

INDIVIDUAL PROPERTY FORM FOR

Fayetteville

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC

(Former) Fayetteville Ice and Manufacturing Company: Plant and Engineer's House
AND/OR COMMON

2 LOCATION

STREET & NUMBER

Plant: 436 Rowan Street; Eng. House 438 Rowan St. NOT FOR PUBLICATION

CITY, TOWN

Fayetteville

CONGRESSIONAL DISTRICT

VICINITY OF

7th

STATE

North Carolina

CODE

037

COUNTY

Cumberland

CODE

051

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	<u>N/A</u>	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Lalon L. Barnes Jr.

STREET & NUMBER

P.O. Box 825

CITY, TOWN

Cary

VICINITY OF

STATE

North Carolina 27511

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds, Cumberland County Courthouse

STREET & NUMBER

P.O. Box 2039

CITY, TOWN

Fayetteville

STATE

North Carolina 28302

6 FORM PREPARED BY

NAME / TITLE

Linda Jasperse, Principal Investigator, City of Fayetteville

ORGANIZATION

Consultant for Survey and Planning Branch

DATE

March 31, 1982

STREET & NUMBER

Division of Archives and History, 109 E. Jones Street

TELEPHONE

1-919-733-6545

CITY OR TOWN

Raleigh

STATE

North Carolina 27611

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Fayetteville Ice and Manufacturing Company, after being incorporated in 1899, grew to be a thriving business while satisfying local domestic, commercial, and industrial needs for ice. Customers were served both by home delivery -- either by wagon or truck -- or by visiting the plant itself. The iron horse was one customer who came right up to the back door; the Atlantic Coast Line Railroad tracks ran alongside the eastern edge of the plant and stopped to be iced down. This was done to cars running the east coast "fruit and vegetable" route before refrigeration was developed. The plant changed location and ownership, had various names, and served more than one function, but remained the largest ice-manufacturing concern to serve the local area.

The present plant, which dates approximately to 1908 and the second in the company's history, is constructed of brick and is composed of several sections. Its basic form was established initially with three main divisions, an ice storage room, a tank or freezing section, and an engine room. This logical setup has been preserved throughout the building's history, though in many places it has been expanded and/or improved. For example, the ice storage section at the north end as well as the freezing room have been expanded to their present size and the engine room was modified as early as 1914 for a "wood sawing" operation. Other component parts include a small office and porches to the front (west) and a railroad canopy which was expanded over time but is now removed to the rear (east).

Also part of the complex was a frame wagon and auto shed on the west-side which was also extended over time and by 1930 had a wood shop and storage shed built on to it (now missing). In addition, early maps show that a dwelling stands on or adjacent to the premises and indicate that this is the engineer's house. It is said to have been standing on the premises when the lot was purchased and subsequently adopted as the engineer's residence, a purpose which it still serves today.

The engineer's house nearby is quite simple with its one-story center-hall plan with rear ell, a hip roof with shake shingles, and one-story full-facade porch with central pedimented gable interruption and Tuscan columns. It rests on brick piers with pigeon-hole infill and is sheathed with German siding. The three-bay front is comprised of a central double-leaf entrance with a transom and 2/2 sash windows. Most notable is the interior which has both fine plaster work -- the entrance hall, for example, boasts a handsome plaster cornice and modillion -- and woodwork. Doors have bull's-eye corner blocks, and flanking the mantel in the right front room are tall arched niches with keystones.

The plant, which typifies turn-of-the-century industrial architecture then rapidly appearing in the downtown and southeastern sections of the city, the wagon and auto shed, and engineer's house are located on an expansive low-lying lot north of a busy Rowan Street overpass. It has huge gravel driveways made for maneuvering large vehicles and access to both Hillsborough Street and a west Rowan Street extension.

