



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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

September 29, 2021

Brittany Hyder
New South Associates, Inc.
1006 Yanceyville Street
Greensboro, NC 237405

bhyder@newsouthassoc.com

Re: Develop industrial space and associated infrastructure (SAW-2020-00836), between Lowell Road and Interstate 85, Gastonia, Gaston County, ER 20-0882

Dear Ms. Hyder:

Thank you for your letter of September 16, 2021, transmitting the historic property recordation package as required by the Memorandum of Agreement (MOA). We do not recommend changes to the documentation and accept this as the final version. With this letter we recognize that Stipulation I of the MOA has been fulfilled.

We look forward to confirmation that the donation of funds outlined in Stipulation II has been completed.

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.

Sincerely,

for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Bryan Roden-Reynolds, USACE
Michael Johnston, Northpoint
Caleb Moore, NorthPoint
Lucy Penegar, Preservation Gaston
Blake Day, Kimley-Horn

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NEW SOUTH ASSOCIATES

PROVIDING PERSPECTIVES ON THE PAST

A WOMEN-OWNED SMALL BUSINESS

Document Transmittal Form

Date: September 16, 2021

To: Renee Gledhill-Earley

Organization: North Carolina State Historic Preservation Office

Address: Attn: Renee Gledhill-Earley
State Historic Preservation Office
109 East Jones Street, Room 258
Raleigh, North Carolina 27601

Items Sent: Recordation Plan for the Caleb John Lineberger House (GS0327), SAW-2020-00836 | ER 20-0882

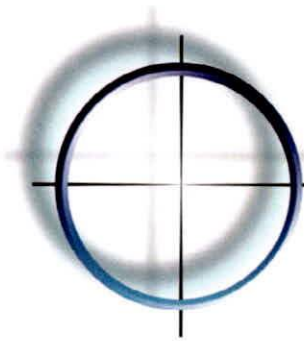
Sent By:

Brittany Hyder
bhyder@newsouthassoc.com
(336) 379-0433 Ext. 166

Transmitted Via: FedEx

Message: Enclosed are one hard copy and one CD containing labeled photographs of the dwelling, a PDF of the historical background, a contact sheet, photography log, and keyed site and floor plans. If you have any questions or issues, please do not hesitate to contact me.

6150 East Ponce de Leon Ave., Stone Mountain, Georgia 30083 • (770) 498-4155 FAX (770) 498-3809
722-A Blanding Street, Columbia, South Carolina 29201 • (803) 771-7083 FAX (803) 771-7087
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A WOMEN-OWNED SMALL BUSINESS

September 16, 2021

State Historic Preservation Office
109 East Jones Street, Room 258
Raleigh, North Carolina 27601
Attn: Renee Gledhill-Earley

RE: Recordation Plan for the Caleb John Lineberger House (GS0327), SAW-2020-00836
| ER 20-0882

Dear Ms. Gledhill-Earley:

On behalf of Kimley-Horn, I am pleased to submit a hard copy and CD containing the materials outlined in the stipulated Recordation Plan for the Caleb John Lineberger House (GS0327). The CD contains labeled photographs of the dwelling, a PDF of the historical background, a contact sheet, photography log, and keyed site and floor plans.

If you have any questions regarding this deliverable, please contact me at 336-379-0433 Ext. 166 or bhyder@newsouthassoc.com.

Sincerely,

Brittany Hyder
Historian
1006 Yanceyville Street
Greensboro, North Carolina 27406

Enclosure

cc: R. Blake Day
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Caleb John Lineberger House (GS0327)
Gaston County, North Carolina
Recordation Plan
Prepared for Gastonia Logistics Center
SAW-2020-00836 | ER 20-0882

