



North Carolina Department of Cultural Resources
State Historic Preservation Office

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

May 19, 2006

MEMORANDUM

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

FROM: Peter Sandbeck *PBS for Peter Sandbeck*

SUBJECT: Addendum to Supplemental Draft Environmental Impact Statement, Phase II Historic Architectural Survey Report, Replacement of Herbert C. Bonner Bridge Through Rodanthe, B-2500, Dare County, ER 90-8304

Thank you for your letter of April 13, 2006, transmitting the survey report by Marvin A. Brown of URS Corporation, for the above project. This report re-evaluates the Rodanthe Historic District, determined eligible for listing in the National Register of Historic Places in 2003.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is listed in the National Register of Historic Places:

DR 0006

Chicamacominco Life Saving Station, including the Chicamacomico Boathouse on NC 12 at the junction with SR 1247, Rodanthe.

For purposes of compliance with Section 106 of the of the National Historic Preservation Act, we concur that the following property remains eligible for the National Register of Historic Places:

Rodanthe Historic District, including the Chicamacominco Life Saving Station and Chicamacomico Boathouse, Dare County.

With regard to other resources within the Rodanthe Historic District, we offer the following comments.

The former Rodanthe School, south side of Myrna Peters Road (SR 1492), 0.05 miles east of junction with NC 12, no longer retains sufficient integrity to be recognizable as a school. Although we agree the school is rare for the area, the exterior changes, including the flat-roofed additions to the façade, newer shingle sheathing, replacement one-over-one sash windows, replacement gable bargeboards, and modernized interior, have

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resulted in a significant loss of the school's character defining features. We recommend the school be classified as a noncontributing building in the Rodanthe Historic District.

We find that the Cornelius P. Midgett/Payne Family Cemetery and Boathouse (identified in this report as an outbuilding), NC 12, retain sufficient integrity to be contributing resources in the Rodanthe Historic District. The property types are significant supporting resources that help convey traditional building patterns of this once Outer Banks fishing village. We recommend inclusion of the Cornelius P. Midgett/Payne Family Cemetery and Boathouse as contributing resources to the Rodanthe Historic District.

We find that the Joseph Midgett House, west side of NC 12, 0.1 miles south of junction with Myrna Peters Road (SR 1492), should be included within the boundary of the Rodanthe Historic District because it retains good integrity, is representative of the Bungalow type, and is associated with the Midgett Family.

We concur with the following new findings in the report:

J. Frank Meekins Fish House, west end of Myrna Peters Road (SR 1492) on Rodanthe Harbor, is a rare property type and retains sufficient integrity to be included as contributing resource to the Rodanthe Historic District.

Cornelius P. Midgett/Payne House, recently moved to the grounds of the Chicamacomico Lifesaving Station, remains a contributing resource to the Rodanthe Historic District. Although moved, the house retains good integrity because it was moved in its entirety and relocated only a short distance away from its original site. It has also been placed in a similar setting with the same orientation to NC 12 and the Atlantic Ocean.

The Nora E. Herbert House, west side of NC 12, 0.05 miles north of junction with Sea Haven Drive, is neither architecturally or historically distinguished and does not retain good integrity. The property should be excluded from the Rodanthe Historic District

We recommend that the proposed historic boundary include following properties:

West side of NC 12 from north to south:

J. Frank Meekins Fishhouse, (contributing), southeast corner of parcel only
Levine Midgett House and outbuildings, (contributing)
Rodanthe School, (noncontributing)
Modern Store, (noncontributing)
Ranch House, (noncontributing)
Wooded lot, (contributing element to the natural setting of the district)

East side of NC 12 from north to south:

Chicamacomico Life Saving Station, including the recently moved Cornelius P. Midgett/Payne House), (contributing)
John Allen Midgett House, (contributing)
Dare County Desalination Plant, (noncontributing)
Cornelius P. Midgett/Payne Cemetery and Boathouse, (contributing)

The district boundary encompasses the tax parcels for the above named properties and all empty lots and streets necessary to create a contiguous boundary. The eastern boundary of the Dare County Desalination Plant and the Cornelius P. Midgett House/Payne House Cemetery and Boathouse parcels have been redrawn

to encompass the resources and exclude encroaching development. Please refer to the enclosed proposed boundary map.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

