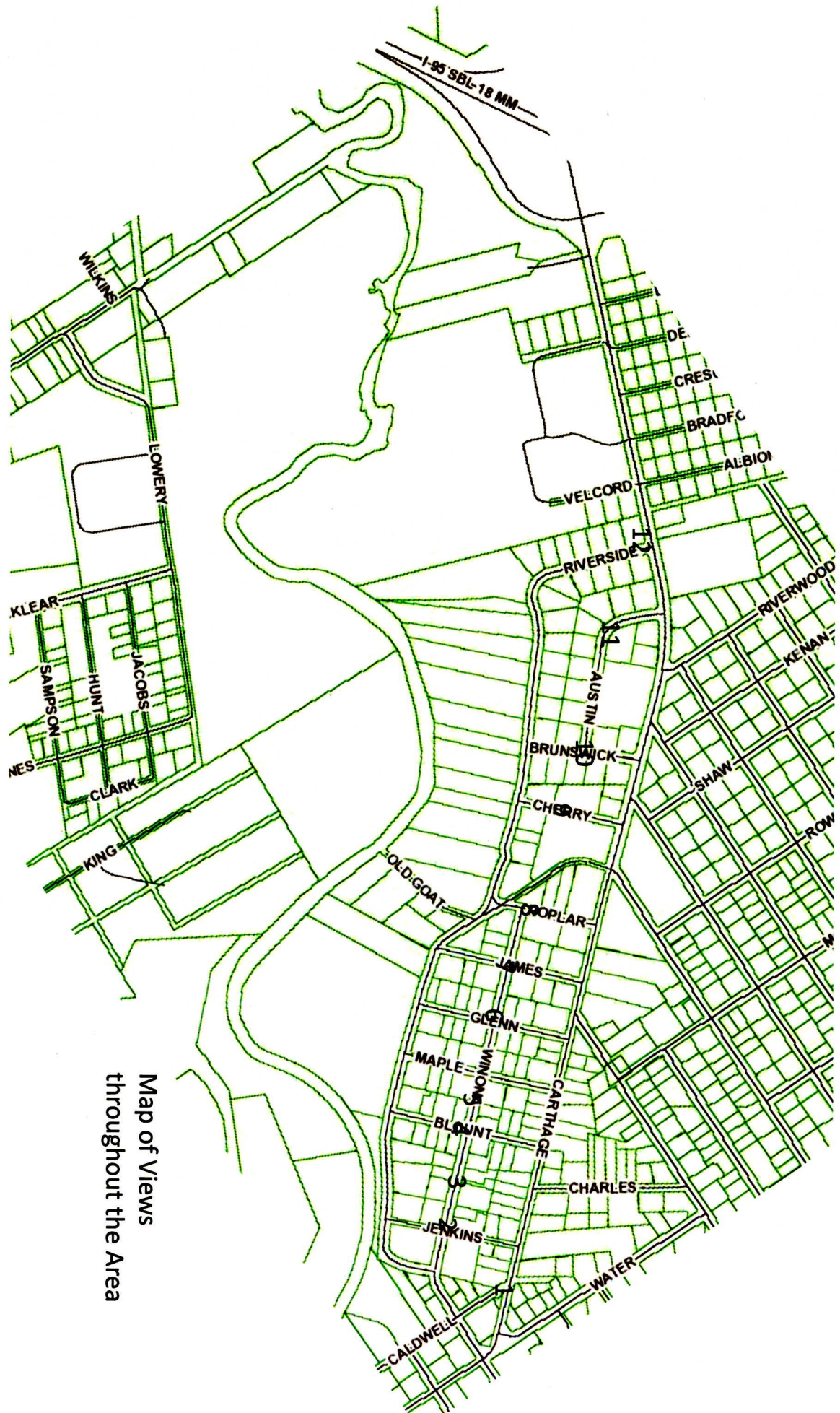




Prop 22 -- 1855 RIVERSIDE BLVD (1973)



Prop 23 -- 1875 RIVERSIDE BLVD (1970)