The following historic narrative was drafted to satisfy stipulations of a Memorandum of Agreement (MOA) between the U.S. Army Corps of Engineers (USACE), the North Carolina State Historic Preservation Office (NC-SHPO), NorthPoint Development, LLC (NorthPoint), and Preservation Gaston, Inc. The Caleb John Lineberger House (GS0327) was removed from its current site by NorthPoint in advance of the construction of the Gastonia Logistics Center, a large-scale, master-planned industrial logistics center in Gaston County, North Carolina. The Caleb John Lineberger House (GS0327) was determined eligible for the National Register of Historic Places (NRHP) in 2017. It was identified by NC-SHPO staff in a letter dated June 5, 2020, after the initiation of the environmental review process. At this time, correspondence from NC-SHPO staff noted that this house was the only historic architectural resource in the Area of Potential Effect (APE) and the project, as planned, would adversely affect the resource. NC-SHPO encouraged NorthPoint to avoid the adverse effect and, if unable, to minimize or mitigate the effect. In the same letter, NC-SHPO staff recommended an assessment of a previously recorded archaeological site (31GS376) prior to any ground disturbing activities within the project area.

As part of the construction of the Gastonia Logistics Center, NorthPoint proposed extending Aberdeen Boulevard and realigning Lineberger Road. The project area consisted of 350 acres between Interstate 85 and West 1st Street in Lowell (Figure 1). The proposed project included construction of eight distribution warehouses ranging from 203,840 square feet to 1,300,000 square feet and associated access roads, parking, utilities, and stormwater management facilities. The project proposed impacts to 1.0 acre of jurisdictional wetlands and 700 linear feet (LF) of jurisdictional streams. The proposed activities required a USACE permit pursuant to Nationwide Permits 13 and 14 and General 401 Water Quality Certification numbers 4134 and 4135.

Constructed by Caleb John Lineberger (1818-1914) around 1842, this two-story, single-pile, I-house featured elements of the Federal and Greek Revival styles. Lineberger is said to have constructed this dwelling following his marriage to Mary Rhodes, when he purchased 396 acres near present-day Lowell. The Linebergers operated several cotton plantations and mills near the South Fork River and invested in the Woodlawn Manufacturing Company. Widely considered the second textile mill in the county, Woodlawn opened in 1853. It was one of about 25 textile manufacturing plants in Gaston County in operation prior to the Civil War (Gaston County Historic Properties Commission 1985).

Figure 1. Caleb John Lineberger House and Gastonia Logistics Center APE



Source: ESRI World Imagery (2021)

The dwelling was surrounded by mature trees and occupied a small clearing approximately 1,800 feet southwest of Lineberger Road and about 775 feet north of Interstate 85. No other resources historically associated with the Lineberger house were extant on the parcel in the summer of 2021. Sheltered beneath a side-gable roof, the house had a five-bay façade with a one-story, full-width shed roof porch supported by battered wood columns. The dwelling retained some of the original nine-over-six pane, double-hung wood windows, weatherboard siding, and one six-panel wood door at the main entrance on the north side of the façade. The dwelling was constructed on a foundation of brick and stacked stone piers and was supported by roughhewn beams.

The house remained in the Lineberger family until 2020, although archival research from the Gaston County Historic Properties Commission reveals that it was likely rented between 1900 and 1940 (addressed in the following section). A review of aerial imagery (NETR Online 2021) reveals that some of the dwelling's supporting outbuildings, including a barn, were demolished in the 1960s. As part of the agreement with Preservation Gaston, Inc., a number of historic features, including the remaining historic windows and doors and stone foundation, were removed from the dwelling prior to demolition.

The Caleb John Lineberger House was recommended eligible for the NRHP at the local level under Criterion B for its association with Caleb John Lineberger, a prominent figure in the textile industry of Gaston County. The property was also locally significant under Criterion C for architecture as a "rare surviving example of an antebellum plantation house in Gaston County" (Alexander 2017:418) that is representative of the single-pile I-house form; This house type is traditional in the Upland South and often built by successful farmers. The recommended boundary included the one-acre clearing that "defines the setting of the house." The remainder of the dwelling's then-202-acre tract was excluded from the recommended boundary as it was primarily woodlands that did not contribute to the significance of the dwelling under Criterion B or C. A review of historic aerial photographs (NETR Online 2021) indicates that the house was historically situated amongst cleared fields

