

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438)

IN LELAND

BRUNSWICK COUNTY, NORTH CAROLINA

TIP No. R-4063

WBS No. 36594.1.1

FEDERAL AID PROJECT NO. STP-1472(5)

PREPARED BY

THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION



HISTORIC ARCHITECTURE

Courtney Foley
Architectural Historian

AUGUST 2009

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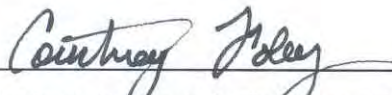
FEDERAL AID PROJECT NO. STP-1472(5)



HISTORIC ARCHITECTURE

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
Report Prepared by Courtney Foley

AUGUST 2009



7 AUGUST 2009

Courtney Foley, Principal Investigator
Historic Architecture Section
North Carolina Department of Transportation

Date



August 7, 2009

Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

Date

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to widen Village Road (SR 1472) from Navassa Road (SR 1435) to Lanvale Road (SR 1438). See *Figure 1: Project Area Map* on page 3 of this report for the project location within Brunswick County. The total proposed project length is approximately 3.5 miles. The proposed project consists of widening Village Road from a two-lane shoulder section to a four-lane median-divided or a five-lane curb and gutter section with ten-foot shoulders in a 100-foot right-of-way. The improvement would consist of two twelve-foot wide lanes in each direction and a twelve-foot wide median or center turn lane. Bridge No. 208 over Sturgeon Creek would be widened to have a clear roadway width of 64 feet with a five-foot sidewalk on each side. The Lincoln Road intersection would be realigned to a "T" intersection with Village Road. The Lanvale Road and Village Road intersection would be improved to include right-turn lanes on Village Road, and Lanvale Road would be widened to include a left-turn lane on the southbound approach.

In response to a request for input, the North Carolina State Historic Preservation Office (HPO) requested on 14 August 2007 that an NCDOT architectural historian identify and evaluate any structures over fifty years of age in the project area. This report documents the findings of a historic architectural resources survey carried out in June and September 2008 for Project TIP No. R-4063.

NCDOT architectural historians identified eighty (80) historic properties within the Area of Potential Effects (APE) for this project that appeared to be at least fifty years of age or older. Of the eighty properties, seventy-seven were determined not eligible for the National Register of Historic Places with no further evaluation needed at an HPO consultation meeting held on 21 July 2008. Three properties warranted further investigation to determine National Register eligibility. Based on this request, architectural historians completed additional field investigation and historical research for each property. This further review recommends that none of the three properties be eligible for National Register listing.

This project is federally funded as Federal Aid Project Number STP-1472(5) and state funded (WBS Number 36594.1.1) and is classified as a Categorical Exclusion.

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Project Description

The North Carolina Department of Transportation (NCDOT) proposes to widen Village Road (SR 1472) from Navassa Road (SR 1435) to Lanvale Road (SR 1438). See *Figure 1: Project Area Map* on page 3 of this report for the project location within Brunswick County. The total proposed project length is approximately 3.5 miles. The proposed project consists of widening Village Road from a two-lane shoulder section to a four-lane median-divided or a five-lane curb and gutter section with ten-foot shoulders in a 100-foot right-of-way. The improvement would consist of two twelve-foot wide lanes in each direction and a twelve-foot wide median or center turn lane. Bridge No. 208 over Sturgeon Creek would be widened to have a clear roadway width of 64 feet with a five-foot sidewalk on each side. The Lincoln Road intersection would be realigned to a “T” intersection with Village Road. The Lanvale Road and Village Road intersection would be improved to include right-turn lanes on Village Road, and Lanvale Road would be widened to include a left-turn lane on the southbound approach.

This report represents the initial documentation of historic properties located within the Area of Potential Effects (APE) of this project, TIP No. R-4063.

The project area is located in the northeastern corner of Brunswick County within the town limits of Leland, the largest municipality in Brunswick County. Leland is strategically located across the Cape Fear River from Wilmington with easy access provided by US 74/76. Within the APE, the southern portion of Village Road contains a mix of commercial, residential and religious properties. Sturgeon Creek bisects the project APE. The northern end of the project area contains mostly residential properties, although two schools, a park, and a few businesses are located near the intersection of Village Road and Lincoln Road.

Project Purpose and Need

The purpose and need of this undertaking is to improve safety and traffic carrying capacity of Village Road. Other TIP projects in the area will provide greater access to US 17-74-76 and are anticipated to increase the traffic volumes in the vicinity of the proposed project.

NCDOT conducted a survey and filed this report in order to identify historic architectural resources located within the APE as part of the environmental studies performed by NCDOT and documented by a Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE and as part of the documentation for compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires that if a federally funded, licensed, or permitted project has an effect on a property listed in or eligible for listing in the National Register of Historic Places, the Advisory Council on Historic Preservation be given the opportunity to comment. This report is on file at NCDOT and is available for review by the public.

Methodology

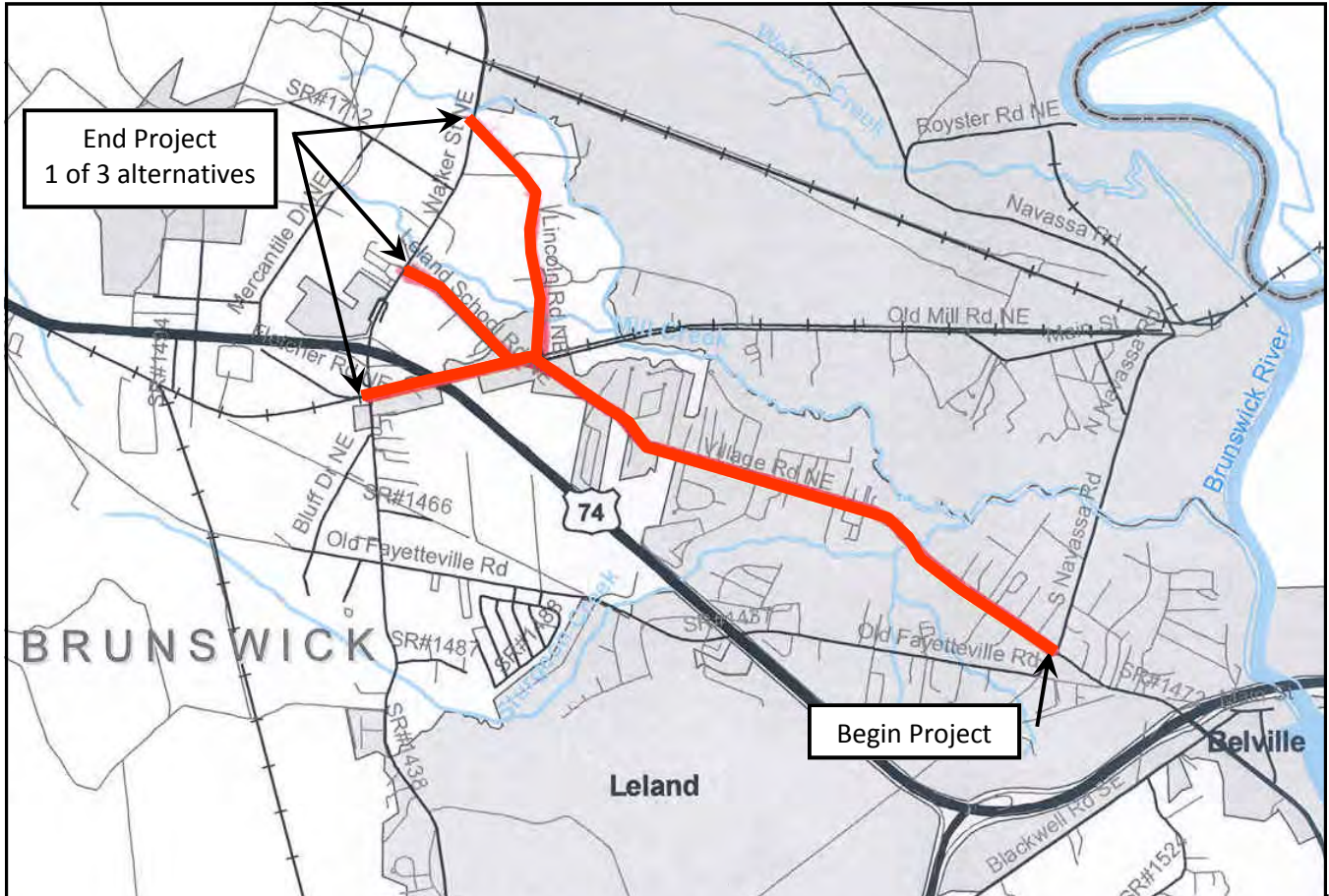
NCDOT conducted the survey of historic architectural resources and prepared this report in accordance with provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR44716); 36 CFR Part 800; 36 CFR Part 60; and Section 106 Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service.

NCDOT conducted this survey in order to accomplish the following objectives:

- to determine the APE of this undertaking, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist;
- to identify all significant architectural resources within the APE; and
- to evaluate these resources according to the National Register of Historic Places criteria.

In June and September 2008, NCDOT architectural historians conducted an intensive field survey covering one hundred percent of the project APE by car and on foot with the goal of identifying all historic architectural resources located within the APE. All buildings and structures were visually inspected from the existing right-of-way. Every property appearing to be fifty years of age or older, as well as any properties appearing to have exceptional architectural significance, regardless of age, were photographed and documented. The APE boundary and identified historic properties for TIP No. R-4063 are delineated on *Figure 2: Map of the APE (Sheets 1–6)*.

Background research and National Register evaluation of the properties in the project area included the following materials: architectural survey maps and files located at HPO in Raleigh; deeds and plats housed at the Brunswick County Government Complex in Bolivia; and primary and secondary source materials at the Leland Branch of the Brunswick County Public Library, the North Carolina State Library in Raleigh, and the Louis Round Wilson Library at the University of North Carolina in Chapel Hill.



HISTORIC ARCHITECTURE

Sheet Title

FIGURE 1: PROJECT AREA MAP

TIP No. R-4063
 Project WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND
 County BRUNSWICK

Drawn By: cpf
 Scale: NTS
 Issue Date: 16 October 2008



Summary of Findings

The June 2008 field survey identified eighty (80) historic properties within the APE. NCDOT and HPO conducted a photo review of all eighty properties on 21 July 2008. At that meeting, NCDOT and HPO agreed that seventy-seven (77) properties were not eligible for National Register listing due to lack of architectural integrity and that three (3) properties warranted further investigation. The location of all surveyed properties are located on *Figure 2: Map of the APE (Sheets 1-6)*.