Map of Views
throughout the Area



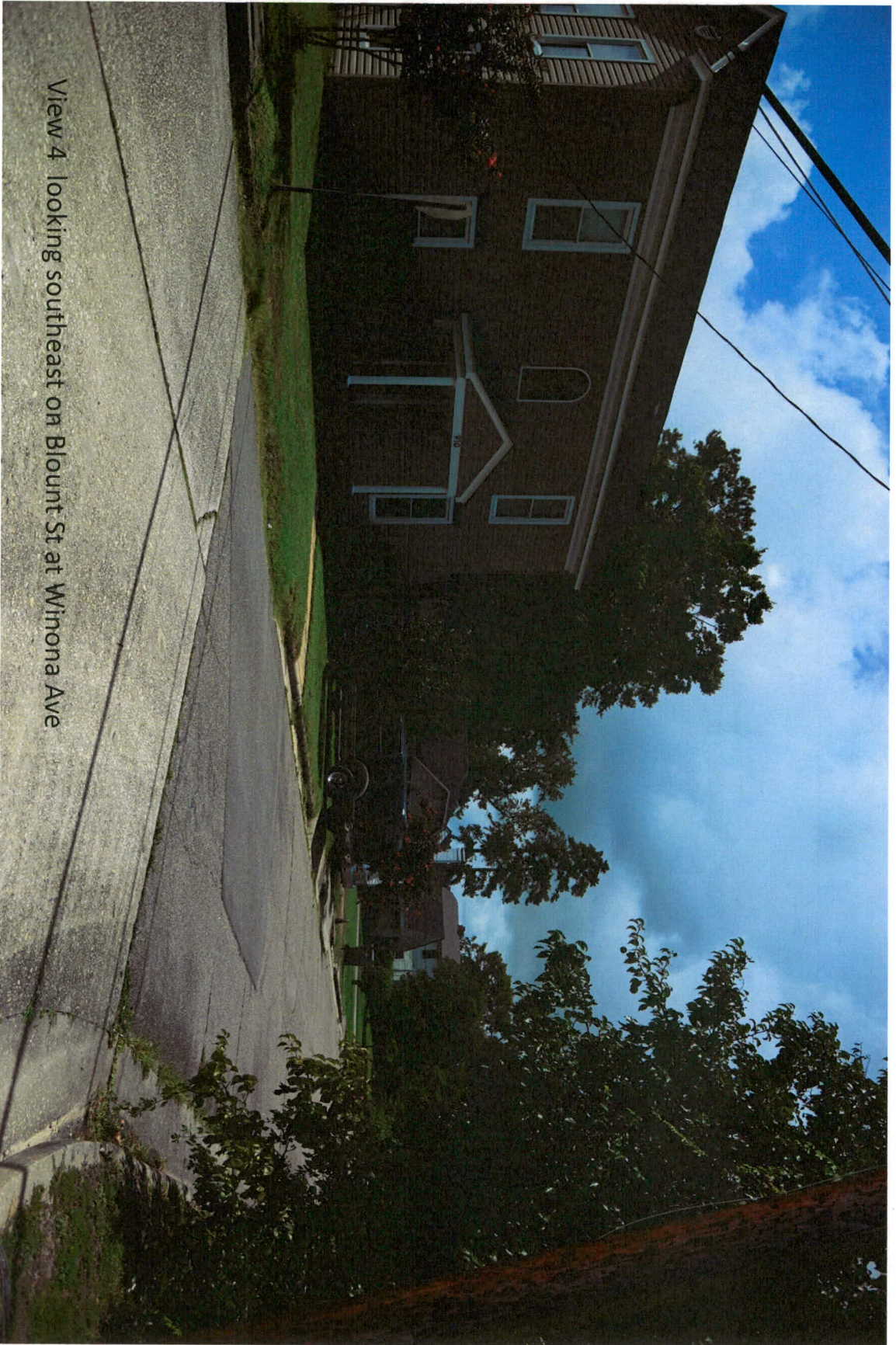
View 1 southeast toward Caldwell St



View 2 Northeast Quadrant of Winona Ave and Jenkins St.