In 2020, New South Associates (NSA) conducted a phase I archaeological survey within the proposed APE in consultation with the NC-SHPO and the Office of State Archaeology (OSA) under environmental review (ER) number 20-0882. Different levels of effort were used throughout the parcel based on recommendations made by OSA. Intensive archaeological testing focused on two areas within the larger proposed project area, including the area immediately surrounding the Lineberger house and a previously identified archaeological site (31GS376). Survey methods included a ground-penetrating radar (GPR) survey, shovel testing, and the excavation of three 1x1-meter test units at Site 31GS376. GPR testing identified several anomalies, but most were interpreted to be associated with more recent land uses and landscape modifications. Shovel testing after the GPR survey did not identify an archaeological component associated with the house and no further archaeological work was recommended. NSA recommended that OSA be notified should any archaeological deposits or features be uncovered during forthcoming demolition or construction activities. The NC-SHPO concurred with the report's recommendations and findings in a letter dated February 11, 2021.

BRIEF HISTORY OF THE CALEB JOHN LINEBERGER HOUSE

This narrative summary was adapted from a historic overview written by Faith Meader of NSA for the *Phase I Archaeological Survey and Phase II Testing for the Proposed Lowell Road Industrial Development*, completed in December 2020.

Caleb John Lineberger (1818-1914), a descendant of the Linebergers that emigrated to the British colonies from Germany in the 1760s, was born in Lincoln County, North Carolina, in 1818. At that time, the descendants of pioneer Captain Lewis Lineberger owned several hundred acres on the South Fork of the Catawba River. Caleb Lineberger grew up on a plantation on this river with his parents, John and Elizabeth Best Lineberger. There, he developed farming, carpentry, and entrepreneurial skills that bolstered his successful career in the textile industry (Gaston County Historic Properties Commission 1985).

Shortly after marrying Mary M. Rhodes, a descendant of pioneer Frederick Rhodes, Caleb John Lineberger acquired 369 acres (Lot 5) from R.S. Caldwell on May 4, 1842, following the settlement of Samuel Caldwell's estate (Lincoln County Deed Book [LCDB] 39:350). Samuel Caldwell amassed a large landholding in Lincoln County beginning in the 1780s. In 1795 and 1807, he purchased two tracts on Duharts Creek from James Shannon and Jonathan Greaves totaling 330 acres (LCDB 19:65, LCDB 26:292).

Family history places the construction of the two-story Caleb John Lineberger House shortly after the land purchase on Duharts Creek in 1842 (Figure 2). A substantial two-story, single-pile, I-house typically served as a residence for wealthy planters or merchants, reflecting rural economic status. It was a common traditional house type in the county and throughout the region, appearing across North Carolina and the Upland South from the late eighteenth century into the early twentieth century (Alexander 2017:417). The Linebergers had two children, John Melancthon and Lucinda, before Mary passed away in 1850 (Gaston County Historic Properties Commission 1985). After her death, according to the 1850 federal census, Caleb lived with his two children in a household headed by his father, John Lineberger, along with his grandfather, 85-year-old Frederick, mother Elizabeth, older brother Alfred, and younger brother John (J. Lahan). Their property was valued at \$1,100, higher than the surrounding neighbors with the exception of the plantations of Samuel Armstrong and the Rhyne families. At that time, census schedules listed three enslaved African women in the household, a 20-year-old and two teenagers, who were likely house servants. John Lineberger owned six children under the age of 12, one woman and three men between the ages of 30 and 45, and one 62-year-old woman. Caleb John Lineberger remarried in 1851, and he and his second wife, Frances (Fanny) Lineberger raised seven children in all. One of them was Abel Caleb (A.C.) Lineberger (1858-1947).

Figure 2. Early Twentieth-Century Photograph of the Lineberger House from Gaston County: A Pictorial History



(Williams 1981:47)

Caleb, his father John, father-in-law Lewis, and brother J. Lahan entered the textile industry in 1852, opening Woodlawn Mill on the South Fork River. Shortly after, in 1854, John Lineberger passed away. However, the Lineberger sons prospered just prior to and during the Civil War (Gaston County Historic Properties Commission 1985).