Enclosure

cc: Mary Pope Furr
Marvin Brown, URS Corporation

bc: Brown/McBride
106
County

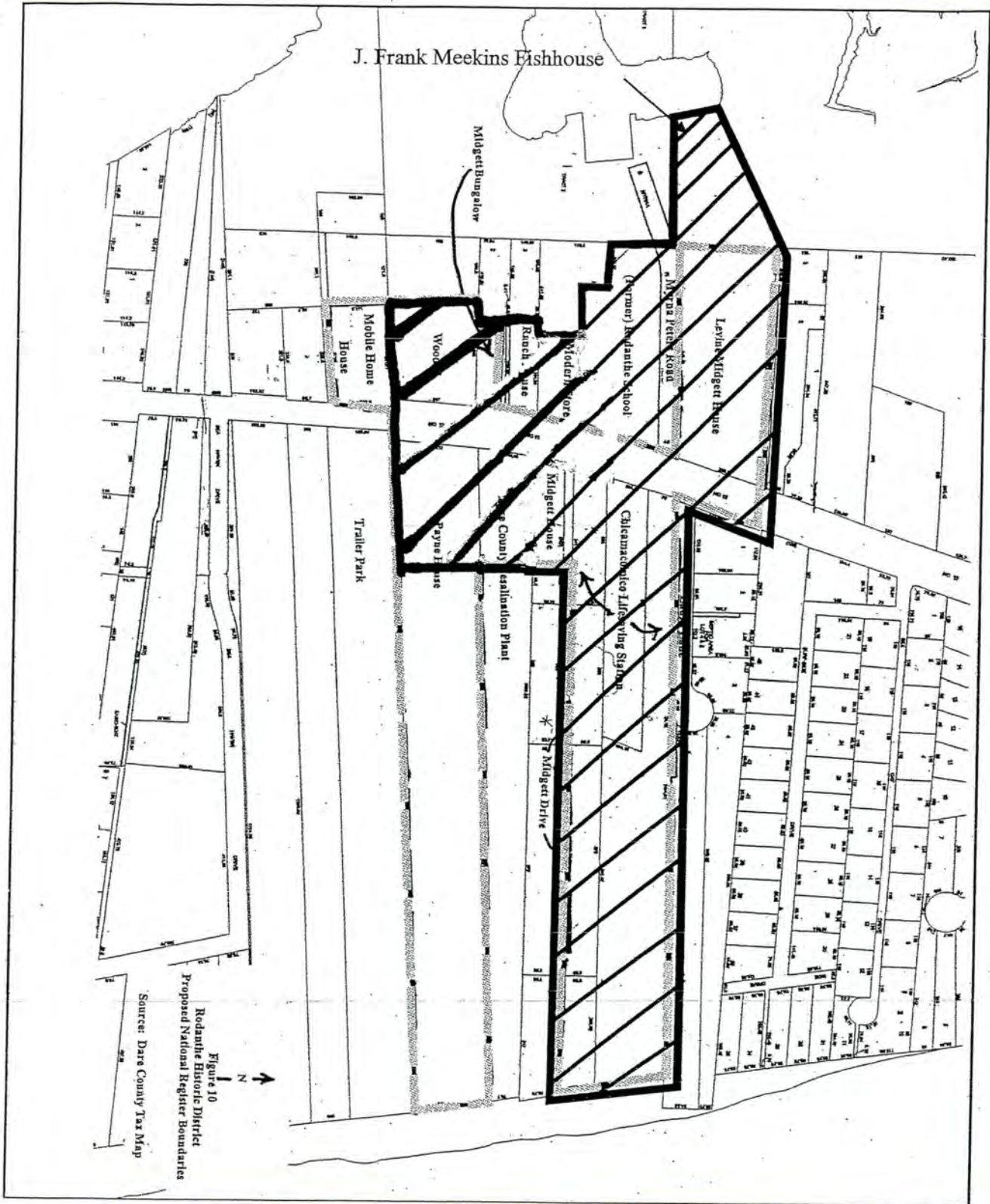


Figure 4: Revised Rodanthe Historic District National Register-eligible boundaries

