

North Carolina Department of Cultural Resources

State Historic Preservation Office

Peter B. Sandbeck, Administrator

Beverly Eaves Perdue, Governor Linda A. Carlisle, Secretary Jeffrey J. Crow, Deputy Secretary Office of Archives and History Division of Historical Resources David Brook, Director

December 28, 2010

MEMORANDUM

TO:

Mary Pope Furr, Architectural Historian

NCDOT/PDEA/HEU

FROM:

Peter Sandbeck PSEgor Peter Sandbeck

SUBJECT:

Historic Architectural Resources Survey Report, Replace Bridge #16 over ATWW in Surf City,

B-4929, Pender County, ER07-1820

We received the above referenced report, prepared by Courtney Foley, on October 21, 2010 and offer the following comments.

PD 0654

We concur that Pender County Bridge #16, which was determined eligible for listing in the National Register of Historic Places as part of the 1995 statewide bridge survey, is still eligible for listing.

PP 0633

We also concur that the Ward Realty Corporation (Bldg #63) at 116 S Topsail Drive is not yet eligible for listing in the National Register as it is not fifty years old and does not meet Criterion Consideration G. Please note that on page 6 of the report, this property is incorrectly referred to as Property 62. We have changed it to #63 in our copy.

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 patience in awaiting our reply. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579. In all future communication concerning this project, please cite the above referenced tracking number.

Ron Lucas, FHWA cc:

DOT bc:

County



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE GOVERNOR EUGENE A. CONTI, JR. SECRETARY

14 October 2010

CH 07-1820

Mr. Peter Sandbeck Deputy State Historic Preservation Officer North Carolina Department of Historic Resources 4617 Mail Service Center Raleigh, North Carolina 27699-4617

Dear Mr. Sandbeck:

Die 11/2/10

RE: TIP No. B-4929, Replace Bridge No. 16 Over the Intracoastal Waterway on NC 50/210 in Surf City, Pender County

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and a disk containing a PDF version of the Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report recommends that Bridge No. 16, previously determined eligible for National Register listing, remains eligible.

If you have any questions or comments concerning the accompanying information, please feel free to contact Mary Pope Furr at 919.431.1616 or mfurr@ncdot.gov.

Sincerely,

Courtney Foley

Historic Architecture Human Environment Unit

Attachment

Cc(w/attachment):

Ron Lucas, Federal Highway Administration

Michele James, Project Engineer, PDEA

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

REPLACE BRIDGE NO. 16

OVER THE INTRACOASTAL WATERWAY ON NC 50/210
IN SURF CITY,
PENDER COUNTY, NORTH CAROLINA

TIP No. B-4929 WBS No. 40233.1.1 FEDERAL AID PROJECT NO. BRSTP-50(10)

PREPARED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION



HISTORIC ARCHITECTURE

Courtney Foley Architectural Historian

OCTOBER 2010

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

REPLACE BRIDGE NO. 16

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IN SURF CITY,

PENDER COUNTY, NORTH CAROLINA

TIP No. B-4929 WBS No. 40233.1.1 FEDERAL AID PROJECT NO. BRSTP-50(10)



HISTORIC ARCHITECTURE

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

Report Prepared by Courtney Foley

OCTOBER 2010

Courtney Foley	Principal Investigator

Historic Architecture Section

North Carolina Department of Transportation

1 OCTOBER 2010

Date

Mary Pope Furr, Supervisor Historic Architecture Section

North Carolina Department of Transportation

Date

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to replace Pender County Bridge No. 16 over the Intracoastal Waterway on NC 50/210 in Surf City. The purpose and need for this project is because the bridge is structurally deficient and functionally obsolete. See *Figure 1: Project Area Map* on page 5 of this report for the project location within Pender County. This report represents initial historic resource documentation of properties located within the Area of Potential Effects (APE) for TIP No. B-4929.

In response to a request for input from the North Carolina State Historic Preservation Office (HPO), NCDOT architectural historians surveyed the entire Area of Potential Effects (APE), defined as the geographic area of areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The APE for this project is shown on *Figure 2: Map of the APE*. This architectural resources survey report consisted of background research into the historic and architectural development of the area and a field survey of the APE.