Historic Architectural Resources Located in the APE and Discussed in the Report:

*Properties Evaluated In This Report and Recommended **Eligible** for Listing in the National Register of Historic Places:*

None

*Properties Evaluated In This Report and Recommended **Not Eligible** for Listing in the National Register of Historic Places:*

Property 13: Woodburn Presbyterian Church

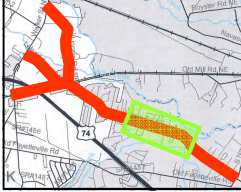

Property 51: Gainey-Sue House

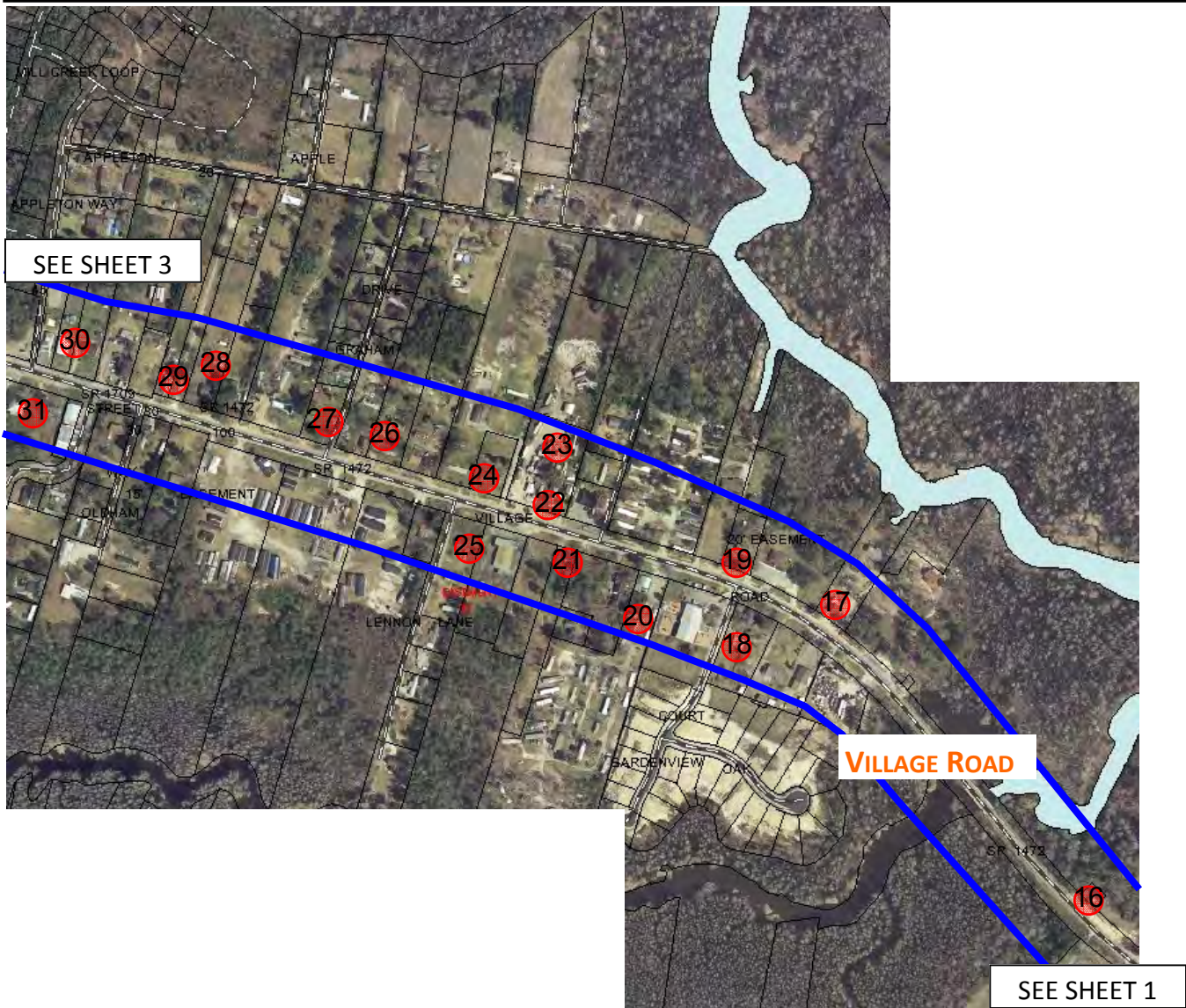
Property 52: Joseph Gay House






Properties Determined Not Eligible for Listing in the National Register through HPO Concurrence:

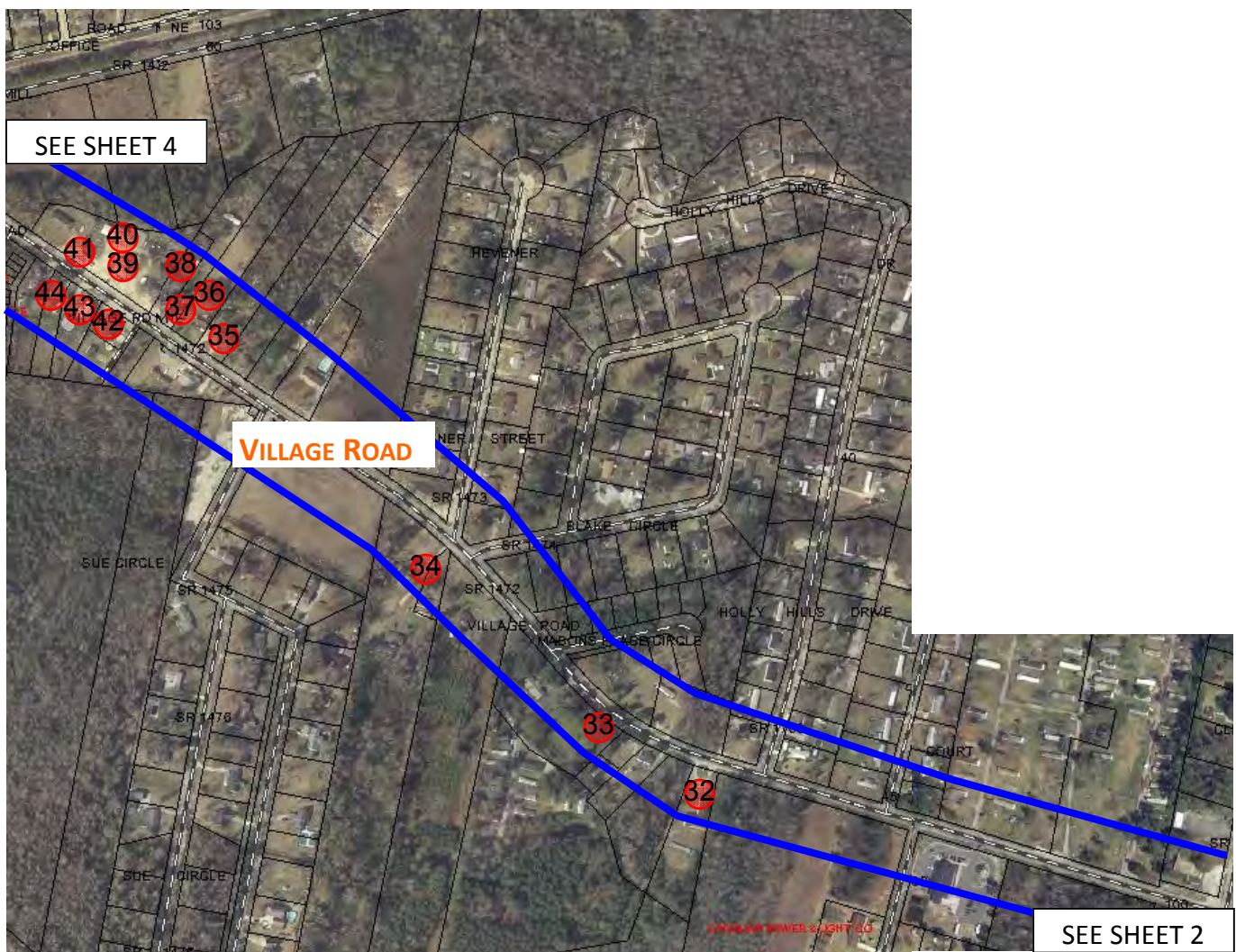
Properties listed in Appendix II


 <p>HISTORIC ARCHITECTURE</p>	TIP No. R-4063
	Project WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND
	County BRUNSWICK

<p>Sheet Title</p> <p>FIGURE 2: MAP OF THE APE SHEET 2 OF 6</p>		<p>— APE LIMITS</p> <p>① SURVEYED PROPERTY</p>	
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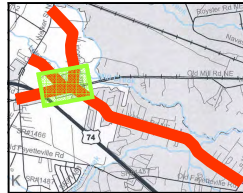
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<p>Sheet Title</p> <p>FIGURE 2: MAP OF THE APE SHEET 3 OF 6</p>		<p> APE LIMITS</p> <p> SURVEYED PROPERTY</p>	



 <p>HISTORIC ARCHITECTURE</p>	<p>TIP No. R-4063</p>
	<p>Project WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND</p>
	<p>County BRUNSWICK</p>