By 1860, Caleb and Fanny Lineberger had six children living at home with them. At this time, nine enslaved Africans worked the home farm and estate, including a man and woman over the age of 45, two young women ages 14 and 28, one young man at the age of 23, and one girl and three boys under 12. They resided in two cabins. J. Lahan also reported 11 enslaved Africans living in two houses. Enslaved Africans lived in clusters or rows of small one or two-room frame or log cabins typically between 12 and 18 feet in length. The dirt-floor houses stood either to the rear of or flanked the enslaver's house, or were often situated between the main house and the work fields a short distance away (Messick et al. 2001:88).

During the economic recovery of the Civil War, Caleb Lineberger borrowed money to help build a second mill downriver and closer to Lowell. The brick Lawrence Mill contained the most modern textile machinery and equipment and its name was an homage to the industrial center of Lawrence, Massachusetts (Gaston County Historic Properties Commission 1985). His ownership of the mill did not last, however. In 1879, Caleb, Fanny, and son John Melancthon, along with John's wife Martha, sold at least five tracts of land along the South Fork of the Catawba, Duharts Creek, the new Atlanta-Charlotte Airline, and other portions of their estate. Two of the tracts included conveyance of the transfer of title of both the Woodlawn and Lawrence mills to John Hall of Philadelphia (Gaston County Register of Deeds [GCDB] 11:401-405). To satisfy debtors, Caleb sold the excess of his 369 acres at public auction in 1880, with A.C. being the highest bidder or later purchasing the four tracts back in 1886 (GCDB 14:250, GCDB 15:397, GCDB 16:116). His estate was seized, and it took years to settle his financial obligations and legal proceedings.

According to the 1880 federal census, Caleb and Fanny and their children (including A.C., listed as a store clerk) lived in South Point township. The placement of their listing alongside Woodlawn Mill village occupants suggests they did not live in the Lineberger House at the time of the land parceling and public auction. In 1885, Mathew Armstrong passed away and was buried on his land, which lay adjacent to the Lineberger House on the east. Armstrong's gravesite is located about 500 meters east of the Lineberger house and about 200 meters northeast of 31GS376. In the 1880 census, Armstrong's South Point neighbors (the vicinity of the Lineberger House) consisted of a racially mixed group of farmers and field laborers. No Linebergers resided in the area, which suggests the property was occupied and farmed by tenants.

The two Lineberger mills were consolidated and reorganized into Normandy Mills, boasting 7,500 spindles and forty-five looms, in the 1880s. A.C. Lineberger began managing the Tuckaseegee Cotton Mill in Mount Holly, North Carolina in the 1880s (Alexander 2017:417). John Melancthon passed away in 1889, and A.C., who had received a business education, became a dominant figure in the local and state textile industry (Alexander 2017:417). The Chronicle Mill, the first textile mill in Belmont, North Carolina, opened in 1901, and A.C. became president of the mill soon after. From 1902 to 1929, he organized 14 other textile companies in the state, becoming known as the "The Father of North Carolina Combed Yarn" (United States Tax Court 1954). His sons, Archibald C., Henry A., J. Harold, and Joseph W., carried on the family business. His sons also achieved success in the textile industry during its heyday in the North Carolina Piedmont when Gaston County stood as a world leader in textile manufacturing (Alexander 2017:417).