The initial field survey of January 2010 identified eighty-two (82) properties constructed prior to 1960. These findings were presented to HPO on 30 March 2010. Bridge No. 16 had been previously determined eligible for listing in the National Register as one of the earliest and most complete examples of a thru truss, centerbearing swing span bridge in the state. HPO requested further information on Property No. 63, the Ward Realty Corporation Building located at 116 South Topsail Drive in Surf City.

This project is federally funded as Federal Aid Project Number BRSTP-50(10) and state funded (WBS Number 40233) and is classified as a Environmental Assessment.

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Introduction

The North Carolina Department of Transportation (NCDOT) proposes to replace Pender County Bridge No. 16 over the Intracoastal Waterway on NC 50/210 in Surf City, Pender County. The purpose and need of this project is because the bridge is structurally deficient and functionally obsolete. Constructed circa 1930, Bridge No. 16 has been determined individually eligible for listing in the National Register of Historic Places as one of the earliest and most complete examples of a Warren thru truss, center-bearing swing span bridge. See *Figure 1: Project Area Map* on page 5 of this report for the project location within Pender County.

NCDOT conducted a survey and compiled 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 an Environmental Assessment (EA). This report is prepared as a technical appendix to the EA 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 the 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: 1) to determine the APE of this undertaking, 2) to identify all significant architectural resources within the APE, and 3) to evaluate these resources according to the National Register of Historic Places criteria. The APE boundary for this project is depicted on *Figure 2: APE Boundary Map*. The location of each surveyed property is shown on *Figure 3: Map of the APE, Sheets 1-7*.

In January 2010, NCDOT architectural historians conducted an intensive field survey covering one hundred percent of the project APE 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. All 82 resources documented during the field survey were presented to HPO at the NCDOT/HPO Consultation Meeting on 30 March 2010. A survey report was requested to evaluate Bridge No. 16 and one additional property.

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 and Pender County deeds and tax records accessed online.



Summary of Findings

The field survey identified 82 historic properties within the APE. NCDOT and HPO conducted a photo review of all eighty-two (82) properties on 19 March 2010. That meeting resulted in the agreement that eighty (80) properties were not eligible for National Register listing due to lack of architectural integrity; Bridge No. 16 had been previously determined eligible for the National Register of Historic and remains eligible; and one (1) property warranted further investigation. The locations of all surveyed properties are keyed to Figure 3: Map of the APE, Sheets 1-7.

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

Properties Previously Determined Eligible for Listing in the National Register of Historic Places:

• Property 23: Pender County Bridge No. 16

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 62: Ward Realty Corporation

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

Properties listed in Appendix II





FIGURE 2: AREA OF POTENTIAL EFFECTS BOUNDARY MAP



TIP No.

B-4929

Project

REPLACE BRIDGE No. 16 OVER THE

INTRACOASTAL WATERWAY ON NC

50/210 IN SURF CITY

County

PENDER

Drawn By: cpf

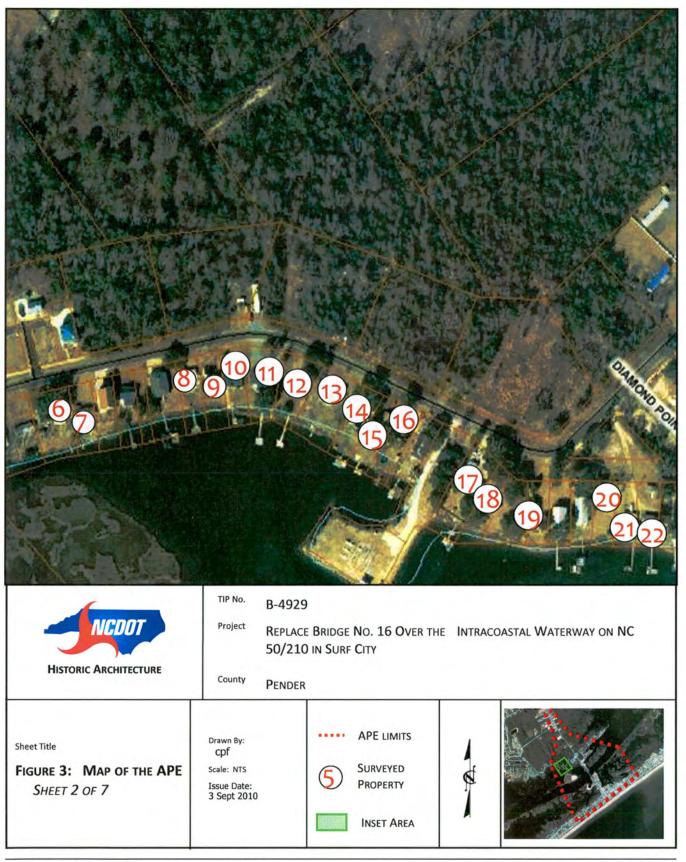
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Issue Date: 30 August 2010