8 SIGNIFICANCE

____ NATIONAL

____ STATE

 LOCAL

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

ca. 1908

BUILDER/ARCHITECT

Unknown

STATEMENT OF SIGNIFICANCE

The (former) Fayetteville Ice and Manufacturing Company, incorporated in 1899, was authorized to perform a variety of functions and to provide a number of services, the primary ones being the manufacture of ice and the sale of coal. The company's main plant, constructed by 1908, the second in its history and the largest in Fayetteville, is a complex consisting mainly of the ice-making facility with engine, freezing, and ice storage rooms, a frame wagon and auto shed, and an engineer's house. Still functioning and employing the original ice-making process, the ice plant illustrates the type of industrial complex built locally to offer services and products essential to the heating and cooling needs of the north-south rail transportation network and to facilitate comfortable living in late nineteenth/early twentieth century Fayetteville.

CRITERIA ASSESSMENT

- A. The plant employs an ice-making process and creates products that were in widespread use at the time that the plant was established, before the advent of modern electrical appliances, refrigeration, and cooling systems. The local ice plant was essential to comfortable living around the turn-of-the-century.
- C. The complex is comprised of a brick plant with engine, freezing, and storage rooms served by multiple railroad tracks to the east, an engineer's house, a wagon and auto shed, and spacious grounds with wide gravel driveways. All of these are necessary component parts of an ice manufacturing concern.

HISTORICAL BACKGROUND

The Fayetteville Ice and Manufacturing Company was formally incorporated on 16 September 1899¹. It, however, existed prior to that in an unincorporated state. The ice factory was organized possibly as early as 1879 and for some time between the years 1891 and 1896 stood on the northwest corner of Donaldson and Mumford (now Russell) streets.² It was expanded considerably on the site to include a condenser ice machine, freezing tanks, and related equipment.³ The growth and incorporation were directly related to the demand for the ice company's products.

The site was soon outgrown. Parcels of land for a new plant were purchased by the Fayetteville Ice and Manufacturing Company as early as 1906.⁴ By 1908, the new location at Rowan and Hillsborough streets was firmly established and the ice-making equipment in operation.⁵ The plant site was much more spacious than the earlier one, which by 1908 had been taken over by Davis Grain Provision Company.⁶

Besides manufacturing ice to sell on the wholesale and retail levels, the company was authorized to stock building supplies such as wood, lime, cement, hair, and plaster; purchase food and dry goods; operate mills (including saw mills); and buy and sell naval stores and farm products.⁷ Services were indeed expanded at the new Hillsborough/Rowan Street location; for example, coal was added to the inventory.⁸ The sale of ice and coal seemed to have been the primary activities with wood-sawing and other operations secondary.

During the first three decades of the twentieth century, the company experienced growth as it worked to serve the heating and cooling needs of Fayetteville residents. The most dramatic changes to the physical plant occurred between the first and second decades when storage, freezing, and engine rooms were expanded.⁹ Increase of capital stock occurred at least once in each decade.¹⁰ In the 1920s, a Carolina Ice Cream Company also operated out of the plant.¹¹

Customers included local and out-of-town homeowners and businesses. Deliveries were made by insulated mule team wagons and later by truck. Two major customers--the Atlantic Coast Line Railroad and the Fruit Growers Express--came right up to the back door. Boxcars and refrigerator cars were

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Please see continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Three acres

UTM REFERENCES

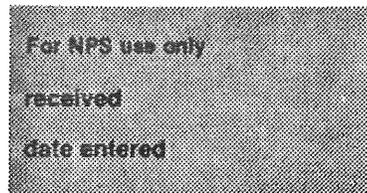
A	17	693040	3881550
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

All of Lots 11, 12, 20, 21, Block BB, Map 78-2-2, Cross Creek Township, as outlined in red on map. See map section.