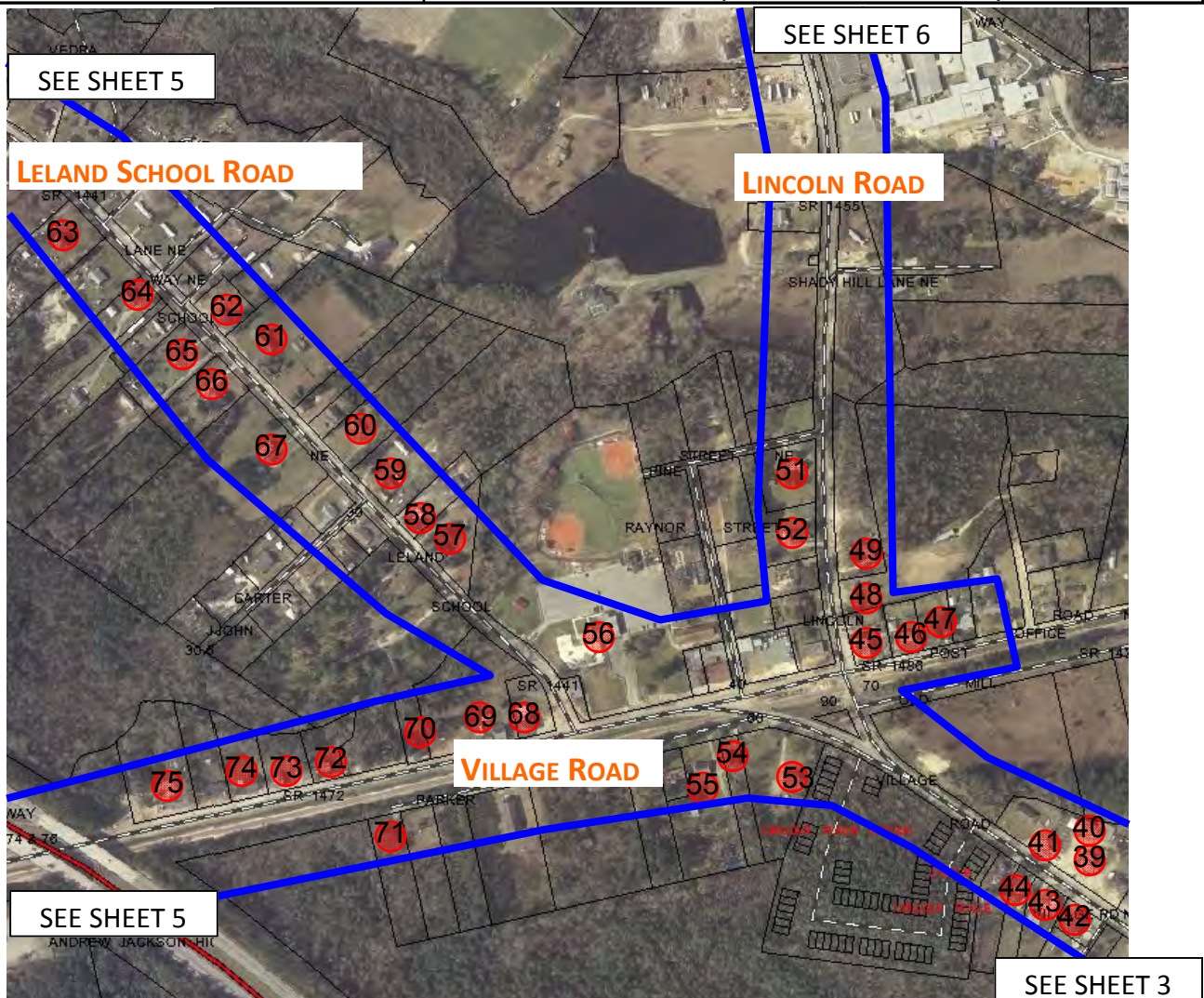
Sheet Title




FIGURE 2: MAP OF THE APE
SHEET 4 OF 6

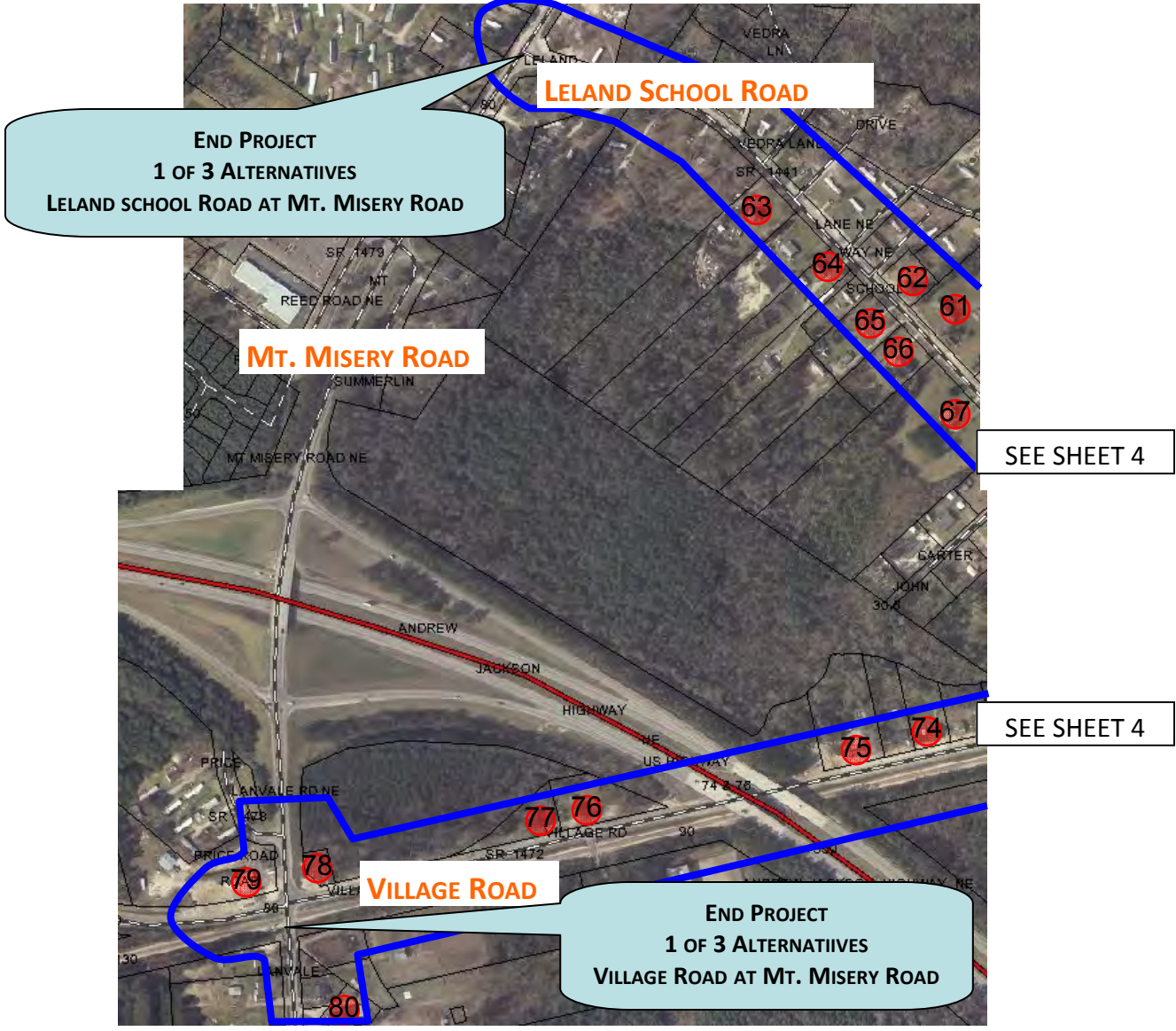



— APE LIMITS

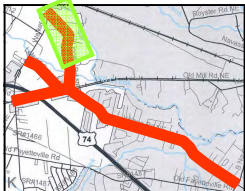



① SURVEYED PROPERTY



 <p>HISTORIC ARCHITECTURE</p>	<p>TIP No. R-4063</p>		
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	<p>County BRUNSWICK</p>		
<p>Sheet Title</p> <p>FIGURE 2: MAP OF THE APE</p> <p><i>SHEET 5 OF 6</i></p>		<p>— APE LIMITS</p> <p>① SURVEYED PROPERTY</p>	



 <p>HISTORIC ARCHITECTURE</p>	<p>TIP No. R-4063</p>
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	<p>County BRUNSWICK</p>

<p>Sheet Title</p> <p>FIGURE 2: MAP OF THE APE SHEET 6 OF 6</p>		<p> APE LIMITS</p> <p> SURVEYED PROPERTY</p>	
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Historic and Architectural Overview of Brunswick County

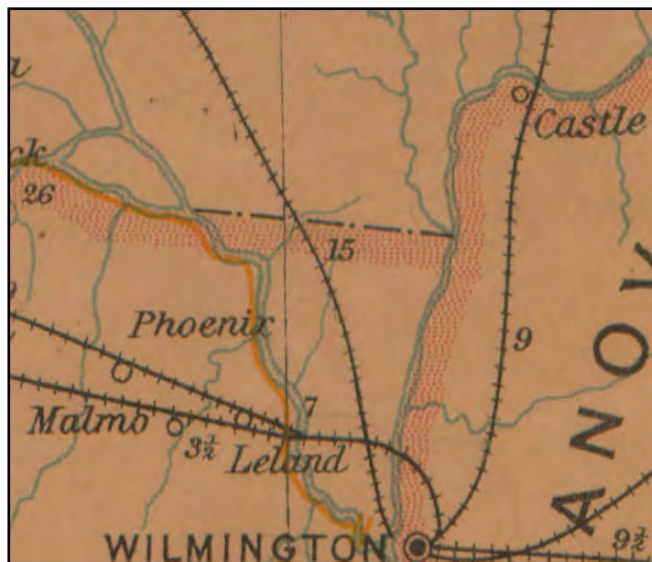
Brunswick County, the southernmost county in the state, is generally level and sandy with large areas of swamp. Development of the county has historically been closely tied to the water. The first white settlers situated themselves on the most desirable land, that which was easily accessible by the Cape Fear River. Three prominent men from South Carolina received the earliest known North Carolina land grants in June 1725, the same year that Brunswick Town was established as a colonial port. Wealthy men from the Albemarle region of North Carolina also ranked among the select individuals who received land in Brunswick County to increase their economic status.

Vast pine forests found in the Cape Fear Region provided the backbone of the early county economy in the form of naval stores. Pitch, tar, and turpentine could be produced most efficiently only on large tracts of land with slave labor, setting the stage for the development of large plantations in the Lower Cape Fear that could rival those of Virginia and South Carolina.

Although Brunswick Town was the first established settlement on the Cape Fear, Wilmington, located about fifteen miles upstream, was founded only a few years later. Wilmington flourished and became the prominent port city at the mouth of the Cape Fear by the late colonial period. Meanwhile Brunswick Town lay deserted and in ruins by 1830.

The large number of self-sustaining plantations contributed to the lack of established towns in Brunswick County well into the mid-1800s. Furthermore, because the county was developed around water access, overland travel was slow to develop. Like much of the state, early Brunswick County roads were treacherous and poorly maintained. The Wilmington-Georgetown Road was one of the few overland routes to develop in the county prior to the Civil War; this road traversed the route that is roughly present-day US 17 and linked the seaports of Wilmington and Georgetown, South Carolina (Lee 28-30).

The Town of Leland started out as a small crossroads community, developing around the point at which modern-day Village Road crosses the Atlantic Coast Line rail line (within the project APE). The area just south was once Woodburn Plantation prior to about 1820. Settlement in the area had reached a point that by 1897 area residents petitioned the United State government for a local post office branch. The name Leland was chosen from a list of three names provided by local resident Joseph Gay. The Leland post office officially opened in a corner of Gay's General Store on February 10, 1898, with Joseph Gay presiding as the first postmaster (Blake 1). In 1901, the Leland Post Office was on the mail route



A portion of the US Postal route map of the Carolinas showing post offices with the intermediate distances in operation on the 1st of June 1901. The Wilmington-Fayetteville route is shown in yellow (North Carolina State Archives).