View 3 405 Winona Ave



View 4 looking southeast on Blount St at Winona Ave



View 5 looking northwest on the 500 block of Winona Ave



View 6 looking southeast at the corner of Glenn St and Winona Ave



View 7 looking southeast at the corner of James St of Winona Ave



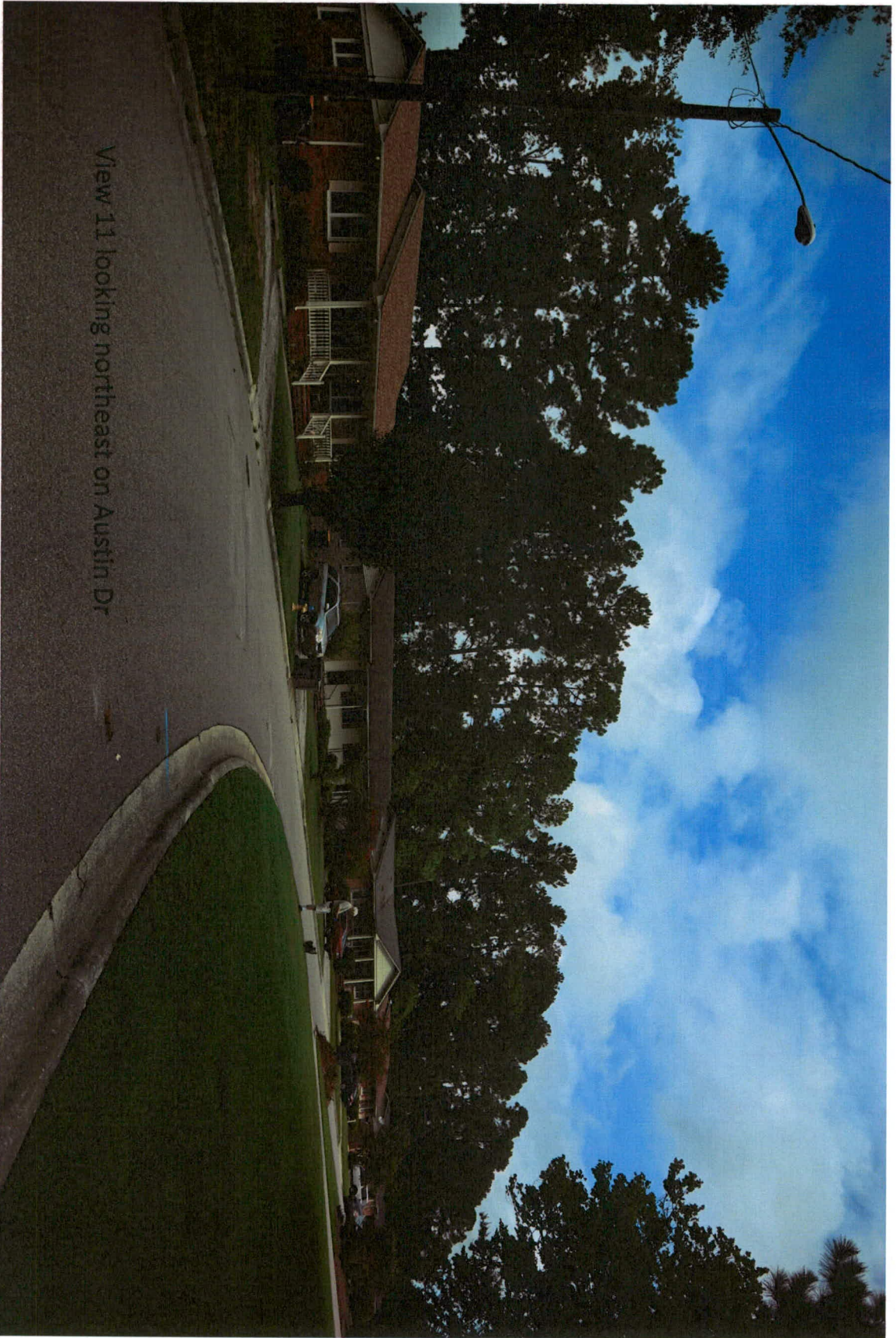
View 8 looking northeast at the corner of Popular St and Winona Ave