United States Department of the Interior
National Park Service



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Former Fayetteville Ice Significance/
and Manufacturing Co. Historical
Continuation sheet Background

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iced down from a long icing platform that ran between the plant and a vast series of railroad tracks to the east. Frederic Dixon, whose father, A.E. Dixon was closely associated with the property in administrative and managerial capacities, remembers working through the night to ice cantaloupe cars and the Florida fruit trains. He recalls that trains waited on the tracks between Rowan and Moore streets while up to fifty men worked furiously to keep the valuable, perishable cargo on ice.¹²

In 1928, operations were taken over by the Eastern Carolina Service Company which continued to manufacture ice and ice cream.¹³ Their period of ownership was short-lived, for the company went bankrupt and the plant operated under receivership until 1931 when it was sold outright to the Carolina Ice Company.¹⁴

The new company underwent a name change to Colonial Ice Company (also Colonial Industries Inc.), a name by which it operated for several decades.¹⁵ This accounts for the numerous "Colonial Ice Company" signs which still adorn the building and the popular name by which it is known locally.

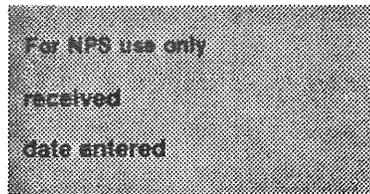
The present history of the building began with the sale of the plant by the Colonial Ice Company to Lalon L. Barnes, Jr., in 1978.¹⁶ He currently holds title to the property and operates what is now called the "Home Ice Company". Employees include general workers (ice-makers, dock-loaders, and office help), a plant manager, and an engineer.¹⁷

Ice is still made much the way that it was earlier in the century and the same equipment, save the steam turbine engines, is used. Power from electric generators is produced in the south end engine room. This activated ammonia compressors which in turn transfer gasses through a closed system of pipes to the freezing or tank room. In the freezing room are two tanks with 432 each or a total of 864 below floor-level hatches which hold containers of water. A brine solution, which is cooled by means of compressed ammonia beneath, circulates around the containers and causes the water in the hatches to freeze. After forty to forty-eight hours has lapsed, frozen blocks of ice are removed from the hatches by means of a rolling crossbar and pulley. The blocks are washed, slid through chutes into a storage room and kept until sold whole or in pieces. The only major change in the ice-making process is that electric engines were substituted for steam turbines (York Manufacturing Company Steam operated ice making engines) in the 1930s to generate power for the ammonia compressors. New refrigerators, bagging equipment, and conveyors have been added to make the process more efficient.¹⁸

In the tradition of the early ice company, the plant engineer still lives on the premises. The engineer's cottage predates the turn of the century and was probably adapted to house the caretaker and his family. The current engineer is Clarence Parnell who is self-trained. He has overseen operations at the former Fayetteville Ice and Manufacturing Company for twenty-five years, as well as operations at other area ice plants. Parnell and his wife have raised a large family in the engineer's home, and comment freely on their life there as well as changes that have taken place over the years in local ice business.¹⁹

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National Park Service**

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Former Fayetteville Ice Significance/
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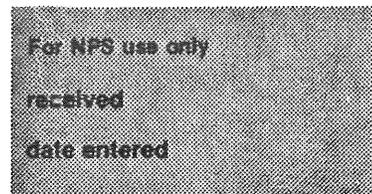
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Background

The plant operates on a smaller scale today since the advent of modern refrigeration for industrial and domestic use, and customers include slaughterhouses, butchers, and sportsmen. Still, the plant continues to employ a process which exists virtually unchanged since 1900.

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National Park Service



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Fayetteville Ice and Manufacturing Co. Continuation sheet
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REFERENCE NOTES

¹North Carolina Corporation Records, Cumberland County, Office of the Register Deeds, Cumberland County Courthouse, Fayetteville, Book 2, Page 25, hereinafter cited as Corporation Records, Cumberland County.

²Levi Branson, A.M., North Carolina Business Directory (Raleigh, North Carolina: By the author, 1899-1890), 225; also, comparison of Sanborn Maps for Fayetteville, North Carolina 1891, 4; 1896, 3, hereinafter cited as Sanborn Map with appropriate reference to date and page. Paper copies from the North Carolina Collection, Wilson Library, University of North Carolina at Chapel Hill, North Carolina.