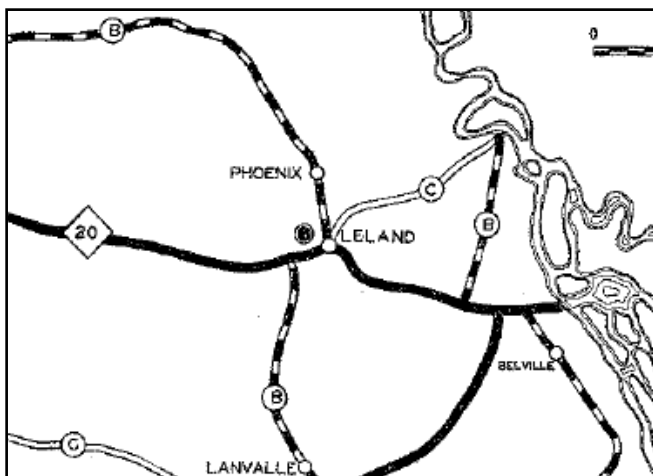
between Fayetteville and Wilmington and received mail twice a week.

At the turn of the twentieth century, Leland was one of the many small, unincorporated Brunswick County communities that served as a minor center of local trade. Overland travel remained difficult due to the primitive network of roads, although a few roads in the vicinity of Leland show up on maps as early as the 1880s. By the early 1920s highway construction as part of the “Good Roads State” movement brought hard surface roads to much of the state; Brunswick County was no exception. Ferry boats continued to shuttle people and goods across both the Brunswick and Cape Fear Rivers until 1929 when the first of several bridges spanned the Cape Fear to connect Wilmington with Brunswick County to the west. One of the new asphalt roads ran three and a half miles from the Brunswick River Causeway to Leland and continued on to the Columbus County line with a concrete surface. Completed in 1923, the state named the route NC 20, later US 74/76. A portion of this road is modern day Village Road that is within the APE (Lee 200).



1910 Map of Brunswick County showing Leland and Village Road (Smith, North Carolina State Archives).

One of the new asphalt roads ran three and a half miles from the Brunswick River Causeway to Leland and continued on to the Columbus County line with a concrete surface. Completed in 1923, the state named the route NC 20, later US 74/76. A portion of this road is modern day Village Road that is within the APE (Lee 200).



1930 Brunswick County Highway Map showing Village Road signed as NC 20. The location of the public school in Leland is shown on the map (NCDOT). Note that the map does not show a road extending east over the marsh towards Wilmington.



1936 Brunswick County Highway Map updated to show NC 17 as well as the bridge connecting Brunswick County to Wilmington (NCDOT).

At the beginning of World War II, Brunswick County was essentially still a rural county. With few exceptions, past county industries had been confined to forest products, fisheries, and a small number of grist mills, rice mills, and cotton gins (Lee 227). The Town of Leland officially incorporated in 1989, almost one hundred years after the first Leland post office began receiving mail.

Today the Town of Leland is the largest municipality in Brunswick County. Bounded by the Brunswick River to the east and Sturgeon Creek to the South, Village Road continues to serve as a major thoroughfare through the town. Modern residential development within the project area indicates the growth of nearby Wilmington as well as the recent trend for Brunswick County as a tourist destination. At the northern end of the project area, modest homes and the undeveloped floodplains of Mill and Sturgeon Creeks call to mind the Brunswick County of days past.

Properties Recommended Not Eligible for Listing in the National Register of Historic Places

Property 13: Woodburn Presbyterian Church

509 Village Road

Brunswick County PIN: 2197 0889 9733

Identification: Woodburn Presbyterian Church is identified as Property 13 on *Figure 2 Map of the APE Map (Sheet 1 of 6)* on page 5 of this report.

Location and Setting: Woodburn Presbyterian Church is located on the west side of Village Road south of Sturgeon Creek. The First Baptist Church of Leland, a large nonhistoric church complex, bounds this property to the north. Properties to the east and south are comprised of a mix of modest historic and nonhistoric houses. Further south, Village Road becomes heavily commercial while north of Sturgeon Creek, development along Village Road is predominantly rural residential in nature.

Description: Woodburn Presbyterian Church is a one-story red brick veneer front-gable church with an asphalt shingle roof built in 1955. The east facade features a central entrance flanked by windows on either side. The front-gable entrance projects slightly outward and contains a series of yellow brick archivolts surrounding the main entrance. A stained glass fanlight tops the double-leaf door at this entrance. The two outer bays contain narrow round-arched, stained glass windows accented by sills, keystones, and springers of contrasting concrete. A yellow brick inlay in the shape of a cross is centered on the facade below the steeple. The base of the steeple contains an opening that mostly likely housed a bell at some point. (A bell is currently located in the church yard to the right of the main entrance, mounted on a grouping of three pressure-treated crosses.) The north and south side elevations house four bays of round arch windows that have the same decorative use of concrete as the facade windows. The easternmost window on each elevation is shorter in height than the other three and contains clear rather than stained glass.

Originally rectangular in form, the current church is a modified cross plan with small wings projecting out at the rear of the sanctuary. Each wing contains a side-gable roof and a single door covered by a vinyl-sided hood. An office wing extends from the west rear of the sanctuary. Modern six-over-six vinyl windows pierce the sides of this wing.

The fellowship hall is located behind the church with access between the two provided beneath a covered awning. Contemporary with the 1955 church but remodeled in 2001, the hall features the same red brick veneer as the church, a side-gable asphalt shingle roof, and metal industrial sash windows.



View of Woodburn Presbyterian Church from
Village Road



North side elevation showing side and rear office wings



Main entrance



Cornerstone



Rear elevation of the Fellowship Hall

Integrity: Woodburn Presbyterian Church retains integrity of location as the church is on the original construction site. Integrity of setting has been compromised by the increased development on all sides as well as along Village Road. The area no longer retains its rural nature. The church building exterior remains relatively unchanged since its 1955 construction so integrity of design, materials, workmanship, feeling, and association remain

Developmental History: Woodburn Presbyterian Church was first organized in the 1920s. In 1922, the First Presbyterian Church of Wilmington started a Sunday school program for local residents. The program proved so successful that by the next year, an effort was underway to build a permanent church building for Presbyterians in Leland (<http://www.woodburnpcusa.org>). On February 6, 1923, Trustees of the First Presbyterian Church of Wilmington purchased a one-acre lot from Charles O. and Addie M. Russ situated on the west side of Highway 20, present-day Village Road (Deed Book 37: 480-481). This lot was a small portion of Farm No. 41, a 33.75-acre tract that Charles Russ purchased from the Carolina Real Estate and Trust Company. Between 1918 and 1926, that company divided the land that was once Woodburn Plantation into a series of farms that were then parceled out. By 1926, when the company sold the remaining land to Hugh MacRae of Wilmington, twenty-eight farms had been purchased. Farm No. 41 owned by Charles Russ was the largest tract sold, with most farms averaging ten acres (Deed Book 46: 123-124).

The first sanctuary, a small rectangular church, was constructed and dedicated in 1924. In November of that same year, the Wilmington trustees purchased an additional parcel of land from Charles Russ that adjoined the first church tract (Deed Book 42: 177-178). On December 10, 1946, the First Presbyterian Church of Wilmington Trustees conveyed the two parcels of land to the Trustees of Woodburn Presbyterian Church with the stipulation that if the property ever ceased being used as a church, the property would revert to the Wilmington Trustees (Deed Book 89: 93). Woodburn Presbyterian Church was released from this stipulation in February 1955 (Deed Book 122: 70).

The original church building was expanded twice – first in 1941, then again in 1949. In 1954, a major church expansion began. According to a church elder, the original church sanctuary was incorporated into the current building rather than demolished. However, given that the building was enlarged and completely remodeled inside and out, what stands today is essentially a 1955 structure. The 1955 rebuilding campaign enlarged the sanctuary, completely remodeled the interior, and added a foyer onto the front. The brick veneer and stained glass windows visible today were also added at that time. Additionally, the fellowship hall was constructed during this 1955 expansion; the interior of the hall was remodeled in 2001 (Elder interview 2009).

National Register Evaluation: Woodburn Presbyterian Church was evaluated for listing in the National Register of Historic Places using the National Register Criteria for Evaluation as outlined in 36 CFR §60.4. For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Woodburn Presbyterian Church is recommended **Not Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria Assessment: Woodburn Presbyterian Church is **not eligible** for the National Register under Criterion A (Event). *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the*

property's specific association must be important as well. There are no known associations with events that have made a significant contribution to the broad patterns of our history. There are no documented, specific events of outstanding significance associated with the history of Woodburn Presbyterian Church.

Woodburn Presbyterian Church is **not eligible** for the National Register under Criterion B (Person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of additional research on the project area in general nor on this specific property. The property does not illustrate the activities of any particular person notable in national, state, or local contexts.

Woodburn Presbyterian Church is recommended **not eligible** for National Register listing under Criterion C (Design/Construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* This criterion applies to properties significant for their physical design or construction. To be eligible, the property must clearly illustrate through "distinctive characteristics" the pattern or features common to a particular class of resources or the individuality of features that occurs within a particular architectural style. Additionally, if the property represents a variation, evolution, or transition of construction types, it must be demonstrated that this variation was an important phase of the architectural development of the area or community. More importantly, a property is not eligible simply because it has been identified as the only such property ever fabricated (Andrus, 18).

Woodburn Presbyterian Church is **not eligible** under Criterion C as an outstanding example of local ecclesiastical architecture. The existing church building replaced the smaller, original church in 1955. The presence of archivolts surrounding the main entrance accounts for an unusual entrance feature, but this, in and of itself does not warrant National Register eligibility. As this entrance variation does not readily appear elsewhere in the county, it is not part of an important architectural trend in Brunswick County ecclesiastical architecture. Looking past this designed entrance feature, the church is a simple brick veneer structure with a steeple. This is a common building type of which there are numerous examples found throughout the county. For this reason, Woodburn Presbyterian Church is recommended not eligible under Criterion C for architecture.