2006

**ADDENDUM TO
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT
PHASE II HISTORIC ARCHITECTURAL SURVEY REPORT
HERBERT C. BONNER BRIDGE REPLACEMENT
THROUGH RODANTHE, DARE COUNTY, NORTH CAROLINA**

**TIP No. B-2500
State Project No. 8.1051205
Federal Project No. BRNHF-12 (24)**

Prepared For:

**Office of Human Environment
Project Development and Environmental Analysis Branch
North Carolina Department of Transportation
and
Federal Highway Administration**

**Prepared By:
URS Corporation – North Carolina
1600 Perimeter Park Drive
Morrisville, NC 27560**

**Marvin A. Brown
Principal Investigator**

April 2006

**ADDENDUM TO
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT
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HERBERT C. BONNER BRIDGE REPLACEMENT
THROUGH RODANTHE, DARE COUNTY, NORTH CAROLINA**

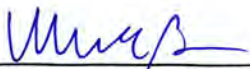
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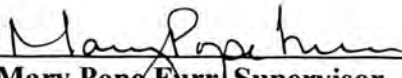
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April 2006



Marvin A. Brown, Principal Investigator **4-13-2006**
URS Corporation-North Carolina **Date**



Mary Pope Furr, Supervisor **4.17.2006**
Historic Architectural Resources Section **Date**
North Carolina Department of Transportation

MANAGEMENT SUMMARY

This Addendum was prepared by URS Corporation–North Carolina (URS) in support of the proposed replacement of the Herbert C. Bonner Bridge in Dare County, North Carolina (TIP No. B-2500). The scope of work—which was limited to re-evaluating the National Register eligibility and boundaries of a proposed historic district in Rodanthe—was devised after consultation with Ms. Mary Pope Furr of the North Carolina Department of Transportation (NCDOT). The fieldwork and research were conducted, and the report was prepared by, URS Senior Architectural Historian Marvin A. Brown.

In 2003, Mattson, Alexander and Associates, Inc. (Mattson, Alexander) prepared a Phase II Historic Architectural Survey Report (Phase II report) in association with the Bonner Bridge replacement project. In that report they recommended that a group of buildings on either side of NC 12 comprised the National Register-eligible Rodanthe Historic District. Architectural historians with NCDOT and the North Carolina State Historic Preservation Office (HPO), as part of their review of the Phase II report, visited the proposed historic district. During that visit, they determined that one of the recommended contributing resources had been moved from one site in the district to another subsequent to the completion of the report. On December 21, 2005, NCDOT requested that URS review the entire historic district and reassess its National Register eligibility and boundaries.

As a result of its investigations, URS recommends that there is a National Register-eligible Rodanthe Historic District located on both sides of NC 12. However, due to the moving of the one house and the identification of an additional resource, URS recommends that the boundaries outlined in the Phase II report be truncated on the south and extended to the west.

URS recommends that the following buildings, along with associated resources, be included in the Rodanthe Historic District: the Levene W. (or Levine) Midgett House; the J. Frank Meekins Fish House and the former Rodanthe School, both new additions to the district; the former Chicamacomico Lifesaving Station; the Cornelius P. Midgett (or Payne) House, on its new site minus its boathouse and cemetery; and the John Allen Midgett (or Midgett) House. URS recommends that the Joseph Midgett House (or Midgett Bungalow) and the Nora E. Herbert House (or House), as well of some additional tracts of land at the south, be excluded from the district. URS additionally recommends, in agreement with the Phase II report, that the Edward Midgett (or No. 3) House not be included in the district.

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I. PROJECT DESCRIPTION AND METHODOLOGY

This Addendum was prepared by URS in support of the proposed replacement of the Herbert C. Bonner Bridge in Dare County, North Carolina (TIP No. B-2500, State Project No. 8.1051205, Federal Project No. BRNHF-12 (24)) (Figure 1). The scope of work—which was limited to re-evaluating the National Register eligibility and boundaries of a proposed historic district in Rodanthe on NC 12—was devised after consultation with Ms. Mary Pope Furr of the Office of Human Environment, Project Development and Environmental Analysis Branch of NCDOT. The fieldwork and research were conducted, and the report was prepared by, URS Senior Architectural Historian Marvin A. Brown.

