

Brownlea
Name of Property

Cumberland County, North Carolina
County and State

5. Classification

Ownership of Property
Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed
in the National Register

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic-single dwelling
Domestic - secondary structure

Current Functions

(Enter categories from instructions)

Domestic - single dwelling
Domestic - secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation stone
walls weatherboard
roof slate

other concrete
brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)
See attached continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

Ca. 1939

Significant Dates

Ca. 1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

McDowell, J. Harold

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

North Carolina Archives

10. Geographical Data

Acreage of Property 2.9

UTM References

(Place additional UTM references on a continuation sheet)

1 17 690180 3880640
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____

____ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Michelle A. Michael, Consultant

organization N/A date February 21, 2003

street & number 2343 Rolling Hill Road telephone 910.323-5066

city or town Fayetteville state NC zip code 28304

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Mr. And Mrs. Robert Briggs

street & number 405 Southampton Court telephone 910.484.4144

city or town Fayetteville state NC zip code 28305

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Brownlea
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NARRATIVE DESCRIPTION

Summary:

Brownlea, also known as the Rufus C. Brown House, 405 Southampton Court, is located within the city of Fayetteville in Cumberland County, North Carolina. It is a two-story, side-gable, stone house that faces Raeford Road to the southeast. Built in 1939, it is a well-designed example of the Colonial Revival style. The imposing Colonial Revival structure is set on just under three acres on the west side of Raeford Road. Set back from the road, the estate originally was surrounded by native trees, a small creek and gardens. In the 1990s the estate was subdivided, and a new road, Southampton Court, and a contemporary house were built. This section of the original estate is not included in this nomination. The remaining property retains its historic landscaping along the original dirt drive to the house. The current owners are in the process of restoring the driveway and landscaping.

A shallow front yard with stone retaining wall accents the front of the house. Mature pines provide shade to the east (side) and north (rear) yards. A stone well with pyramidal-roof well house and a stone barbeque pit are sited east of the house. A smaller brick house with slate roof is located northeast of the house. According to the owner, the house was originally built as a tool shed and expanded as a second home by the second owners in the 1960s. In 1939, the house was located just west of the city limits. The house is now well within the city limits near the Highland Country Club, one of Fayetteville's most fashionable suburban areas.

Exterior:

Brownlea, built in 1939, is a sprawling five-part Colonial Revival-style house with a two-story main block with basement, flanking one and one-and-one-half story wings, and garage and sunroom appendages. A beautiful slate roof protects the entire structure that is sheathed with random patterned, brownstone veneer. The four-bay, main block has double-hung eight-over-eight windows. The side entrance bay is clad with wide, flush boards and consists of a six-panel wood door with pilastered surround and denticulated entablature. Two, eight-light fixed windows flank the door. Paired square posts support the shed-roofed projecting porch. Two, one-and-one-half-story, side-gable wings flank the main block. The east wing is three bays with a six-panel door and two double-hung windows. A gable-roof dormer with double-hung, six-over-six

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window pierces the roofline. Attached to the east wing is a one-bay, gable-front, stone garage. The original paneled and glazed wooden garage doors allow access from the east side. A horse and carriage weathervane surmounts the spire of the louvered cupola on the garage roof. West of the main block is a two-bay, side-gable wing with double-hung, eight-over-eight windows and a gable-wall dormer with double-hung six-over-six window. A one-story, shed-roof sunroom wing is attached to the west. It is illuminated by wooden casement windows.

The rear (north) elevation follows the same overall shape as the front. A small shed-roof porch with square posts enclosed with weatherboard and casement windows marks the side entrance behind the garage. Beside the porch is a stair that leads to the basement. The main block projects outward with a flat roof and stone balustrade that creates a roof deck accessible from the east upstairs bedroom. A shed-roof porch with square posts shelters the rear entrance, opening to the den. It has a three-quarter glazed door flanked by paired, eight-light casement windows. The single, gable-roof dormer on the east wing and a shed-roof dormer on the west wing have double-hung, six-over-six windows.