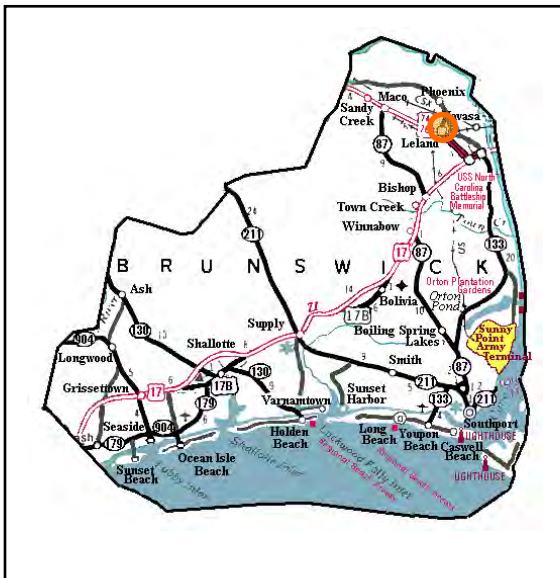
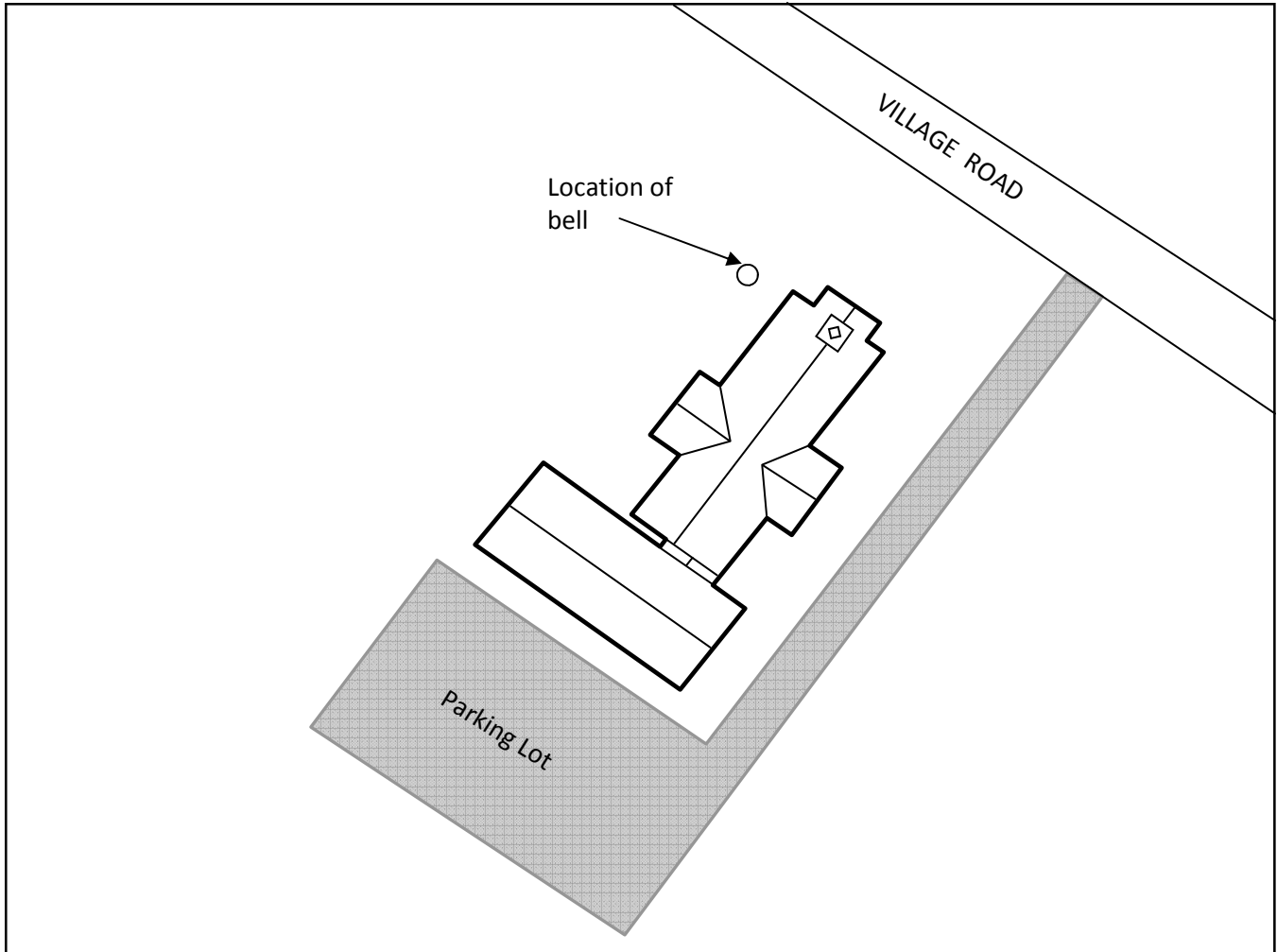
Woodburn Presbyterian Church is **not eligible** for the National Register under Criterion D (Potential to Yield Information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered important.* This property does not appear to have the potential to be the principal source of important information. The type and method of construction of the property are not unique or unusual and the property represents a well-documented type of architecture. Therefore, the



property is not recommended eligible under Criterion D.

Woodburn Presbyterian Church was also evaluated under Criterion Consideration A as a religious property deriving its primary significance from architectural or artistic distinction or historical importance.

National Register Boundary: Not applicable.

National Register Boundary Justification and Description: Not applicable.



Sheet Title		FIGURE 3: WOODBURN PRESBYTERIAN CHURCH SITE PLAN
TIP No.		R-4063
Project		WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND
County		BRUNSWICK
	Drawn By:	cpf
	Scale:	NTS
	Issue Date:	9 July 2009
		

Property 51: Gainey-Sue House

1547 Lincoln Road

Brunswick County PIN: 2188 1286 7366

Identification: The Gainey-Sue House is identified as Property 51 on *Figure 2: Map of the APE* (Sheet 4 of 6) on page 8 of this report.

Location and Setting: The Gainey-Sue House is situated 0.1 mile north of the intersection of Lincoln and Village Roads and the CSX rail tracks. Located on the west side of Lincoln Road, the property borders the Joseph Gay House (Property 52, also evaluated in this report) to the south. Lincoln Elementary School stands 0.25 miles north of the property across Banton Branch of Mill Creek. The intersection of Village Road and Lincoln Road is populated with houses that date from the 1920s – 1960s.



Looking south towards down Lincoln Road towards Village Road from the Gainey-Sue House property.

The dwelling sits on a slight rise facing Lincoln Road. Foundation plantings surround the house. Mature trees are located in the front, side, and rear yards. Pine Street bounds the property along the north side and provides access to the gravel drive.

Description: The Gainey-Sue House is a one-story side-gable cottage with a partial-width front-gable porch projecting from the center of the facade. The house is clad with board-and-batten siding and features a 5V-crimp metal roof with overhanging eaves. Corrugated metal sheets obscure the foundation from view. All windows are replacement vinyl windows with modern frames. The projecting rear wing is not original to the house. A shed-roof porch supported by simple wood posts stretches the length of the rear wing on south side. No chimneys were visible.

The front porch has been enclosed with board-and-batten siding and screened panels. The board-and-batten in the gable end has narrower battens than what is found on the house. A series of concrete steps leads up the porch. Decorative wooden bargeboard runs along the eaves and gable ends of the original dwelling but does not extend to the rear wing.

Integrity: The Gainey-Sue House only retains integrity of location and setting. Design, materials, and workmanship have been lost due to the substantial changes to facade and porch and also the replacement vinyl windows. As a result of these changes, the house no longer clearly conveys the time in which it was built and thus does not retain integrity of feeling and association.

Developmental History: Little is known about the Gainey-Sue House. It was most likely constructed in the last quarter of the nineteenth century. The house sits on land that Joseph Gay purchased in 1871. Morris Gainey owned the house by 1928, probably purchasing it between 1900 and 1910. The 1900 Federal Census lists Gainey as a newlywed day laborer renting a house (Sup. Dist. 3, Enum. Dist. 19, sheet 2). By 1910, the Federal



East facade



East front and north side elevations



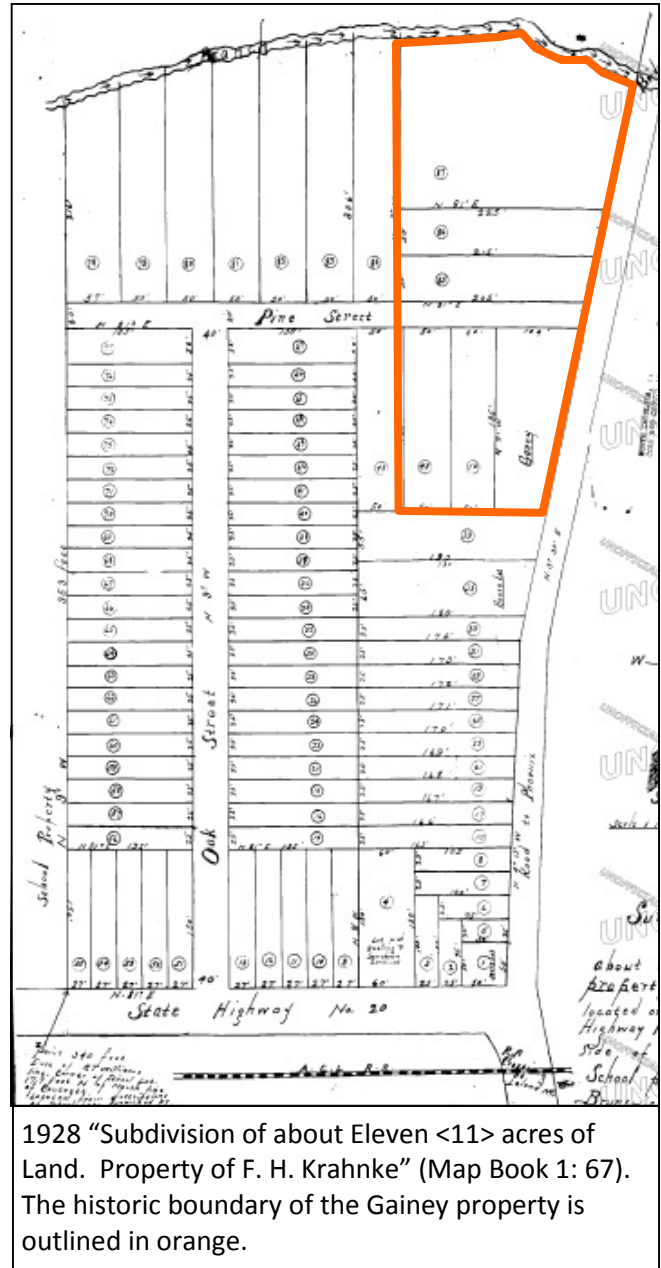
2002 Brunswick County Tax photo showing the south elevation and different foundation plantings

Census recorded Gainey as a farmer who owned his own farm (Sup Dist 6, Enum. Dist. 23, sheet 2B. In October 1928, F. H. Krahnke, who owned eleven acres of land surrounding the Gainey house, subdivided this land. The Gainey-Sue House lot (spelled Ganey) is depicted on the plat (Map Book 1: 64). Gainey purchased five adjoining lots from Krahnke in December of that same year (Book 50: 438). This increased the Gainey lot from four-tenths of an acre to 2.4 acres.