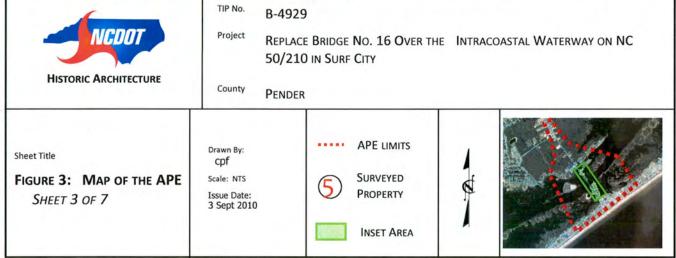


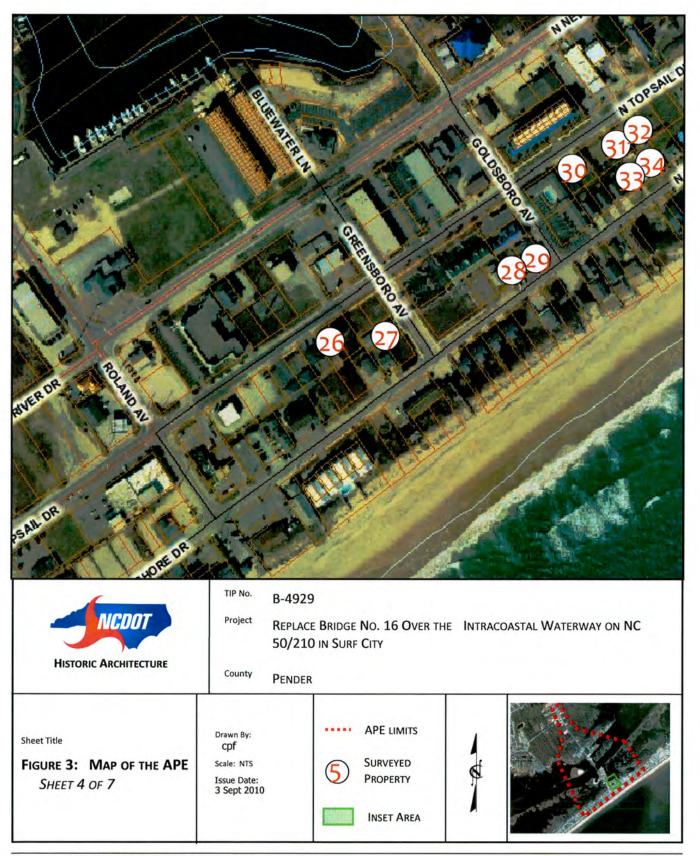
















B-4929

Project REPLACE BRIDGE NO. 16 OVER THE INTRACOASTAL WATERWAY ON NC 50/210 IN SURF CITY

County **PENDER**

Sheet Title

FIGURE 3: MAP OF THE APE SHEET 5 OF 7

Drawn By: cpf

Scale: NTS Issue Date: 15 March 2010

APE LIMITS



SURVEYED **PROPERTY**

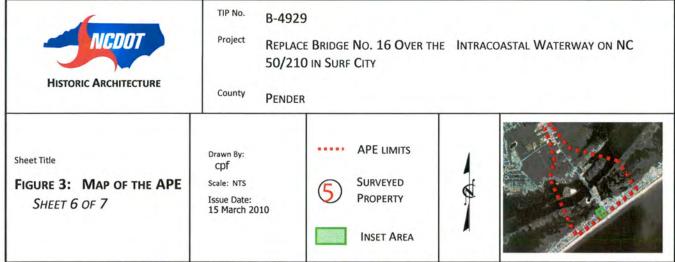


INSET AREA

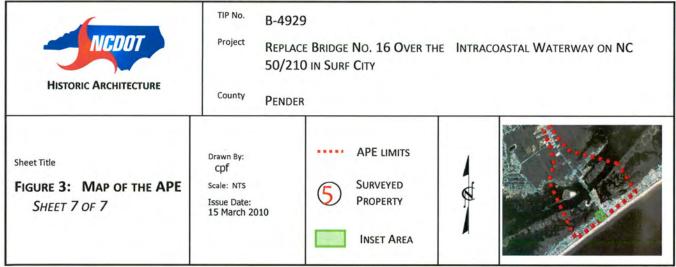












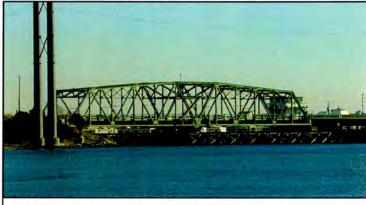
PD 06 54

Properties Previously Determined Eligible For Listing the National Register of Historic Places

Property 23: Pender County Bridge No. 16
Carries NC 50/210 over the Intracoastal Waterway connecting the Pender County mainland to Topsail Island.

Identification: Pender County Bridge No. 16 is identified as Property 23 on *Figure 2: Map of the APE, Sheet 3 of 7* on page 10 of this report.

Location and Setting: Pender County Bridge No. 16 spans the Intracoastal Waterway just north of Surf City on Topsail Island. Modern residential and commercial development line



View of Bridge No. 16 looking southeast from the mainland.

both sides of the approach road leading up to the bridge. Soundside park, owned by the Town of Surf City, is located in the southwest quadrant.

Description: According to the 1995 NCDOT Historic Bridge Survey, Pender County Bridge No. 16 consists of a main center bearing swing span and six tee beam approach spans. Stretching 254 feet long, the main span is a riveted, Warren