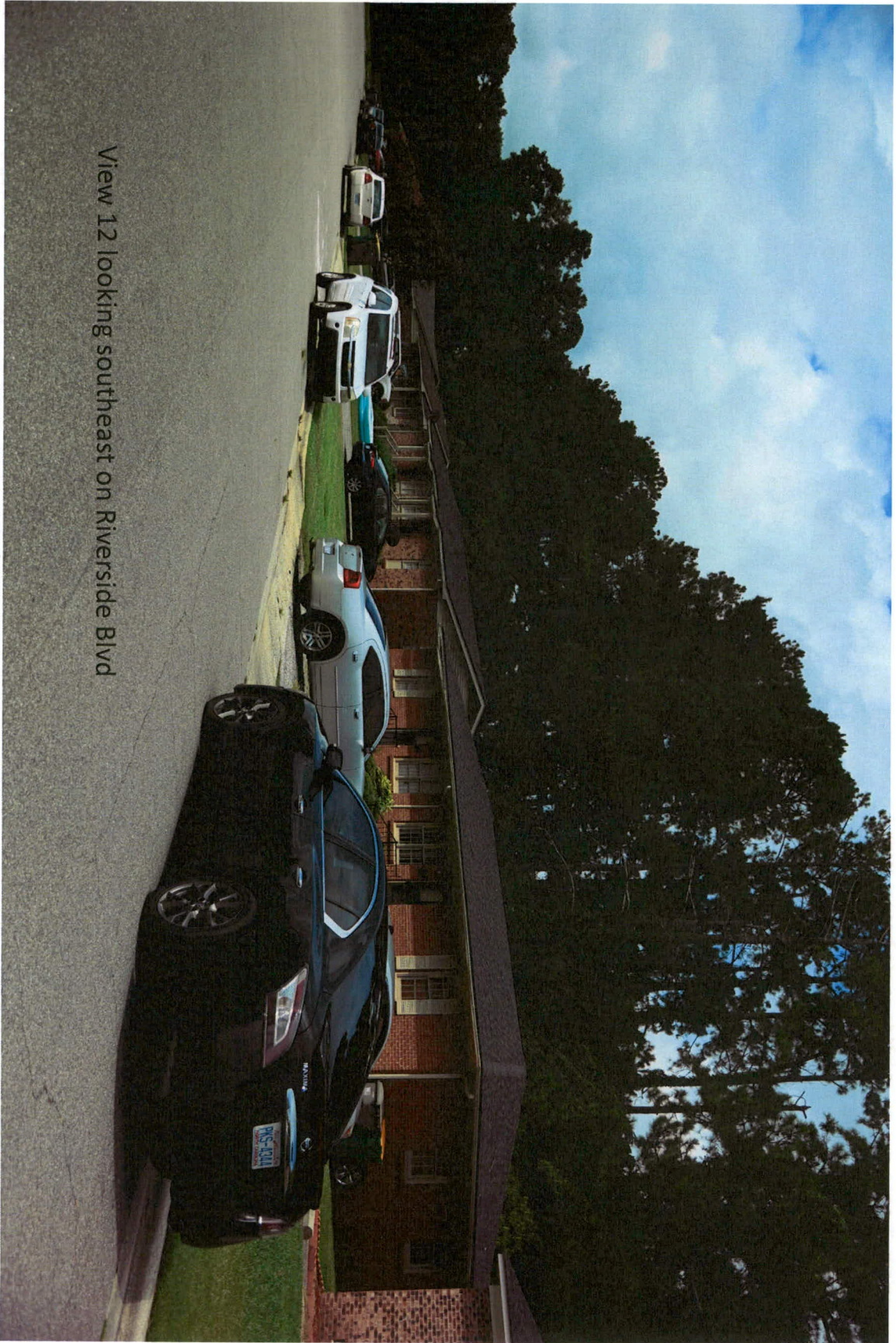
View 9 looking northeast on Cherry St



View 10 looking northeast on Brunswick St



View 11 looking northeast on Austin Dr



View 12 looking southeast on Riverside Blvd



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

September 22, 2020

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

RE: Historic Structures Survey Report, I-6064—Widen I-95 from I-74/US 74 to US
301/Fayetteville Road, Lumberton, Robeson County, ER 20-0481

Dear Renee:

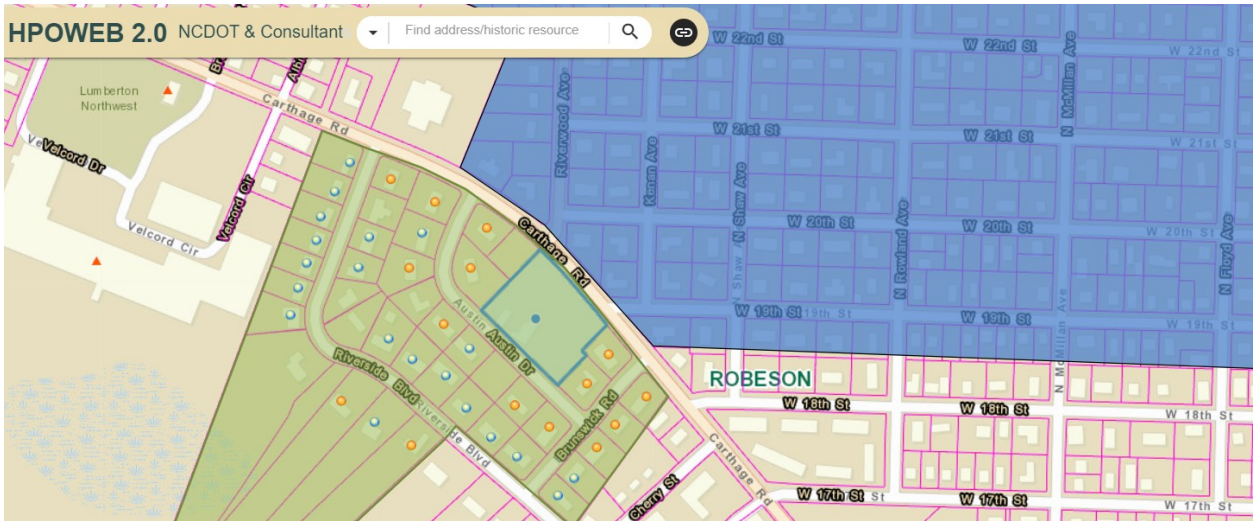
Thank you for your comments on September 15, 2020. As explained in our previous letter of August 19, 2020 the windshield survey of the Expanded Area of Potential Effects for I-6064 was asked to consider the area from the Lumber River to Carthage Road from I-95 to Caldwell Street in Lumberton to see if the potential for a historic district is present. The APE has been expanded to include consideration for properties that may be impacted by a rise in floodwater levels as a result of replacing the bridges that carry I-95 over the Lumber River. My response letter to HPO's comments for I-6064 Eligibility Report prepared by NV5 (ER-20-0481) sent on June 22, 2020 was delivered with the materials for the windshield survey on August 20, 2020. In addition to the response letter, which includes the boundary justification for Tanglewood, I provided maps and photos of the windshield survey. One map I provided was a rudimentary map with the year-built dates written on parcels in the expanded APE. I put together that map so that I could see the scattering of build dates within this area. My hope was that this map would be helpful for you to see what I was seeing in the field, which is that there is no cohesive historic district present. Mary Pope Furr also drove through the expanded APE and Tanglewood and concurs with my findings. The following is a more detailed and formal presentation of three areas within the expanded APE: Tanglewood Expansion, the area suggested your September 15th letter as a possible historic district, and the Elizabeth Lee houses on Riverside Boulevard.

Areas discussed in the Letter



Tanglewood Expansion

Investigations into the legal descriptions of the parcels in the windshield survey area reveals an expansion of the Tanglewood subdivision that crosses Carthage Road. This area includes Austin Drive, Brunswick Road, and a portion of Riverside Boulevard. However, when looking at the dates of construction, only fifteen of these houses were constructed before 1971. Nineteen were constructed between 1972 and 1976 and four were constructed between 1977 and 1996. Except for the National Register-listed 1880s Alfred Rowland House (RB0532), the houses in this area have the same general characteristics as the American Homes found in the Tanglewood National Register district. There are not enough houses which are 50 year of age or older to warrant expanding the proposed National Register boundary for Tanglewood. I do not believe this area would meet the Criteria Consideration G for properties that have gained significance within the last 50 years considering the small number of houses built before 1971.



Blue shaded area: Tanglewood Historic District
Green Shaded Area: Tanglewood Extension
Orange dots: Older than 50 years
Blue Dots: 1972-1976