Alberta Gainey, one of six Gainey children, married Samuel A. Sue and in 1931 they purchased the house from her father (Book 53: 350). Samuel and Alberta took out a mortgage of \$500 and interest, to be paid off in full on February 1, 1937. The sale did not include lot number 87, the lot that borders the creek, that was purchased in 1928. This decreased the property to its present size of 1.5 acres. According to the current owner of the Joseph Gay House (located next door to this property), the house remains in the Sue family and is currently rented out. It is evident that additions and changes have been made to the dwelling over time, however, additional research did not yield information as to when these changes took place. It appears likely that most, if not all, changes have occurred under Sue ownership.

National Register Evaluation: The Gainey-Sue House was evaluated for listing in the National Register of Historic Places using the National Register Criteria for Evaluation as outlined in 36 CFR §60.4. For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Gainey-Sue House is recommended **Not Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria Assessment: The Gainey-Sue House is **not eligible** for the National Register under Criterion A (Event). *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.* There are no known associations with events that have made a significant contribution to the broad patterns of our history. There are no documented, specific events of



outstanding significance associated with the history of the Gainey-Sue House.

The Gainey-Sue House is **not eligible** for the National Register under Criterion B (Person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of additional research on the project area in general nor on this specific property. The property does not illustrate the activities of any particular person notable in national, state, or local contexts.

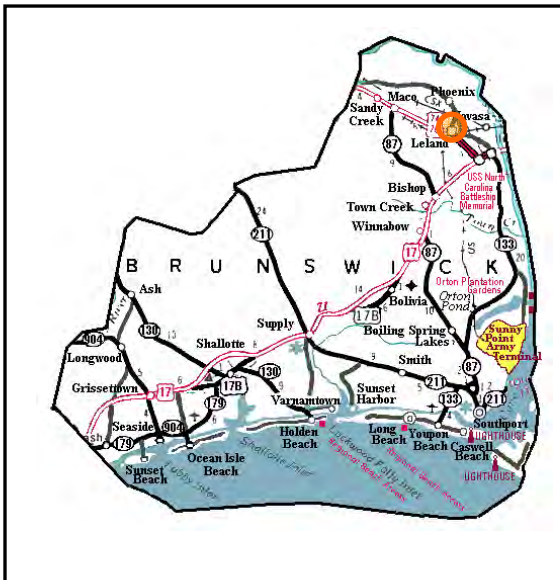
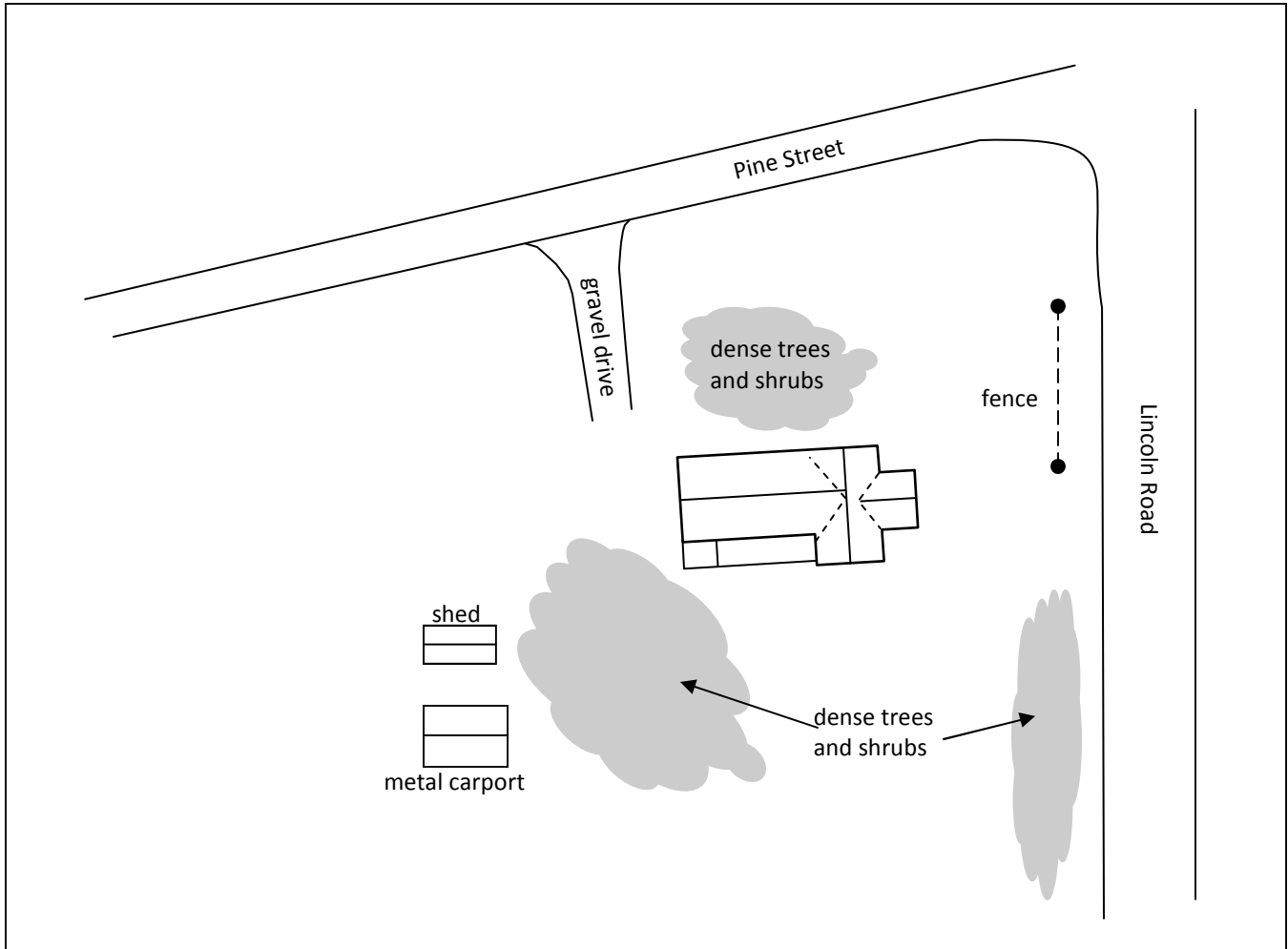
The Gainey-Sue House is recommended **not eligible** for National Register listing under Criterion C (Design/Construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* This criterion applies to properties significant for their physical design or construction. To be eligible, the property must clearly illustrate through "distinctive characteristics" the pattern or features common to a particular class of resources or the individuality of features that occurs within a particular architectural style. Additionally, if the property represents a variation, evolution, or transition of construction types, it must be demonstrated that this variation was an important phase of the architectural development of the area or community. More importantly, a property is not eligible simply because it has been identified as the only such property ever fabricated (Andrus, 18).



The Gainey-Sue House is **not eligible** under Criterion C as it no longer retains integrity. Although it features decorative bargeboard, this alone does not make it eligible under Criterion C for architecture. The house is not representative of a residential building trend in the area nor was it one of the several commercial buildings serving the crossroads community of Leland. Because this property is not significant in its physical design and construction and because it lacks a sufficient amount of integrity for National Register listing, the Gainey-Sue House is recommended not eligible under Criterion C for architecture.

The Gainey-Sue House is **not eligible** for the National Register under Criterion D (Potential to Yield Information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered important.* This property does not appear to have the potential to be the principal source of important information. The type and method of construction of the property are not unique or unusual and the property represents a well-documented type of architecture. Therefore, the property is not recommended eligible under Criterion D.

National Register Boundary: Not applicable.

National Register Boundary Justification and Description: Not applicable.



Sheet Title FIGURE 4: GAINEY-SUE HOUSE SITE PLAN	
TIP No.	R-4063
Project	WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND
County	BRUNSWICK
	Drawn By: cpf
	Scale: NTS
	Issue Date: 17 July 2009
	

Property 52: Joseph Gay House

1531 Lincoln Road

Brunswick County PIN: 2188 1286 7127

Identification: The Joseph Gay House is identified as Property 13 on *Figure 2: Map of the APE* (Sheet 4 of 6) on page 8 of this report.

Location and Setting: The Joseph Gay House is located on the west side of Lincoln Road one tenth of a mile north of the intersection with Village Road. Lincoln Elementary School stands 0.25 miles north of the property on the north side of Banton Branch of Mill Creek. Village Road and the CSX Railroad rail line are just south of the property. The Gainey-Sue House, Property 51 also discussed in this report, borders the north side of this property. The intersection of Village Road and Lincoln Road is populated with houses that date from the 1920s – 1960s.

The dwelling sits on a slight rise above Lincoln Road, with the house oriented perpendicular to the road. Small foundation plantings shield the front of the house. Matures trees are located in the front and rear yards. Tall hedgerows line the driveway close to Lincoln Road. A longer hedgerow is located along the east side of the house, screening the property from Lincoln Road. Additional hedges are found elsewhere on the property.

Description: The Joseph Gay House is a one-and-one-half story side-gable cottage with a partial-width front-gable porch. The three-bay facade contains a single-leaf nonhistoric front door flanked by a single vinyl replacement window on either side. Two small pitch-roof dormer windows pierce the composition shingle roof. The house rests on a brick pier foundation with concrete block infill. Permacoat covered asbestos shingles clad the dwelling. The front porch consists of a poured concrete slab resting on a solid concrete block foundation. Two square concrete block porch piers that have been covered in a skim coat each support a single four-by-four post that carries the weight of the porch roof. The roofs of both the house and the porch feature projecting eaves and decorative scroll-sawn cornice trim. A small, shed-roof bathroom addition extends from the center of the west elevation. One bay window projects out at the southeast corner. The kitchen ell extends from the rear northwest corner of the main house. A shed-roofed enclosed porch fills in the northeast rear corner of the house. Off the rear of the house, a modern wood deck stretches across the dwelling. Several modern sheds, a modern metal garage building, and an in-ground swimming pool are located in the back and side yards.