Interior:

The interior of Brownlea reflects the Colonial Revival style with such finishes as wood floors, plaster walls, paneled doors, molded surrounds, and classical-style mantels. The square entrance hall, with a rear stair, opens to a large living room on the west, a dining room on the east, and a den to the rear. Kitchen, breakfast room, and secondary stair extend east of the dining room and the master bedroom is behind the dining room. The floor plan follows its original design except for the back stair which now provides access to the entire second floor instead of only the servant's room.

The entrance hall opens to a curved stair with molded handrail and simple balustrade. Wood floors and a brass and crystal chandelier finish the entry. Two cased openings with raised paneled reveals approximately twelve inches wide open to the east and west of the hall. The living room has wood floors and crown molding. The focal point of the room is the original Colonial Revival-style mantel with Portoro marble surround and hearth. A small sunroom is located west of this room. The dining room is also finished with wood floors and crown

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moldings. An exquisite two-tier brass and crystal chandelier illuminates the dining room. According to tradition, Mr. Brown saw a chandelier much like this one at the White House and wanted a similar one for his dining room.

The den features original raised paneling, a corner fireplace of brownstone, and a built-in wood box. A passage connects the den to the first floor bedroom. A second passage leads from the dining room to the breakfast room and the kitchen. The small kitchen porch east of the kitchen is finished with stone walls. Two lighting fixtures in the first-floor halls appear to be porcelain gas fixtures that were updated for electricity. It is possible that Mr. Brown brought these fixtures from his earlier house (demolished) in downtown Fayetteville on Dick Street.

The main stair leads to the second floor hall. A bedroom with Colonial Revival-style fireplace mantel is located west of the hall. A bathroom is also accessible from this room. Two other bedrooms are located behind and east of the stair hall. A bathroom connects the two bedrooms. There are a total of four bedrooms and three baths upstairs, and one bedroom and one-and-one-half baths downstairs. A secondary stair located in front of the kitchen served as the servant's stair and leads to the original servant's room upstairs.

The house at Brownlea maintains a high degree of integrity with respect to its unaltered floorplan and original features and materials. Only cosmetic changes have occurred on the interior including updated wallpaper and paint. The kitchen has also been updated with cabinets and ceramic tile floors. The exterior is also intact. The house is on its original site and maintains its original accessory structures including barbeque pit, well house, and a second house that was original built as a tool shed.

The change that has made the largest impact on the estate is the subdivision of the estate land around 1993. At this time a cul-de-sac street was built in front of Brownlea, and a new modern house was built to the west. Fortunately, the current owners, who acquired Brownlea in 1996 are committed to the preservation of this landmark residence. They have worked hard to acquire the remaining lots so that they will not be developed into new houses. The lots on the east side of the property contain the original curvilinear driveway flanked by trees which provides a picturesque entrance to the house. Although the estate lands have been altered, Brownlea maintains its architectural integrity.

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Secondary Resources:

The following inventory describes each resource individually and it is keyed to the attached site map.

Inventory:

- 1. House. 1939//ca. 1974. Noncontributing building.**
Located northeast of the main house. The original portion of this house was built in 1939 as a tool shed. Original features include brick veneer and slat roof. Around 1974 the shed was transformed into a second house. It is a one-story, three-bay, gable-and-wing brick house with slate roof. Double-hung six-over-six wood sash windows with brick sills. A hip-roof door hood protects the six-panel wood front door. A flat-roof hyphen connects the main section to a rear one-story, side-gable brick addition.
- 2. Well house. 1939. Contributing structure.**
Located east of the main house. The well house is a one-story, frame, pyramidal-roof structure with square posts that shelters a circular-shaped brownstone wellhead.
- 3. Barbeque Pit. 1939. Contributing structure.**
Located east of the main house. The barbeque pit is a semi-circular structure built of brownstone.

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STATEMENT OF SIGNIFICANCE

Summary:

Brownlea meets Criterion C for architecture due to its local architectural significance as one of Fayetteville's finest examples of a Colonial Revival style suburban dwelling. Its brownstone veneer is noteworthy and rare for this style in Fayetteville and recalls the use of this local stone in the now-demolished United States Arsenal in Fayetteville, built in the 1830s. The house was built in 1939 for Rufus C. Brown, a prominent local businessman who owned interest in the Rankin-Brown Sash Company and organized the Home Federal Savings and Loan. Architect J. Harold McDowell of Seattle, Washington, who lived in Fayetteville in the late 1930s, designed the house for Mr. Brown.