In 2003, Principal Investigators Richard L. Mattson and Frances P. Alexander of Mattson, Alexander prepared a Phase II Historic Architectural Survey Report in association with the Bonner Bridge replacement project. As a part of that report, they recommended that a group of buildings on either side of NC 12 comprised the National Register-eligible Rodanthe Historic District. Architectural historians with NCDOT and the North Carolina HPO, as part of their review of the report, visited the proposed historic district. During that visit, they determined that one of the recommended contributing resources, the Cornelius P. Midgett (or Payne) House, had been moved from one site in the district to another subsequent to the completion of the report. On December 21, 2005, NCDOT requested that URS—under a contract providing NCDOT with assistance in the planning process and with historic architectural analyses—review the entire historic district and reassess its National Register eligibility and boundaries.

As a result of its investigations, URS recommends that there is a National Register-eligible Rodanthe Historic District located on both sides of NC 12. However, due to the moving of the one house and the identification of an additional resource, URS recommends that the boundaries outlined in the Phase II report be truncated on the south and extended to the west.

URS recommends that the following buildings, along with associated resources, be included in the Rodanthe Historic District: the Levene W. (or Levine) Midgett House; the J. Frank Meekins Fish House and the former Rodanthe School, both new additions to the district; the former Chicamacomico Lifesaving Station; the Cornelius P. Midgett (or Payne) House, on its new site minus its boathouse and cemetery; and the John Allen Midgett (or Midgett) House. URS recommends that the Joseph Midgett House (or Midgett Bungalow) and the Nora E. Herbert House (or House), as well of some additional tracts of land at the south, be excluded from the district. URS additionally recommends, in agreement with the Phase II report, that the Edward Midgett (or No. 3) House not be included in the district.

A cultural resources survey within the Area of Potential Effects or APE associated with the proposed bypass was necessary for compliance with the basic requirements of: Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the "Protection of Historic Properties" (36 CFR 800); and NCDOT's "Historic Architectural Resources, Survey Procedures and Report Guidelines." In order to meet the requirements of these laws and regulations, the work plan for the survey included the following items: (1) the development of a context for the Rodanthe Historic District and individual

resources within and adjacent to it; (2) a field survey of the resources within and adjacent to the district as initially defined; (3) research at various local and statewide repositories; and (4) the preparation of a draft and final addendum to the intensive-level survey report. The repositories included the Outer Banks History Center (OBHC) and Dare County Courthouse in Manteo and the North Carolina HPO and Archives and State Library (NCDAH) in Raleigh.

The APE—the area or areas within which an undertaking may cause changes in the character or use of historic properties—within Rodanthe was the same as that used in the Phase II report. (The earlier report covered a significantly larger area than the current addendum, extending all the way north to Oregon Inlet, and therefore had a larger APE from north to south.) It is delineated in this addendum on Figure 2 which, with Figure 1, is reproduced from the Phase II report.