thru truss. The truss chords and end posts are built-up, and the diagonals and verticals are rolled sections. The bridge is operated by gearing and rack-and-pinion drive set atop the concrete pivot pier. State records indicate that the swing span dates to circa 1930 and was originally located at Sunset Beach. The bridge was relocated to Surf City following Hurricane Hazel in 1954. The swing span rotates in a horizontal plane around a vertical axis to a position parallel with the maritime channel. When in operation, the moveable span is supported by a center bearing on a vertical pivot.



View of the main swing span while in the process of opening.



Operator's house - moved to this location in the mid 1970s. Exterior improvements date to 2000.

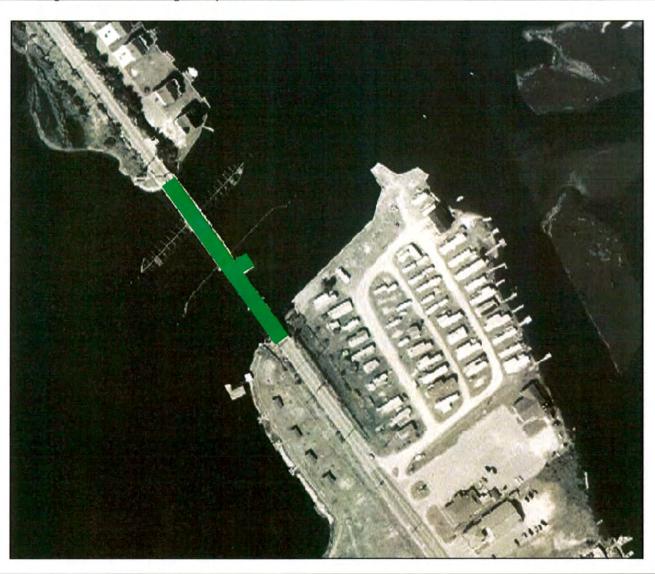
The operator's house was originally located at mid-span above the roadway in the truss superstructure. It was replaced by the current two-story, flat roof operator's house at the swing span's southeast corner in the mid 1970s. Replacement windows and vinyl siding were added to the operator's house in 2000.

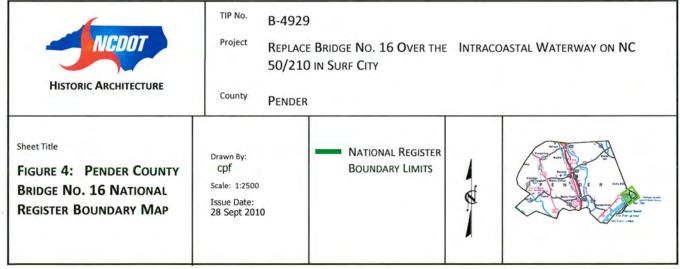
The six tee beam approach spans, built in 1954, are all located at the east end of the swing span. Precast concrete pile and cap beam bents support the spans. The cantilevered deck section is finished with state-standard concrete balustrades with stepped ends. A plaque on the southeastern side of the bridge reads, "Pender Co. Betterment, Sect. 3-7-27-26, 1954."