³Sanborn Map for Fayetteville, North Carolina: 1901, 3.

⁴H. Lutterloh and wife to the Fayetteville Ice and Manufacturing Company, 26 November 1906, Cumberland County Deeds, Office of the Register of Deeds, Cumberland County Courthouse, Fayetteville, North Carolina, Book 138, Page 172, hereinafter cited as Cumberland County Deeds; Cumberland County Deeds, Book 138, Page 174.

⁵Sanborn Map for Fayetteville, North Carolina: 1908, 8.

⁶Sanborn Map for Fayetteville, North Carolina: 1908, 3.

⁷Corporation Records, Cumberland County, Book 2, Page 25.

⁸Frederic S. Dixon to Linda Jasperse, 15 October 1981, letter in Survey file marked "Cumberland County/Fayetteville/438 Rowan Street, Fayetteville Ice and Manufacturing Company", Survey and Planning Branch, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, North Carolina, hereinafter cited as Frederic S. Dixon, Letter.

⁹Gleaned from Sanborn Maps for Fayetteville, North Carolina: 1908, 8; 1914, 23.

¹⁰Corporation Records, Cumberland County: Book 2, Page 241; Book 3, Page 550.

¹¹Sanborn Map for Fayetteville, North Carolina: 1923, 15.

¹²Frederic S. Dixon, Letter.

¹³Cumberland County Deeds, Book 354, Page 145; Sanborn Map for Fayetteville, North Carolina: 1930, 19.

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¹⁴Cumberland County Deeds, Book 369, Page 281; D.M. Howell, Colonial Ice Company, to Mr. Lalon L. Barnes, 1 May 1981, letter in Survey File marked "Cumberland County/Fayetteville/438 Rowan Street/Fayetteville Ice and Manufacturing Company", Survey and Planning Branch, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, North Carolina.

¹⁵See references in Cumberland County Deeds, Book 758, Page 104.

¹⁶Cumberland County Deeds, Book 2638, Page 843.

¹⁷Interview with Rusty Callahan, plant manager, by Linda Jasperse, 5 June 1981, Fayetteville, North Carolina.

¹⁸Synthesis of information gleaned from interview with Rusty Callahan on 5 June 1981, and article on the ice plant by Tom Lassiter in the Fayetteville Times, 14 June 1977.

¹⁹Conversation with Mr. Parnell, by Dru Haley, 27 October 1978; Conversation with Mrs. Parnell, by Linda Jasperse, 5 June 1981.

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Former Fayetteville Ice Bibliographical
and Manufacturing Co. References

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Branson, Levi Rev., A.M. North Carolina Business Directory. Raleigh: By the Author, 1899-1900.

Callahan, Rusty. Colonial Coal and Ice Co. Fayetteville, North Carolina. Interview by Linda Jasperse, 5 June 1981.

Cumberland County Records: Corporation Records, Deeds.

Fayetteville Times, 14 June 1977.

Parnell, Mr., Fayetteville, North Carolina. Interview by Dru Haley, 27 October 1978.

Parnell, Mrs., Fayetteville, North Carolina. Interview by Linda Jasperse, 5 June 1981.

Raleigh, North Carolina. Division of Archives and History. Archeology and Historic Preservation Section. Survey and Planning Branch. Frederic S. Dixon to Linda Jasperse, letter in survey file marked, "Cumberland County/Fayetteville/438 Rowan Street, Fayetteville Ice and Manufacturing Company." 15 October 1981.

Raleigh, North Carolina. Division of Archives and History. Archeology and Historic Preservation Section. Survey and Planning Branch. D.M. Howell, Colonial Ice Company, to Mr. Lalon L. Barnes, letter in survey file marked, "Cumberland County/Fayetteville/438 Rowan Street, Fayetteville Ice and Manufacturing Company." 1 May 1981.

Sanborn Insurance Maps for Fayetteville, North Carolina: 1901, 1908, 1914, 1923.