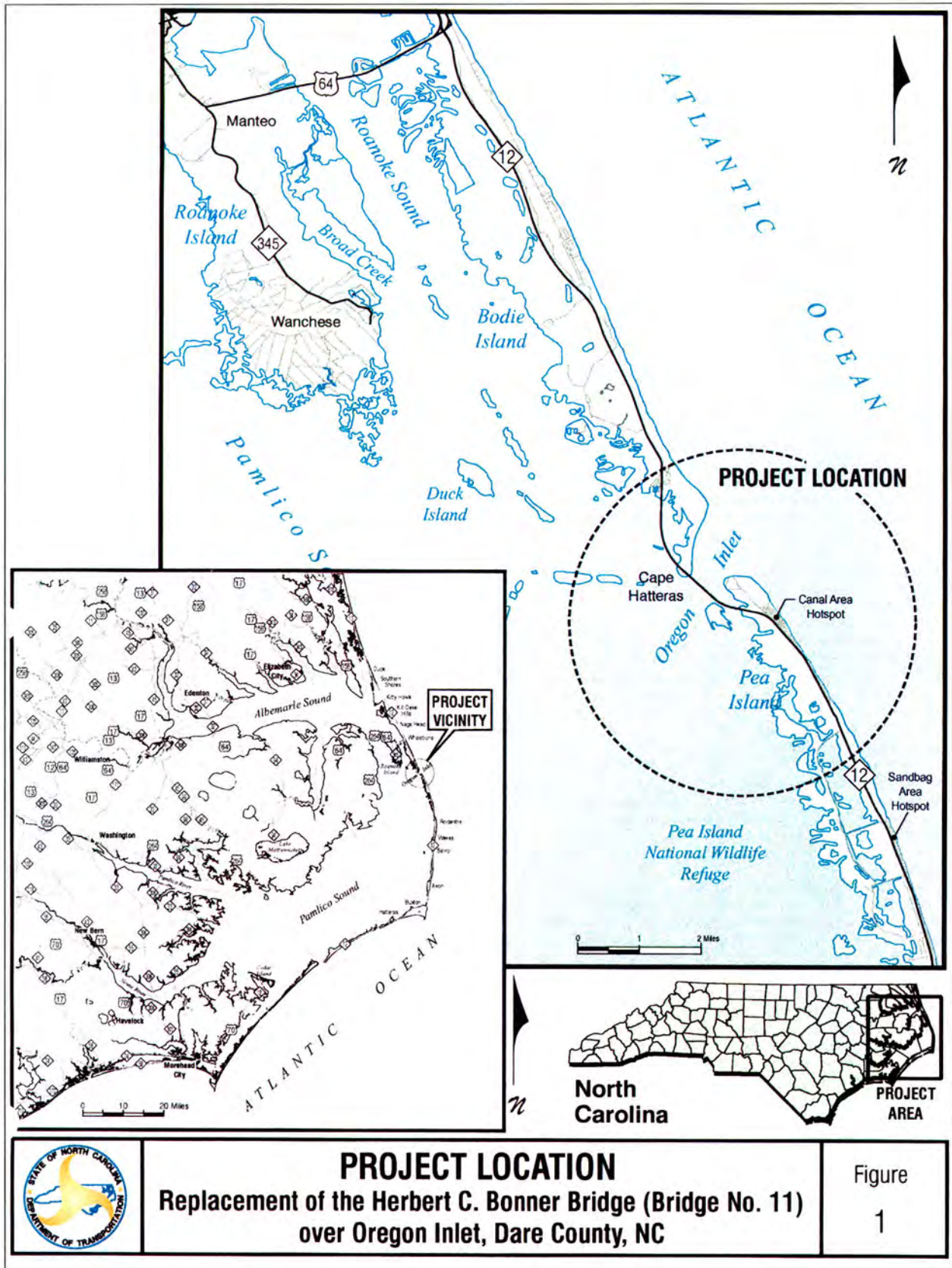


Figure 1: Project Locator Map (source: Mattson, Alexander 2003)