View south towards Village Road from property



View of the Joseph Gay House from Lincoln Road



south facade



south and west elevations



2002 Brunswick County Tax Office photo showing east elevation with bay window, enclosed rear porch, and trimmed hedgerows

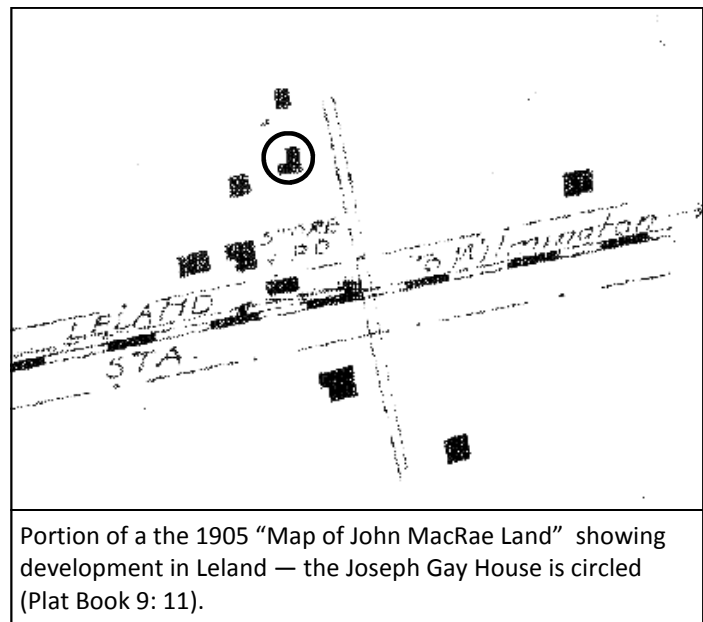
Interior access to the house was not obtained but a telephone conversation with the current owner, Angela Ray, revealed the following. The house originally had two chimneys in the main block, with fireplace openings in each of the four main rooms on the first floor. Original wood floors and mantels remain in the house; the rest of the interior has been updated for modern living. The main living area consists of a living room, sitting room, and two bedrooms, with one bathroom on the west side of the house and a bathroom and laundry room in the enclosed porch on the northeast corner. The kitchen ell originally had a wood burning cook stove, of which the brick chimney stack is still visible on the exterior. Two additional bedrooms are located upstairs.

Integrity: The Joseph Gay House retains integrity of location as the house is at its original location. Setting has been slightly compromised by the post-1950s development that exists between this property and Village Road. Integrity of design, materials, and workmanship no longer exists due to the removal of the chimneys above the roofline, replacement windows and front door, the addition of the bay window, and the altered front porch. As a result of these changes, the house no longer clearly conveys the time in which it was built and thus does not retain integrity of feeling and association.

Developmental Context: According to the current property owner, the Joseph Gay House was constructed in 1874. The Wilmington, Charlotte, and Rutherford Railroad (later the Atlantic Coast Line Railroad) laid tracks along Village Road in the area that would become Leland in the 1860s. Joseph Gay (born 1826) purchased 140 acres in December 1871 on the north side of “the point where the Village Road crosses the Wilmington, Charlotte, and Rutherford Railroad” (Deed Book W: 498). It is believed that Gay built his house shortly thereafter, as by 1874 he was paying taxes on it (Angela Ray, telephone interview, 9 October 2008). In the Brunswick County 1880 census, a 16-year-old Joseph W. Gay (born 1865) was listed as a boarder along with his mother in the Gay household (Supervisor Dist. X, Enumeration Dist. X, Sheet X-X). The relationship between the two Josephs is unclear, but by 1896, the Branson’s North Carolina Business Directory lists JW Gay as one of seven general merchandise store owners in the Town Creek Township (Vol. VIII, 113).

By 1897, Joseph W. Gay, along with other area residents, petitioned for a local post office. Gay submitted Leland, the name of one of his nephews, along with two others to the US Post Office Department for potential post office names. Joseph Gay became the first post master and the post office opened in a corner of his store in 1898. The store and post office were located along Village Road and the railroad tracks (Blake 1).

In January 1923, Florence Gay (Joseph W.’s wife) sold the property (now twenty-two acres) to F. H. Krahnke (Deed Book 37: 486). Krahnke purchased the property for \$4500. Both parties are listed as residents of New Hanover County. F. Henry Krahnke emigrated from Germany in 1882; by 1906 he owned a tailor shop on Princess Street in Wilmington. It is possible he had set up shop as early as 1896, as Branson’s Business Directory lists



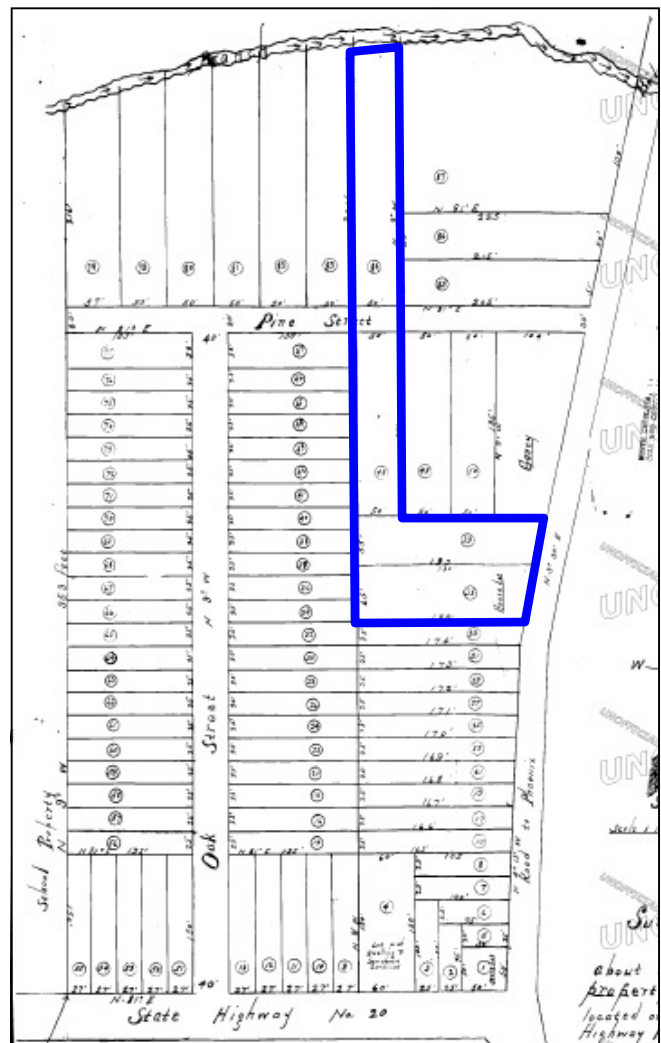
E. H. Krahnke as a tailor in Wilmington. The 1910 New Hanover County Census shows that Krahnke (spelled Krahuke) and his wife Clara had nine children; the two eldest sons worked in their father's shop (1910 New Hanover County Census, Krahuke Household). Whether Krahnke ever lived in Brunswick County is unclear. It is possible he purchased the land as an investment, following the actions of the Hugh MacRae Company, which had purchased large tracts of land nearby.

In 1928, Krahnke subdivided eleven acres of the parcel into eighty-seven lots (Plat Book 1: 67). Lot number thirty-five contained the Joseph Gay House and is labeled "House Lot" on the plat. Despite the subdivision of land, intense development never really occurred. In 2009 only three commercial buildings along Village Road and eight residential dwellings were extant on the Krahnke lands.

In 1944, the children of F. H. Krahnke sold a majority of the lots shown on the 1928 plat of the F. H. Krahnke Subdivision to Dexter Raynor (Book 176: 61-62). The Raynors farmed the land they purchased and lived in the Joseph Gay House. The house remains in the Raynor family today. Angela Ray, the granddaughter of Dextor Raynor, is the third generation of the family to live in the house. In 2006, Angela Ray acquired Lots 31, 33, 35, 39, 48 and 84 from her father, Alton Raynor (Book 2644: 297). It appears that the Raynor family is responsible for the material changes to the house as well as the addition of the free-standing garage and swimming pool. The interior of the house has been remodeled since Mrs. Ray purchased the property in 2006. A smokehouse that once stood on the property was torn down a few years ago. Alton Raynor still owns most of the land his father purchased in 1944. According to his daughter, he lives in a ranch house just south of the Joseph Gay House.

National Register Evaluation: The Joseph Gay House was evaluated for listing in the National Register of Historic Places using the National Register Criteria for Evaluation as outlined in 36 CFR §60.4. For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Joseph Gay House is recommended **Not Eligible** for inclusion in the National Register of Historic Places.

National Register Criteria Assessment: The Joseph Gay House is recommended **not eligible** for the National Register under Criterion A (Event). *To be*



1928 "Subdivision of about Eleven <11> acres of Land. Property of F. H. Krahnke" (Map Book 1: 67). The current legal boundary of the Joseph Gay House is indicated by a blue line.

eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well. There are no known associations with events that have made a significant contribution to the broad patterns of our history. There are no documented, specific events of outstanding significance associated with the history of the Joseph Gay House. The property is recommended not eligible under Criterion A.

The Joseph Gay House is recommended **not eligible** for the National Register under Criterion B (Person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of additional research on the project area in general nor on this specific property. The property does not illustrate the activities of any particular person notable in national, state, or local contexts. Therefore the Joseph Gay House is recommended not eligible for listing in the National Register under Criterion B.

The Joseph Gay House is recommended **not eligible** for National Register listing under Criterion C (Design/Construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* This criterion applies to properties significant for their physical design or construction. To be eligible, the property must clearly illustrate through "distinctive characteristics" the pattern or features common to a particular class of resources or the individuality of features that occurs within a particular architectural style. Additionally, if the property represents a variation, evolution, or transition of construction types, it must be demonstrated that this variation was an important phase of the architectural development of the area or community. More importantly, a property is not eligible simply because it has been identified as the only such property ever fabricated (Andrus, 18).

The Joseph Gay House is recommended **not eligible** under Criterion C as an outstanding example of local residential architecture. Although the house is one of the oldest extant houses in the area, material changes have compromised integrity. The house no longer retains integrity in the areas of design, materials, or workmanship. The house has been compromised by the projecting bathroom addition on the west side, the bay window on the east elevation, an altered front porch, as well as nonhistoric windows and shutters. The house predates the subdivision of the surrounding land by F. H. Krahnke, which never created a cohesive residential development, and thus does not represent the beginning of a building trend in Leland. While the house does contain some distinctive detailing, notably the dormer windows and decorative bargeboard, these architectural details do not alone qualify the house for National Register listing. As a result of the lack of

integrity and the material changes, the house that stands today fails to convey that of a house that was constructed in 1874. For these reasons, the Joseph Gay House is recommended not eligible under Criterion C for architecture.