Historical Background:

The city of Fayetteville was chartered in 1762. It enjoyed early success as the head of navigation on the Cape Fear River. Early development was centered around the Town Hall/Market House (NHL, 1970) located at the center of town. During the first quarter of the nineteenth century development began to branch out to the north and west of the city's center. The first residential development west of the city was known as Haymount (NRHD, 1983). Residential development continued to move west in the late nineteenth century. In 1918 Camp Bragg, now Fort Bragg, was established west of Fayetteville. Its development encouraged the westward direction of town growth. At the beginning of World War II, Fort Bragg had become the largest Army base in the United States. Fayetteville's population rose by thirty-three percent between 1930 and 1940, necessitating new amenities including schools, churches, and city services. Tax records indicate that between 1900 and 1939 approximately 2000 homes were built, while between 1940 and 1949 over 3000 homes were built. The majority of development within Fayetteville was north and west of the downtown center. Rufus C. Brown, whose existing home was on Dick Street in downtown Fayetteville, selected a site in 1938 for his new home outside of the city approximately two miles southwest of the Market House on the Raeford Road.

Mr. Rufus C. Brown was born in Randolph County in 1884. Prior to moving to Fayetteville in 1921 he was associated with Denny Roland Panel Company in High Point. He came to Fayetteville to become a partner in the Rankin and Brown Company, a local plywood and sash

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manufacturer. He served as president of that firm until his death in 1972. From 1923 to 1970 he was associated with the Home Federal Savings and Local Association, a local bank. In the 1937 Fayetteville City Directory Brown was listed as President of Douglas Manufacturing Company, President of Rankin Brown Company and Vice-President of Home Federal Savings & Loan Association. In 1937 he resided with his wife, Myrtle at 230 Dick Street. The Browns had six daughters.

A deed (Book 410, Page 26) dated May 2, 1938 conveys 6.59 acres along the Raeford Road from C. R. and Charlotte Wilson to R.C. and Myrtle Brown. The deed specifically states, "that no store, filling station, tourist camp, commercial or manufacturing business shall be conducted on the lands herein conveyed; that no buildings of any kind shall be placed neared than 150 feet of the Fayetteville – Raeford Highway; that no private dwelling residence shall be erected upon the premises which shall cost les [sic] then Five Thousand (\$5,000.00)." The covenants were to run with the land for a period of twenty years from the date of the deed. In 1938 R.C. Brown retained the services of architect J. Harold McDowell to design his new home. The original blueprints are in the possession of the current owner. The April 26, 1939 edition of the Fayetteville Observer presented a photograph of the home under construction with this caption, "R.C. Brown is constructing a modern and handsome home on the Raeford Road just beyond the city limits."

Little is known of architect, McDowell. He is listed only in the 1939 Fayetteville City Directory as an architect residing on Virginia Avenue in the Haymount section. He is also registered with the North Carolina Chapter of the American Institute of Architects in 1939 and 1940, and his permanent residence given as Seattle, Washington. The July 25, 1939 Society Page in the Fayetteville Observer states that Miss Ruth McDowell of Illegria, Ohio is visiting her father, J.H. McDowell at his home on Virginia Avenue. The only other reference to Mr. McDowell was a listing in the Fayetteville Observer on October 24, 1939 headlined "McDowell Architect for Wellons Home". The home, which reportedly was to cost \$20,000 and contain thirteen rooms, was to be located on Person Street between Cool Spring and Kennedy Streets. However, if constructed, it is no longer standing. Research with the Washington State Historic Preservation Office and the American Institute of Architects afforded no information regarding