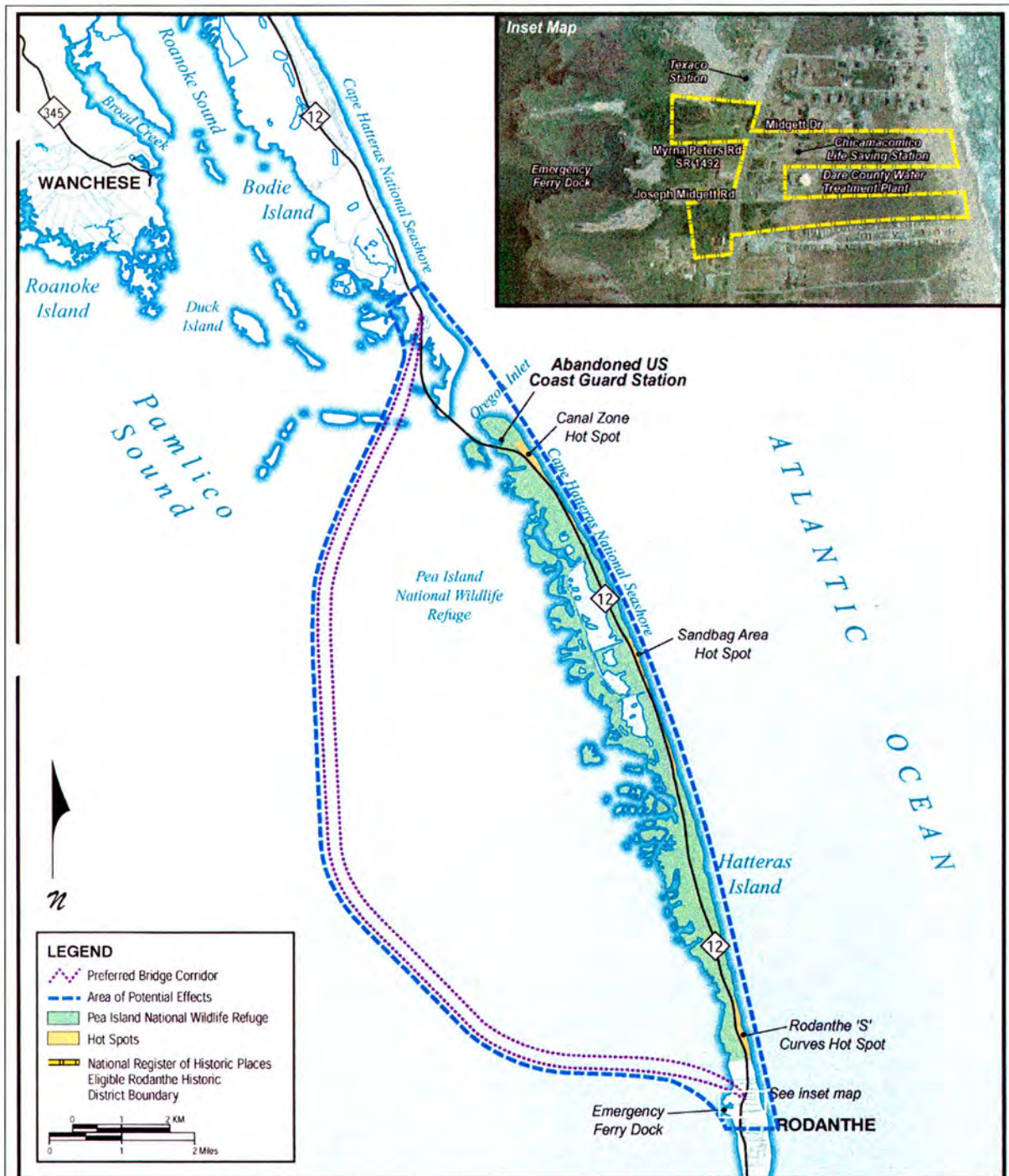


Figure 2: Area of Potential Effects Map (source: Mattson, Alexander 2003) (NOTE: boundaries shown at upper right for proposed Rodanthe Historic District are those of original report)

II. PROPERTY INVENTORY AND EVALUATION

RODANTHE HISTORIC DISTRICT

Rodanthe, Dare County

Summary of Rodanthe History

The Phase II report includes a history of the village of Rodanthe. It notes:

Rodanthe had its beginnings as Chicamacomico Banks, the northernmost of seven small fishing villages on Hatteras Island. Isolated from mainland North Carolina by the sound, these barrier island communities were sparsely populated until after the Civil War when the U.S. government began constructing lifesaving stations and lighthouses along the coast (Mattson, Alexander 2003:25).

The Coast Guard established the Chicamacomico Lifesaving Station in Rodanthe in 1874. Also in 1874, the US government established a post office in the community of Chicamacomico Banks and renamed it Rodanthe. In 1911 the Coast Guard added a new principal building and subsidiary structures to the lifesaving station, on a new location adjacent to the main, and only, north-south road, which is now NC 12. Rodanthe “gradually developed as a fishing village around the lifesaving station.”