National Register Evaluation: Pender County Bridge No. 16 was determined eligible for listing in the National Register of Historic Places as part of the 1995 Historic Bridge Inventory Report. The bridge is eligible under Criterion C for architecture as one of the earliest and most complete examples of a riveted Warren thru truss, center bearing swing span bridge in the state. Although relocated in 1954, the bridge remains in operable condition and retains original gearing and mechanical systems.

National Register Boundary: The National Register Boundary for Pender County Bridge No. 16 is limited to the bridge itself, including the 254'-long Warren thru truss, the operators house, and the concrete approach spans. See *Figure 4: Pender County Bridge No. 16 National Register Boundary Map* on page 17 for a depiction of the boundary.

National Register Boundary Justification and Description: The boundary includes the bridge, the tee beam approach spans, and the operator's house.





PD 0633

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

Property 63: Ward Realty Corporation

116 S. Topsail Drive

Pender County PIN: 4234-89-2095-0000

Identification: The Ward Realty Corporation is identified as Property 63 on *Figure 3: Map of the APE Map, Sheet 6 of 7* on page 13 of this report.

Location and Setting: The Ward Realty Corporation building is located in the southeast quadrant of the intersection of S. Topsail Drive and Kinston Avenue in Surf City. The building sits at the back of the lot, with a paved parking area occupying the area between the building and S. Topsail Drive. Although the surrounding lots are vacant, the building sits at the western end of



Ward Realty Corporation - view looking southeast

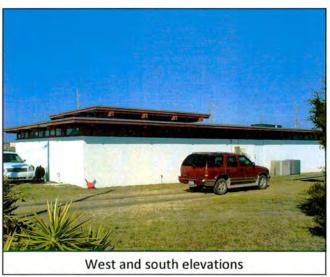
commercial development in Surf City. Modern beach houses dominate the visual landscape to the south and west.

Description: Ward Realty Corporation is a block commercial building with a flat roof and a projecting central clerestory. The asymmetrical north façade contains two entrances. The main entrance is a single aluminum frame glass door flanked by large, floor-to-ceiling plate glass windows on either side. An additional aluminum frame single glass door is located to the east of the main entrance. A band of fixed-pane ribbon windows located just below the overhanging eaves extends along the north, west, and south elevations. The central clerestory contains three large fixed-pane windows on each side and is capped with a flat roof. Decorative beams project from all sides of the wide, overhanging eaves on the clerestory and from eaves on the west and south elevations of the main roof.

The interior layout of the building consists of an open central reception area beneath the clerestory. A granite-topped reception desk is located at the west end of this area. A hallway to the east of the main area leads to a small conference room and a second, smaller reception area. Individual office space is located along the perimeter walls. Interior finishes observed by the principal investigator, drop ceiling tile, painted paneling, newer prehung doors and casing, and a granite faced reception desk, did not appear to be original to the building.









Detail of clerestory



Interior view of reception area

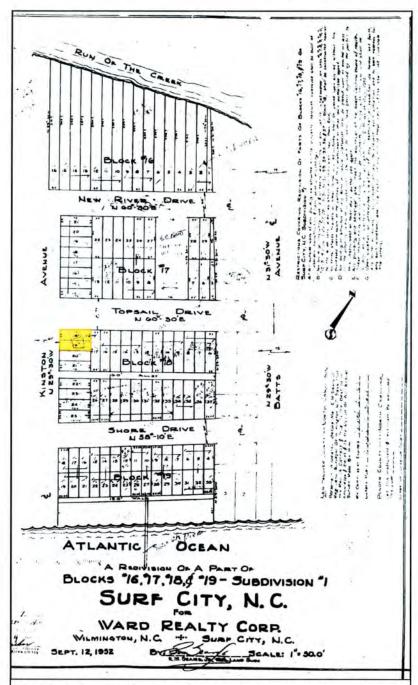


View of offices on east end of building

Developmental History: The Ward Realty Corporation was founded as Standard Realty and Construction in 1947 by A. H. Ward, the father of the present owner David Ward. At that time, Topsail Island was leased by the federal government and a military pass was necessary to access the island. A.H. Ward created the layout for the town of Surf City in the early 1950s and renamed the company Ward Realty Corporation in 1951. The company began developing Surf City and Topsail Island. The first beach cottages on the island constructed after World War II were built by the company. In 1968, Alva Ward III, the current owner's brother, designed the office building standing today, which replaced an earlier building. Alva Ward was an architect practicing in Wilmington, North Carolina firm.