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Mr. McDowell. It is possible Mr. McDowell was employed by the U.S. Government at Fort Bragg which was undergoing much new permanent construction at this time. This may explain his multi-state associations. It is obvious, based on the gracious design of Brownlea that he was an accomplished architect. The Browns were residing in their handsome new house, which they named Brownlea, by April, 1940. (A cast iron signpost with the name "Brownlea" was found by current owners on the grounds.) Their rural estate served as a fitting residence for the busy banking executive and his family for over thirty years. Rufus Brown died in 1972. Upon his death the property passed to his wife and subsequently to his six daughters. The estate was sold to Mr. and Mrs. Draughorn in 1974 who maintained the property until 1992 when it was sold to Anthony Cusi. The Cusis subdivided the property to develop individual lots for large-scale homes. They built their own private residence just west of Brownlea. Mr. and Mrs. Robert Briggs purchased Brownlea in 1996 and have reassembled the estate by purchasing the remaining lots. It is their desire to restore the historic drive and to prevent any other development of the property.

Architecture Context:

The Colonial Revival style of architecture became popular nationally in the closing years of the nineteenth century. The style is a return to the principles of classical architecture. Many examples display interpretations of the Georgian, Federal, Greek Revival or Dutch Colonial styles that were popular in the eighteenth and early nineteenth centuries. It is common to see a combination of elements from all of these styles in the twentieth century interpretations. At the turn of the century the style evoked the image of the gentile southern mansion. North Carolina architects welcomed the return to classical design. The style maintained popularity throughout the first half of the twentieth century. In North Carolina, like most of the country, the style has evolved in the last century and its model is still interpreted today.

The Colonial Revival can be seen throughout Fayetteville. In 1939 several architecture projects for the federal and local governments utilized the Colonial Revival style. The Colonial Revival style Veterans Hospital is a monumental example with Georgian influences and a replica of the 1832 Market House as the central tower. Two municipal projects that also took place around 1939 were the Fayetteville City Hall and the Fire Station Number Two in Haymount. Both buildings are symmetrical in form with parapet end walls and cupolas. Residential buildings shared the popularity of the Colonial Revival style with government building. Most of Fayetteville's Colonial Revival-style residences are constructed on town-size lots in

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neighborhoods. These are usually representative of the symmetrical, rectangular house form of the Southern Colonial, American Foursquare, or the simpler mid-twentieth century period housing.

There are however, a few asymmetrical, or picturesque Colonial Revival-style country estate houses such as Brownlea. During the 1920s two other homes were built in the city in this fashion. The first, the W.O. Huske House at 205 Rush Road, is a circa 1925 Colonial Revival-style house. It is a side-gable brick home flanked by side-gable wings sheathed in wood shingles. A central flat-roof porch supported by decorative columns protects the central entrance. The second example is located at 126 Dobbin Avenue. It too was built in the 1920s and is constructed of brick. Also a side-gable example flanked by a one-story and two-story wing. A gable-roof porch protects the entrance of this house which is capped by a slate roof.

Brownlea is a asymmetrical, side-gable example with flanking side-gable wings very similar in overall style and scale to the previous examples. However, its stone exterior and sprawling, telescoping plan and massing is distinctive in Fayetteville. The interior of Brownlea is an intact representation of the Colonial Revival style. A shallow center hall with curving stair is reminiscent of the spiral stairs seen in first interpretations of the revival style, and the earlier Federal and Greek Revival styles. A second Federal-style reference is seen in the living room mantel with pilasters, molded shelf, and raised oval ornament in the entablature.

Brownlea is the only example within the city that is finished with rough-hewn brownstone. It is likely that the brownstone was obtained from a quarry on the Cape Fear River near where the arsenal brownstone was quarried in the 1820s. This use of a highly revered native stone added to the house's association with Fayetteville's past. The stone is also used on the interior in the rustic den which is also finished with original wood paneling. The other obvious difference between Brownlea and the other examples is the side, or off-center entrance. All three are impressive and well-executed examples of the Colonial Revival. Brownlea is unusual because of its late construction date and its combination of rustic and classical features. The classical integrity of the Colonial Revival blends well with the use of stone on both the exterior and interior. Brownlea is an important link in the developmental history of Fayetteville as a late example of the Colonial Revival style as well as the only example in stone and its high integrity of design.