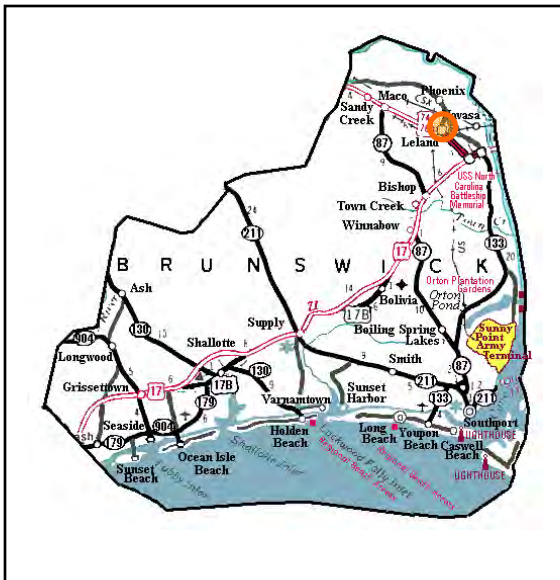
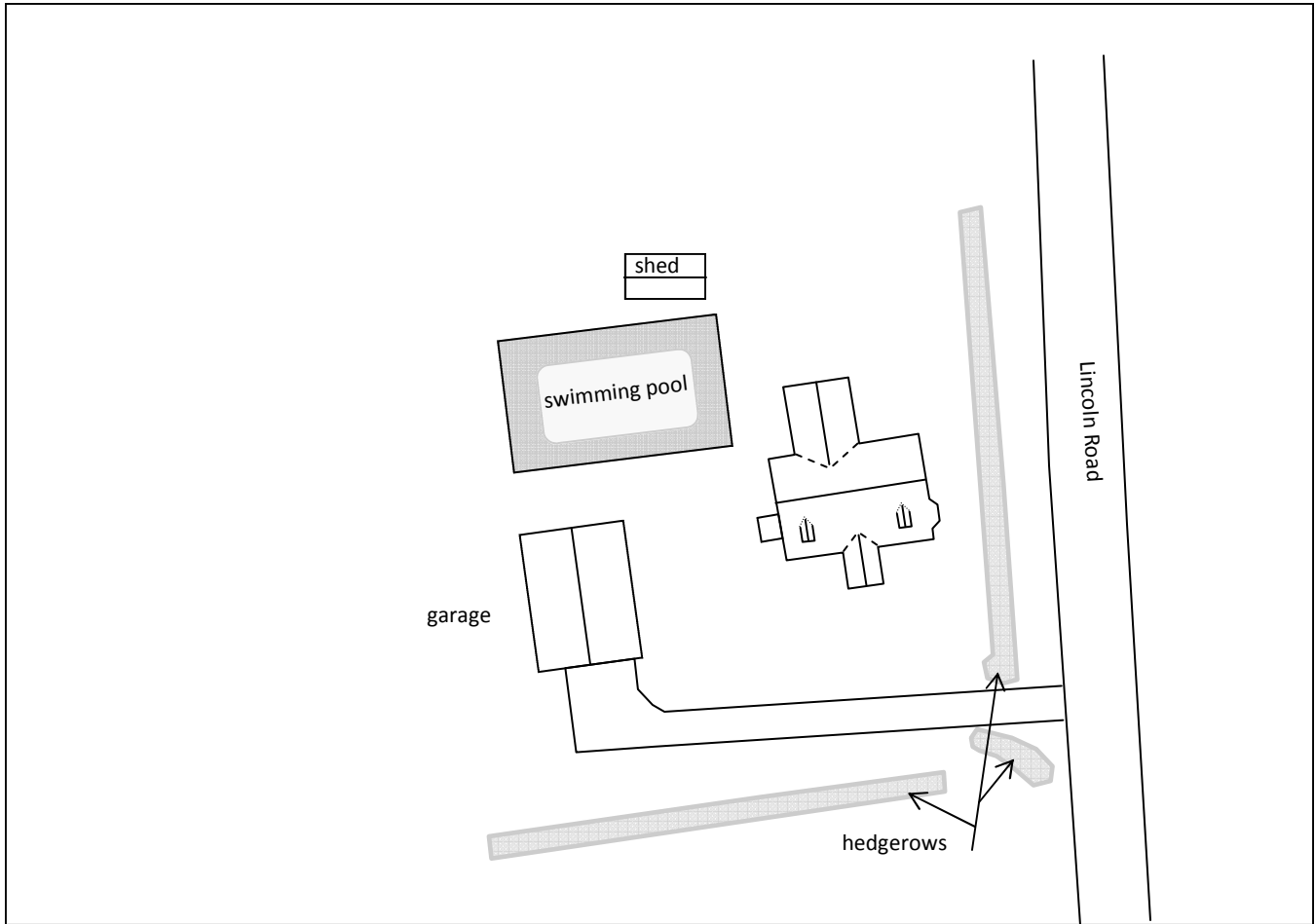
The Joseph Gay House is recommended **not eligible** for the National Register under Criterion D (Potential to Yield Information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered important.* This property does not appear to have the potential to be the principal source of important information. The type and method of construction of the property are not unique or unusual and the property represents a well-documented type of architecture. Therefore, the property is not recommended eligible under Criterion D.



National Register Boundary:

Not Applicable.

National Register Boundary Justification and Description:

Not Applicable.



Sheet Title		FIGURE 5: JOSEPH GAY HOUSE SITE PLAN
TIP No.		R-4063
Project		WIDEN VILLAGE ROAD (SR 1472) TO MULTI-LANES FROM NAVASSA ROAD (SR 1435) TO LANVALE ROAD (SR 1438) IN LELAND
County		BRUNSWICK
	Drawn By:	cpf
	Scale:	NTS
	Issue Date:	17 July 2009
 HISTORIC ARCHITECTURE		

Bibliography:

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- 1880 US Federal Census (Population Schedule), Northwest Township, Brunswick County, NC, ED 23, Sheet 17, Gay household. Digital scan of original records, <http://www.heritagequestonline.com>, accessed June 2009.
- 1900 US Federal Census (Population Schedule), Town Creek Township, Brunswick County, NC, ED 19, Sheet 2, Gainey household. Digital scan of original records, <http://www.heritagequestonline.com>. Accessed July 2009.
- 1910 US Federal Census (Population Schedule), Town Creek Township, Brunswick County, NC, ED 23, Sheet 2B, Gainey household. Digital scan of original records, <http://www.heritagequestonline.com>, accessed July 2009.

1910 US Federal Census (Population Schedule), Wilmington Township, New Hanover County, NC, ED 129, Sheet 8A, Krahuke household. Digital scan of original records, <http://www.heritagequestonline.com>, accessed July 2009.

Woodburn Presbyterian Church website. <http://www.woodburnpcusa.org>. Accessed 1 June 2009.

Woodburn Presbyterian Church Elder. Telephone interview with author. 22 June 2009.

Appendix I: HPO Correspondence

Federal Aid # STP-1472(5)

TIP# R-4063

County: Brunswick

**CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR
THE NATIONAL REGISTER OF HISTORIC PLACES**

Project Description: **Widen Village Road from SR 1435 (Nevassa Rd) to SR 1438 (Lanville Rd) in Leland**

On **21 July 2008** representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (HPO)
- Other

Reviewed the subject project at

- Scoping meeting
- Historic architectural resources photograph review session/consultation
- Other

All parties present agreed

- There are no properties over fifty years old within the project's area of potential effects.
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's area of potential effects.
- There are properties over fifty years old within the project's Area of Potential Effects (APE), but based on the historical information available and the photographs of each property, the properties identified as 1-12; 14-50; 53-80 are considered not eligible for the National Register and no further evaluation of them is necessary.
- There are no National Register-listed or Study Listed properties within the project's area of potential effects.
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- There are no historic properties affected by this project. (Attach any notes or documents as needed)

Signed:

 21 July 2008
Representative, NCDOT Date

FHWA, for the Division Administrator, or other Federal Agency Date

Representative, HPO Date

 7.21.08
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

MORE INFO ON 13, 51, & 52



RECEIVED
Division of Highways

AUG 16 2007

Preconstruction
Project Development and
Environmental Analysis Branch

North Carolina Department of Cultural Resources
State Historic Preservation Office
Peter B. Sandbeck, Administrator

Office of Archives and History
Division of Historical Resources
David Brook, Director

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

August 14, 2007

MEMORANDUM

TO: Gregory Thorpe, Ph.D., Director
Project Development and Environmental Analysis Branch
NCDOT Division of Highways

FROM: Peter Sandbeck *for Peter Sandbeck*

SUBJECT: Start of Study for Leland, Widening of Village Road from Navassa Road (SR 1435) to Lanvale Road (SR 1438), R-4063, Brunswick County, CH 07-1559

Thank you for your letter of July 19, 2007, concerning the above project.

We have conducted a search of our files and are aware of no structures of historical or architectural importance located within the planning area. However, since this area has not been surveyed in over thirty years and there may structures of which we are unaware located within the planning area.

We recommend that a Department of Transportation architectural historian identify and evaluate any structures over fifty years of age within the project area and report the findings to us.

There are no known archaeological sites within the proposed project area. Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project.

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 919/733-4763 ext. 246. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr
Matt Wilkerson

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-4763/733-8653
RESTORATION	515 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6547/716-4801
SURVEY & PLANNING	515 N. Blount Street, Raleigh, NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6545/713-4801

**Appendix II:
Properties Determined Not Eligible for the National Register of Historic Places
Through HPO Concurrence On 21 July 2008**



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



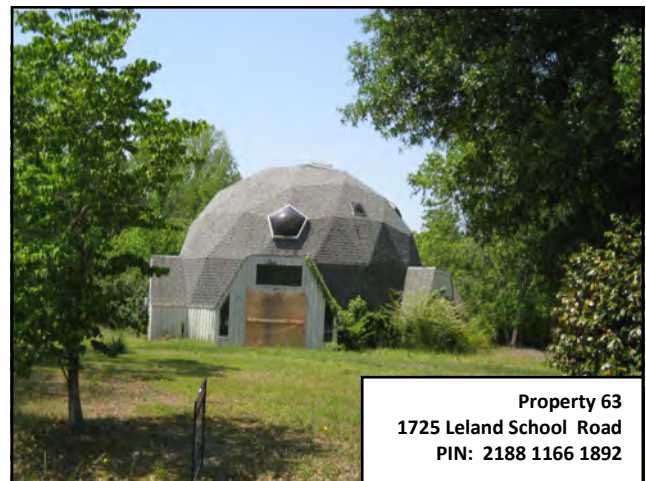
Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence



Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence