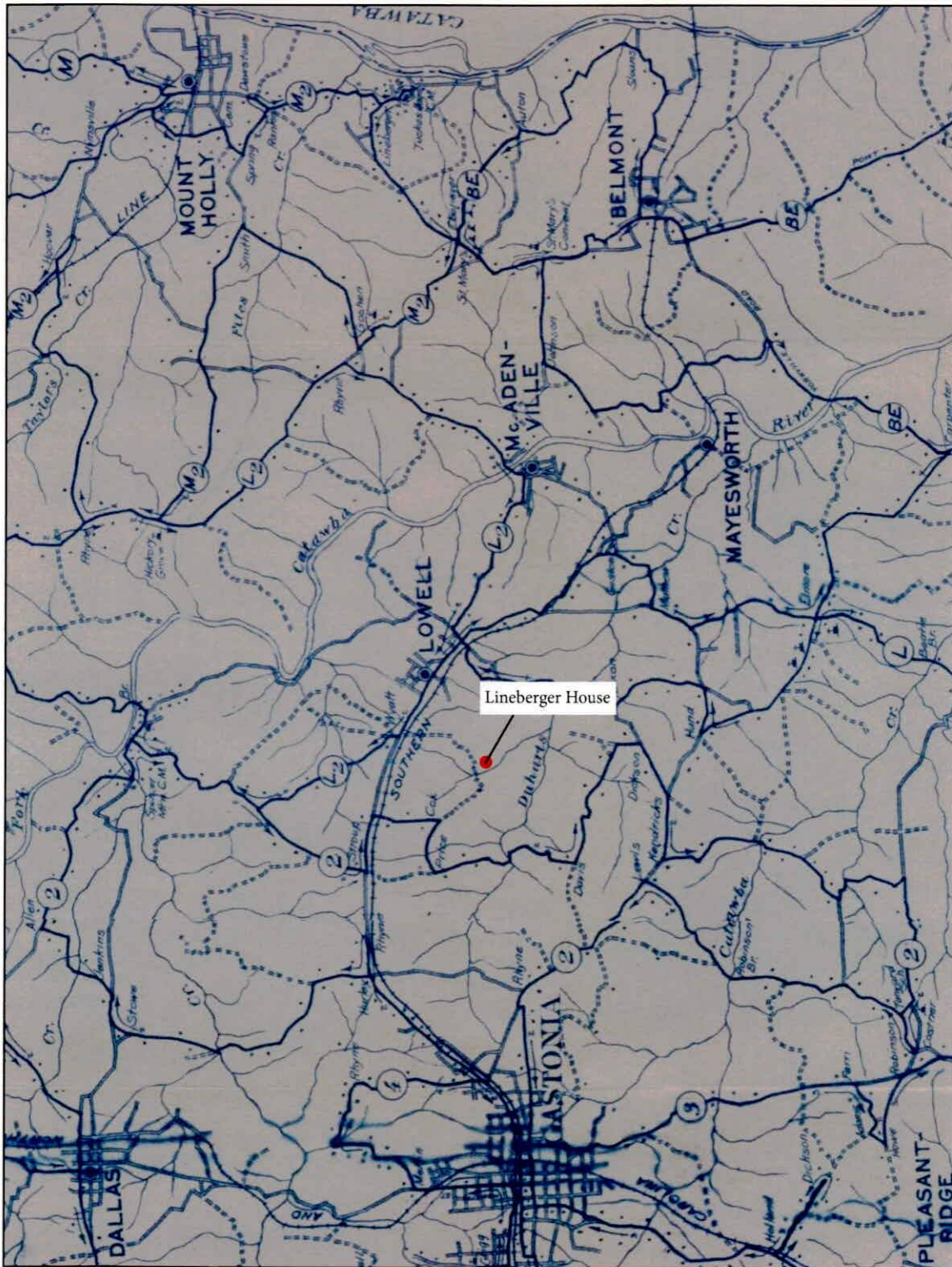
Caleb John and Fanny Lineberger are listed as residing in the South Point District in the 1900 and 1910 federal census records. By 1900, households listed near or on the Lineberger estate were predominantly comprised of white farmers, half of them recorded as owners and the other half as

renters. Most Black farmers and day laborers working near or on the Lineberger estate were renters. The same pattern is evident in the 1910 census for South Point. The only two Black households in the area, the Edmund Campbell and Ruphus Crawford families, are listed immediately before and after Caleb Lineberger, whose household consisted of his wife, daughter Frances, and grandson Benjamin Clark.

Both Caleb and Fanny Lineberger passed away in 1914 and the estate was handled by A.C. By then, A.C. was highly successful with a family of his own. He acquired his father's land, but likely continued to reside in Belmont near his job. The occupants of the Lineberger House after that is unclear, and the house was most likely rented again. A mail delivery route map from 1912 (Figure 3) illustrates the Cox family as closest to the Lineberger House. At that time, Lineberger Road passed just north of the house, crossed over the small tributary from Duharts Creek to the west, and continued to the northwest to meet the Cox farm. The 1920 census for Lowell-Gastonia Road reveals the Cox family as the only owners of their farm living in the area. Dozens of families rented in the area. This included a few Black farmers, but was mostly comprised of white cotton mill workers. South Point District 96, south of the Southern Railroad and east of the South Fork River, by description contained the Lineberger House. However, census records reveal that many property owners lived elsewhere. In 1930, some were listed in Gastonia or Belmont, working as cotton mill workers, and none of the adult Lineberger children appear to have resided in the house from the 1920s to the 1940s during A.C. Lineberger's ownership. The difficulty of matching up names of permanent occupants in the area in census records from 1920 to 1940 suggests not only households of temporary tenancy but a transition from farming to employment in the cotton mills for many residents living between Gastonia and Lowell.

A.C. Lineberger passed away in 1947, but the property remained in the family. During Caleb Lineberger's retirement period at the property, a barn was built just northwest of the house and is visible in aerial photographs until the 1960s. Other farm outbuildings clustered around the house were standing prior to that time (Gaston County Historic Properties Commission 1985). Aerial photographs show the presence of I-85 by 1964 and agricultural fields in use to the east and south of the house until at least the early 1970s. By 1972, the Lowell-Gastonia city boundary bisected the Lineberger property about 100 meters north of the house, replacing the former South Point boundary.

Figure 3. Rural Post Office Map of Gaston County Showing the Location of the Lineberger House



(US Post Office Department 1912)

REFERENCES CITED

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Gaston County Historic Properties Commission

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US Post Office Department

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GS0327_CalebLinebergerHouse_08-21_BMH_01.jpeg



GS0327_CalebLinebergerHouse_08-21_BMH_02.jpeg



GS0327_CalebLinebergerHouse_08-21_BMH_03.jpeg



GSO327_CalebLinebergerHouse_08-21_BMH_04.jpeg



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GS0327_CalebLinebergerHouse_06-21_BS_27.jpeg

Caleb John Lineberger House (GS0327)
Gaston County, North Carolina
Recordation Plan
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GS0327_CalebLinebergerHouse_08-21_BMH_01

Façade and Site, View Southwest

GS0327_CalebLinebergerHouse_08-21_BMH_02

Façade, View Southwest

GS0327_CalebLinebergerHouse_08-21_BMH_03

Façade, View Southwest

GS0327_CalebLinebergerHouse_08-21_BMH_04

Façade and North Elevation, View South

GS0327_CalebLinebergerHouse_06-21_BS_05

Façade, View Southwest

GS0327_CalebLinebergerHouse_06-21_BS_06

Façade and North Elevation, View South

GS0327_CalebLinebergerHouse_08-21_BMH_07

North Elevation, View Southwest

GS0327_CalebLinebergerHouse_08-21_BMH_08

North Elevation, View South

GS0327_CalebLinebergerHouse_08-21_BMH_09

Rear Porch, View Southeast

GS0327_CalebLinebergerHouse_08-21_BMH_10

Façade and South Elevation, View Northwest

GS0327_CalebLinebergerHouse_08-21_BMH_11

South Elevation, View North

GS0327_CalebLinebergerHouse_08-21_BMH_12

Rear Addition, View Northwest

GS0327_CalebLinebergerHouse_06-21_BS_13

Southwest Oblique, View Northeast

GS0327_CalebLinebergerHouse_08-21_BMH_14

South Elevation, View North

GS0327_CalebLinebergerHouse_06-21_BS_15

Façade and South Elevation, Facing Southwest

GS0327_CalebLinebergerHouse_06-21_BS_16