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Bibliographical References

Books:

McAlester, Lee and Virginia, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, Inc. 1988.

City Directories:

Hill's Fayetteville City Directory 1938, 1941, 1942. Fayetteville, NC & Richmond, VA: Hills Directory Company.

List of Architects Registered to Practice Architecture in North Carolina. 1938-1942. North Carolina Chapter of American Institute of Architects.

Archival Records:

Cumberland County Deed Books, Cumberland County Register of Deeds, Fayetteville, North Carolina.

Newspapers:

"Home Under Construction," The Fayetteville Observer, Fayetteville, NC: April 26, 1939. p. 15.

"McDowell Architect for Wellons Home," The Fayetteville Observer, Fayetteville, NC: October 24, 1939. p. 2.

"Executive Succumbs," The Fayetteville Observer, Fayetteville, NC: February 22, 1979. p. 2.

Interviews:

Author interview with current owners, Robert and Barbara Briggs, December 2000.

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Boundary Description:

Brownlea, also known as the Rufus C. Brown House, is identified by the city of Fayetteville property tax records as including the following parcel numbers: 0427.15-54-6013 (.68 acres), 0427.15-54-4065 (.59 acres), 0427.15-54-5195 (.35 acres), 0427.15-53-7957 (.37 acres), 0427.15-53-8839 (.37 acres), 0427.15-53-9709 (.54 acres). The total acreage is 2.90 acres on the north side of Raeford Road and is also described as Lots 1, 2, 3, 4, 5, and 6, Brownlea Estates.

Boundary Justification:

The boundary described above represents the remaining portion of the Brownlea estate with historic integrity.

Photographs

The following information pertains to all photographs

Brownlea

Fayetteville, Cumberland County, North Carolina

Photographer: Michelle A. Michael

Date: June 2001

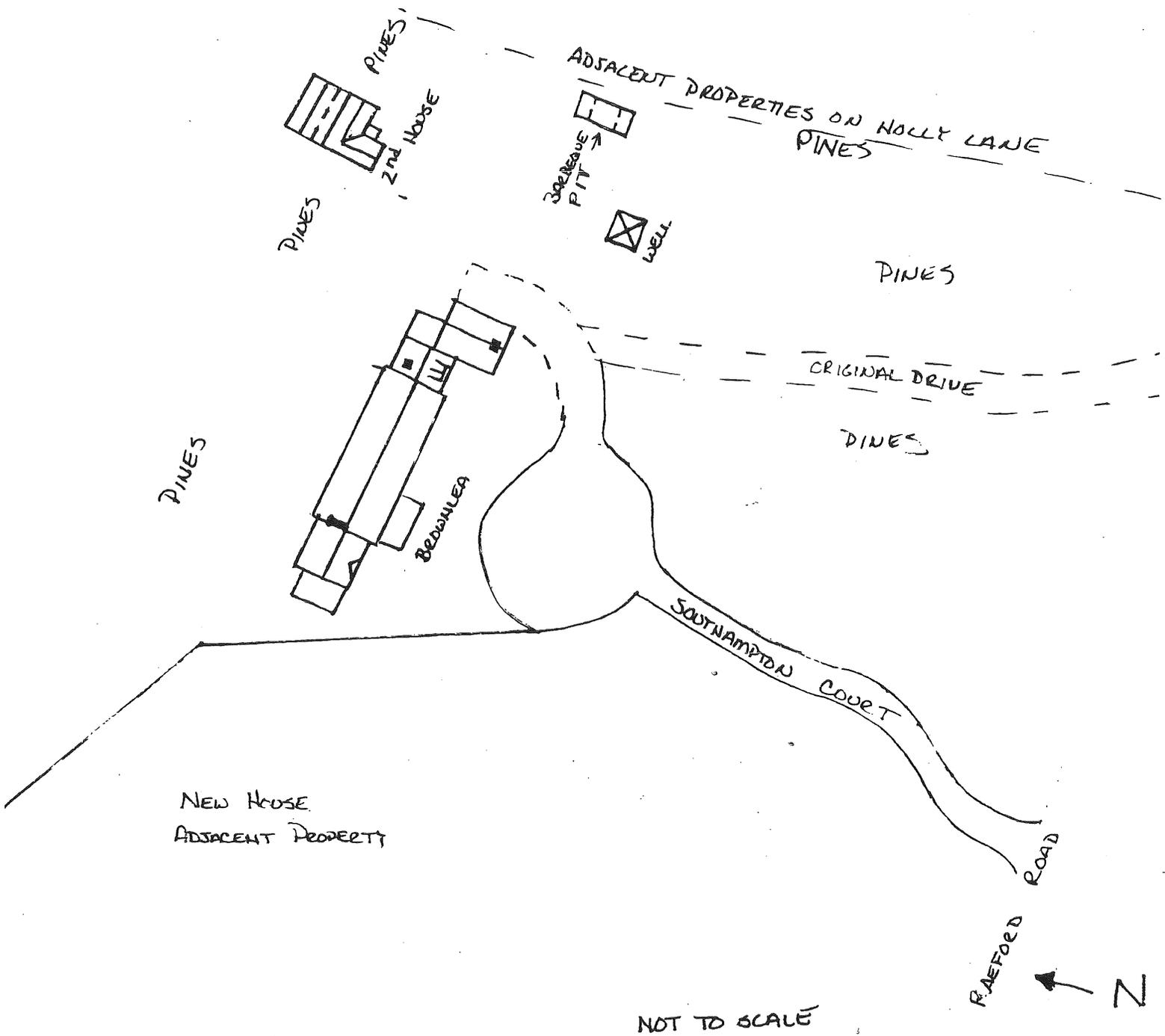
Location of Negatives: North Carolina Historic Preservation Office, Raleigh, NC