Ward Realty Corporation continues to construct residential properties Topsail Island and has developed nineteen subdivisions throughout the island. Although it initially began as a construction and sales company, property management, mostly short term rentals, is a large portion of the business today. This is evident as a majority of the space on the interior is devoted to the rental aspect of the company.

National Register Evaluation: The Ward Realty Corporation 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), Ward Realty Corporation is recommended Not Eligible



1952 plat showing the redivision of a portion of Surf City. The Ward Realty Corporation building stands today on Lots 18 and 19, shaded above.

for inclusion in the National Register of Historic Places.

National Register Criteria Assessment: Ward Realty Corporation is not eligible for the National Register under any of the National Register Criteria for Evaluation (A, B, C or D). As it was constructed in 1968 or 1969, the building does not meet the fifty year age requirement for National Register listing.

The property was evaluated under **Criteria Consideration G**, as a property that has achieved significance within the past fifty years if it is of exceptional importance. The modern exterior design of the building does not make it "exceptionally important" in either the development of Surf City or modern building design in North Carolina. It was not designed by a noted North Carolina architect, nor is the Ward Realty Corporation building part of a specific design trend in the Surf City built environment. Furthermore, changes to the interior compromise the integrity of the property. For these reasons, the Ward Realty Corporation is not recommended eligible under Criteria Consideration G.

National Register Boundary: Not applicable.

National Register Boundary Justification and Description: Not applicable.

Bibliography:

Bisher, Catherine W. and Michael T. Southern. *A Guide to the Historic Architecture of Eastern North Carolina*. Chapel Hill, NC: University of North Carolina Press, 1996.

Pender County Register of Deeds. Burgaw, North Carolina.

Ward, David. Interview with principal investigator. 25 August 2010. Mr. Ward is the owner of Ward Realty.

National Park Service. National Register Bulletin 15. Washington, DC: Department of the Interior, 1991.

National Park Service. National Register Bulletin 21. Washington, DC: Department of the Interior, 1997.

National Park Service. National Register Bulletin 22. Washington, DC: Department of the Interior, 1990.

Appendix I: HPO Concurrence Form

Federal Aid # BRSTP-50(10)

TIP # B-4929

County: Pender

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

Proje	et Description: Replace Bridge No. 16 on NC 50/210 over Intracoastal	Waterway in Surf City		
On Jo	March 2010, representatives of the			
	North Carolina Department of Transportation (NCDOT) Federal Highway Administration (FHWA) North Carolina State Historic Preservation Office (HPO) Other			
Revie	wed the subject project at historic architectural resources photograph re	view session/consultation an	d	
All pa	arties present agreed			
	There are no properties over fifty years old within the project's Area	of Potential Effects (APE).		
	There are no properties less than fifty years old which are considered project's APE.	d to meet Criteria Considerat	ion G within the	
\boxtimes	There are properties over fifty years old within the project's APE, by and the photographs of each property, the properties identified as <u>I</u> for the National Register and no further evaluation of them is necess attached.	-22, 24-62, 64-82 are consi	dered not eligible	
	There are no National Register-listed or Study Listed properties with	un the project's APE.		
	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.			
\boxtimes	More information is requested on property numbers: 23: Bridge No.	16 (DOE) and 63: 116 S. To	ppsail Drive.	
Signe	d:			
Renre	Souther Doley	30 MARCH	2010	
	0	Dute		
FHW	A, for the Division Administrator, or other Federal Agency	Date		
Repre	esentative, HPO	Date		
le	nee Bledhill-Earley	3/30/	10	
State	Historic Preservation Officer	Date		

Appendix II: Properties Determined Not Eligible for the National Register of Historic Places Through HPO Concurrence On 19 March 2010





