South Elevation, Chimney Detail

GS0327_CalebLinebergerHouse_08-21_BMH_17

Porch Detail, South End of Façade

GS0327_CalebLinebergerHouse_06-21_BS_18

Soffit Detail

GS0327_CalebLinebergerHouse_06-21_BS_19

Masonry Detail, Chimney on the South Elevation

GS0327_CalebLinebergerHouse_06-21_BS_20

Foundation Detail

GS0327_CalebLinebergerHouse_06-21_BS_21

Foundation Detail

GS0327_CalebLinebergerHouse_06-21_BS_22

Beam Detail

GS0327_CalebLinebergerHouse_06-21_BS_23

Second Floor Room, North Side

GS0327_CalebLinebergerHouse_06-21_BS_24

Second Floor Room, South Wall

GS0327_CalebLinebergerHouse_06-21_BS_25

Stair hall

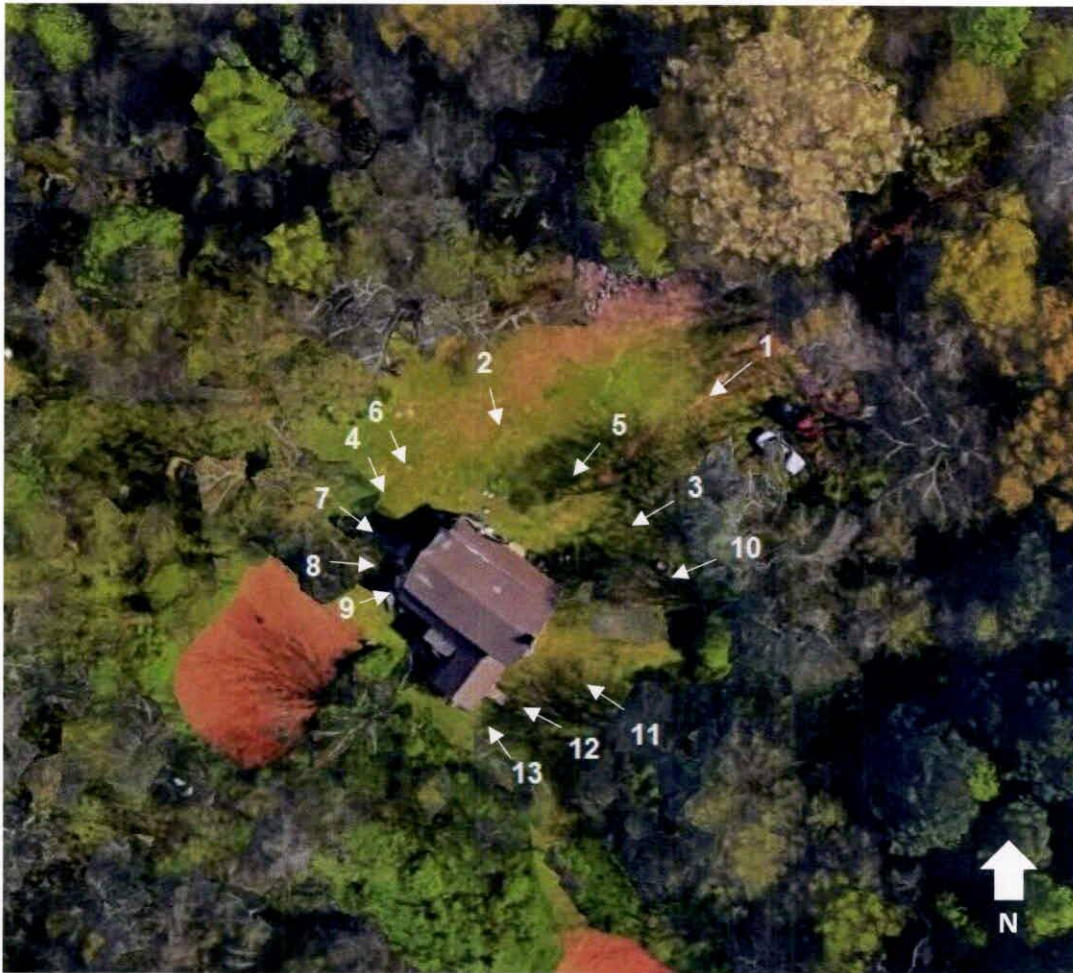
GS0327_CalebLinebergerHouse_06-21_BS_26

Mantel Detail, South Room

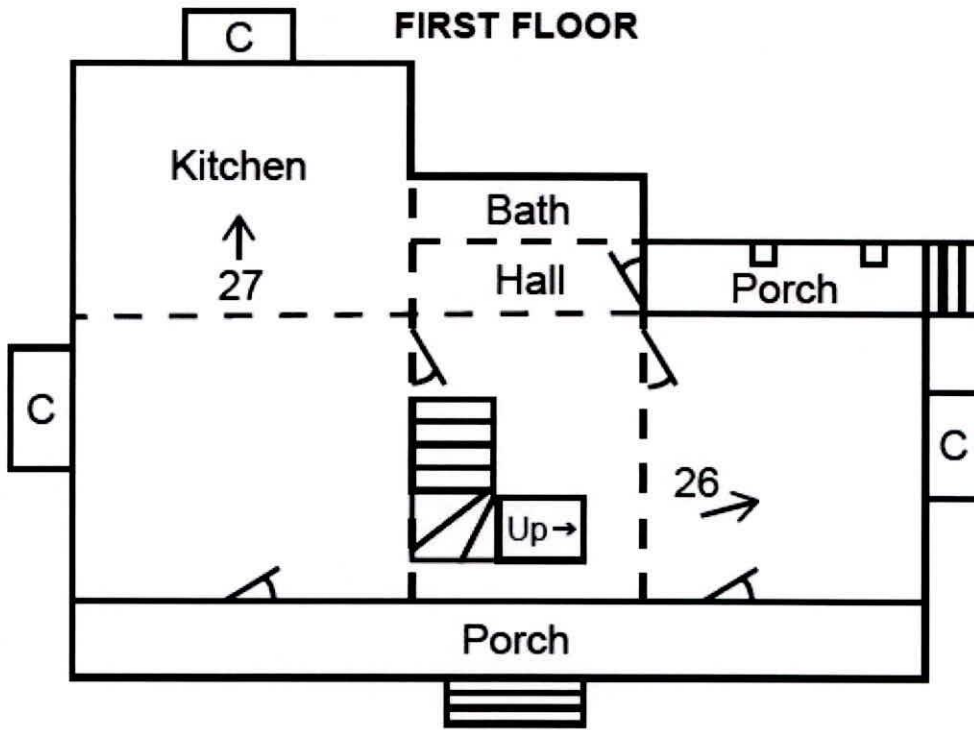
GS0327_CalebLinebergerHouse_06-21_BS_27

Interior of 1-story addition, View Southwest

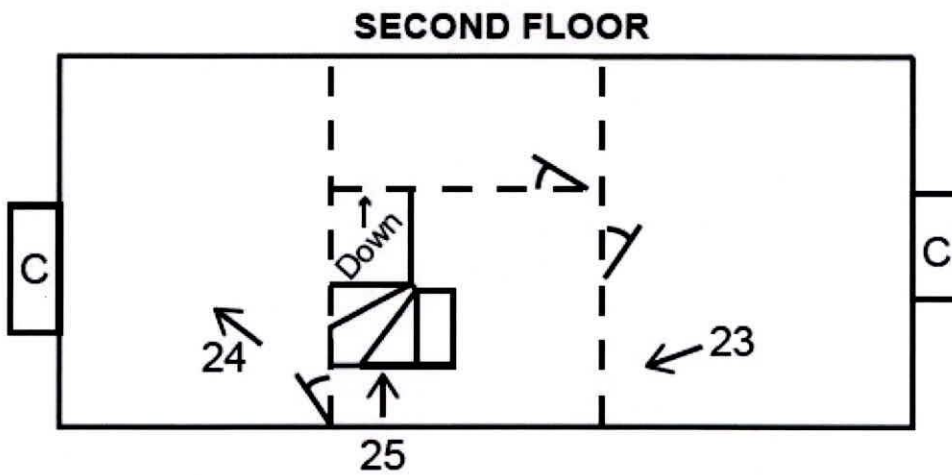
Caleb John Lineberger House (GS0327)
Gaston County, North Carolina
SAW-2020-00836 | ER 20-0882



Keyed Site Plan | Exterior Views



NOT TO
SCALE



Keyed Site Plan | Interior Views