Riverside Blvd



Austin Dr



Austin Dr and Brunswick Rd

Carthage/Riverside/Caldwell Potential District

The area in the windshield survey bounded by Carthage Rd, Riverside Dr and Caldwell St has a very different feel than the Tanglewood expansion. Within these blocks there are houses which pre-date Tanglewood mixed with houses that date from several different decades, from 1918 to 2017 and the housing types, styles, setbacks, and level of integrity in this area are very inconsistent (as illustrated on the map below). The area proposed by your office as a potential separate district including the area to the east with the similar gridded street pattern would require further study to document the housing stock, record the history of development, and determine the level of integrity. Expanding the Section 106 Area of Potential Effects (APE) to evaluate this area seems out of proportion with the scope of NCDOT's project, I-6064. The previously expanded APE captured the houses along Riverside Drive/Blvd where a rise in potential floodwaters, due to our increased hydraulic opening on Interstate 95, may impact the properties along the river. On your office's recommendation we stretched the expanded APE to include Carthage Road to investigate a potential historic district. While there are examples of Craftsman, Minimal Traditional, and Period Cottages within these blocks, there does not appear to be a consistent pattern of development, "concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." (National Register Bulletin 15, page 5) and further studies outside the expanded APE are outside the scope of the Section 106 review.



HPO suggested Potential Historic District



707 Carthage Rd (1918)



919 Glenn St (1920)



402 Winona Ave (1935)



607 Winona Ave (1948)



808 Riverside Dr (1955)



1006 Blount St (1968)

Elizabeth Lee Houses

Within the Expanded APE there are two houses that we know were designed by the first female graduate of the North Carolina State University Design School, Elizabeth Lee. Built in 1963, the Dr. Brown House at 1101 Riverside Boulevard is a two-story Modernist house with a stone façade, clerstory windows, and gabled roof clad in V-crimp metal. A matching garage partially obscures the east side. While the front entrance courtyard is the only relief on the planar façade, the rear elevation consists of two stories with numerous windows and doors, as well as a cantilevered screened-in porch. Like

many of the other houses which back to the Lumber River on Riverside Boulevard, the Dr. Brown House a modest appearance in the front with the rear of the house designed to take advantage of the views to the river. Photos taken prior to its last sale in 2007 reveal vaulted ceiling with exposed beams and wood-clad ceilings and floor to ceiling windows in the formal living room. The family room retains original wood paneling, a large brick fireplace with hearth, and built-in shelving. NCDOT recommends the Dr. Brown House as eligible for National Register listing under Criteria C for Architecture as the work of a Master.



Dr Brown House (photo credit: Shelby Reap)



Interior Dr. Brown House (Photo Credit: Ken Zogry)





Photos from website https://www.realtor.com/realestateandhomes-detail/1011-Riverside-Blvd_Lumberton_NC_28358_M56311-58294

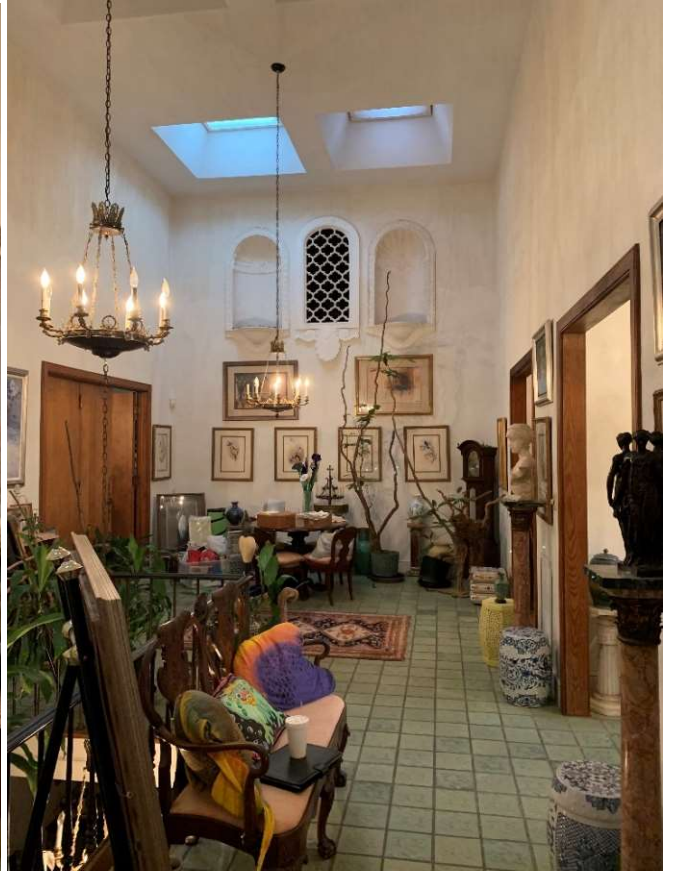
The Dr. Neill Lee House (Elizabeth Lee’s cousin) is located at 1003 Riverside Blvd. “Built in 1973, Dr. Lee and his wife wanted a home to showcase their collections of various things from the US and around the world. One enters via what had once been a lovely formal garden into an entry of what appears to be a single-story residence. Through a small narrow hall the spectacular central atrium appears, with formal parlor and dining room flanking the entry on the front (northeast) side, library and master suite on the southeast side, large kitchen to the northwest, and a huge family room with large windows looking off the bluff to the river on the southwest side.” (Ken Zogry, email 7/21/20) NCDOT recommends the Dr. Neill Lee House as eligible under Criterion C for Architecture representing the work of a Master.