- A. View of front (east) of Brownlea.
- B. View of northeast (rear) corner
- C. View of rear (west) elevation.
- D. Interior view of stair.
- E. Interior view of living room mantel.
- F. Interior view of den fireplace.
- G. View of second house.

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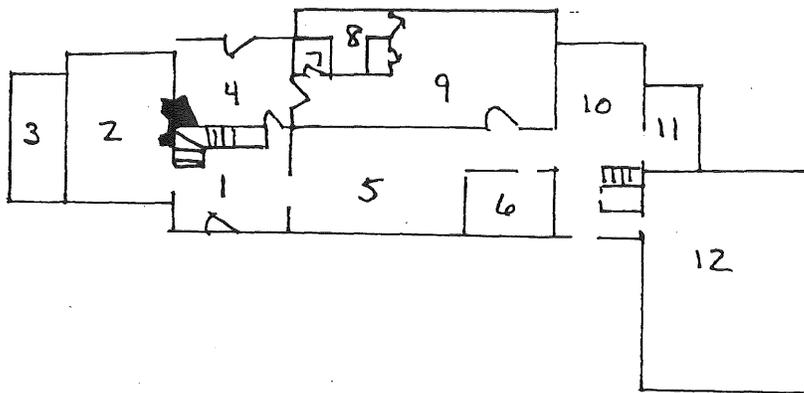


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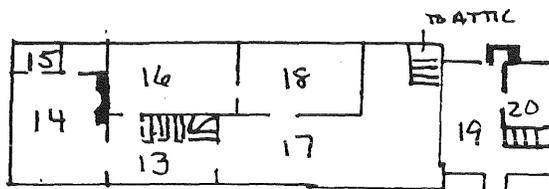
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Floorplan (Not to Scale)



- 1) ENTRY HALL
- 2) LIVING ROOM
- 3) SUNROOM
- 4) DEN
- 5) DINING ROOM
- 6) BREAKFAST ROOM
- 7) 11/2 BATH
- 8) BATH
- 9) BEDROOM
- 10) KITCHEN
- 11) PORCH
- 12) GARAGE



- 13) STAIR HALL
- 14) MASTER BEDROOM
- 15) DRESSING/BATH
- 16) BEDROOM
- 17) BEDROOM
- 18) BATH
- 19) SERVAANT'S ROOM
- 20) BATH