Dr. Neill Lee in front of his house. (Photo Credit Miles Tolbert)



Front Entry and Atrium



While there are several other nearby houses that have some work by Elizabeth Lee, we understand from your office's previous comments that they do not have the significance to determine them eligible with the Doctor Brown and Doctor Lee houses as a small Elizabeth Lee District.

NCDOT recommends Dr. Brown House, the Dr. Neill Lee House properties eligible within the expanded APE for I-6064 and look forward to your comments. We plan to discuss effects with your office in October as the environmental document is due to be completed by December 2020.

Sincerely,

A handwritten signature in cursive script that reads "Shelby Reap". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Shelby Reap
Historic Architecture Team

FW: Expanded APE I-6064

Gledhill-earley, Renee <renee.gledhill-earley@ncdcr.gov>

Wed 10/28/2020 4:46 PM

To: DCR - Environmental_Review <Environmental.Review@ncdcr.gov>

Cc: Beckman, Hannah S <hannah.beckman@ncdcr.gov>

 1 attachments (4 MB)

I-6064 Windshield Suvery Findings.pdf;

Devon: Please add and update ER.

Hannah: Please review Shelby's latest and comment within 2 weeks.

I find these so hard to keep up with as Shelby doesn't follow protocol and I have yet to get her to comply. Sadly, I have let this go as her projects are sometimes MAJOR.

Thanks,

Renee

--

Renee Gledhill-Earley

Environmental Review Coordinator

State Historic Preservation Office

109 E Jones St MSC 4617 Raleigh, NC 27699

919 814 6579 *office*

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And don't forget your Ws! Wear. Wait. Wash.

WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.

****COVID-19 has changed the way we accept non-electronic mail . See below.****



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Please Note:

Requests for project review or responses to our review comments should be sent to our Environmental Review mailbox at environmental.review@ncdcr.gov Otherwise, I will have to return your request and ask that you send it to the proper mailbox. This will cause delays in your project. Information on email project submittal is at:

<https://www.ncdcr.gov/state-historic-preservation-office/environmental-review/project-review-checklist>

Couriered items from USPS, FedEx, UPS AND hand delivered items will only be accepted at the loading bay door located on Wilmington St. between the hours of 8AM-Noon M-F. Applicants should knock/ring the door bell at the loading bay entrance door. If no one answers they can leave the package on top of the bin to the side of the door, then email me so that I can let staff know. Any packages left outside the stated hours are left at the deliverer's responsibility. We CANNOT be responsible for them. Custodial staff will NOT accept ANY deliveries.

From: Reap, Shelby L <slreap@ncdot.gov>
Sent: Tuesday, October 27, 2020 12:24 PM
To: Gledhill-earley, Renee <renee.gledhill-earley@ncdcr.gov>
Subject: RE: Expanded APE I-6064

Thanks for resending all of your correspondence for I-6064. Below is the 9/22 letter that includes information on the Lee houses.

Shelby

From: Reap, Shelby L
Sent: Tuesday, September 22, 2020 3:27 PM
To: (renee.gledhill-earley@ncdcr.gov) <renee.gledhill-earley@ncdcr.gov>
Subject: Expanded APE I-6064

Hi Renee,

I've attached a letter in response to your letter from last week. Please let me know if you have any questions.

Thanks
Shelby

PS—I get to see Mom Thursday, outside, masked and 6 ft apart, for 15 minutes, but I'll take it!

Shelby Reap
Architectural Historian
North Carolina Department of Transportation

919-707-6088 office
slreap@ncdot.gov

1000 Birch Ridge Drive, Building A
1598 Mail Service Center
Raleigh, NC 27699-1598

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