In the 1950s and 1960s the Outer Banks and Rodanthe began to be transformed by the physical creation of the Cape Hatteras National Seashore; the erection of the Herbert C. Bonner Bridge, which connected Hatteras Island and Rodanthe with Bodie Island and the mainland; and the paving of NC 12. These events attracted tremendous numbers of tourists and transformed the Outer Banks. The survey report (Mattson, Alexander 2003:20) summarizes these changes and the impact they wrought upon Rodanthe:

Between 1980-1990, Dare County was the fastest growing county in the state, expanding by two-thirds, and grew by nearly thirty percent in the subsequent decade. With tourism as the county’s economic engine, real estate values have boomed while service employment soars. Between 1970 and 1990, the number of workers employed in the local restaurants, motels, hotels, and shops rose by over 500 percent. Amidst this economic and social upheaval, historic lighthouses, lifesaving stations, lodges, and cottages survive as landmarks to a different era. In Rodanthe within the A.P.E., the Chicamacomico Lifesaving Station and the cluster of nearby dwelling are rare vestiges of the families of fisherman and surfmen that once populated Dare’s barrier islands.

Historic Appearance of Rodanthe

A number of photographs in the files of the Outer Banks History Center and the North Carolina State Archives depict Rodanthe from the mid-1920s through the 1950s. During this period, the nature of the tiny village changed little, with houses scattered along the road and large expanses of open land extending to the Pamlico Sound on the west and the Atlantic Ocean on the east. While some buildings were located near the sound, virtually none stood at the ocean. As lifelong

Hatteras Island resident Millie Midgette Burrus noted in 2004, land on the ocean was viewed as having little value until the past few decades. Life was oriented along the road that passed like a fractured spine along the island and toward the sound (Burrus 2004). The earliest identifiable image looks north, with houses along the east side of the road on the left and the lifesaving station on the far right. It was taken in 1926 for the Division of Forestry Resources to show sand grassing over and shrubs and trees growing only in fenced areas (Plate 1). Three aerial photographs, which probably date from the early 1950s, depict the town and central lifesaving station.¹ A final aerial, though likely taken in the 1960s, continues to depict the historic core of Rodanthe with additional buildings that no longer stand and no modern infill (Plates 2-5).²



Plate 1: Rodanthe, September 6, 1926 – looking north at Cornelius P. Midgett House on original site at left, John Allen Midgett House at center left, and Chicamacomico Lifesaving Station at right (source: NCDAH)

¹ All pictures, which appear to have been taken at the same time, depict a paved NC 12 running through the village. One shows the original lifesaving station located at the ocean's edge. In the spring of 1951 the state was asphaltting the road (Anonymous 1951) and in 1959 the lifesaving station was moved (Anonymous 1999), providing an almost decade-long range of dates for the images. However, the photographs were taken by the Travel Information Division of the North Carolina Department of Conservation and Development, in all likelihood in the early 1950s to showcase the smooth and shiny new road.

² This photograph was taken between 1959, when the original lifesaving station was moved, and 1970 when, according to tax records, a modern convenience store/gas station was constructed on the site of an early house on the west side of NC 12.



Plate 2: Looking northeast in 1950s with sound at left, core of Rodanthe at curve in road at center, and first Chicamacomico Lifesaving Station on ocean at upper right (source: NCDAH)



Plate 3: Looking east at Rodanthe in 1950s with sound at bottom, fish house and cruciform harbor at left, and lifesaving station and houses at right; proposed district extends linearly from harbor edge past lifesaving station to the ocean (source: NCDAH)



Plate 4: Looking north at Rodanthe in 1950s with Cornelius P. Midgett House on original site and John Allen Midgett House at lower left, Chicamacomico Lifesaving Station at center and, across NC 12 from station, Levene W Midgett House and outbuildings (source: NCDAH)



Plate 5: Looking northwest in Rodanthe in the 1960s at the Chicamacomico Lifesaving Station complex in the foreground and, across NC 12, the pyramidal-roofed Levene W Midgett House at the center and the Edward Midgett House at the far right; the house between the Midgett and Meekins houses was replaced in 1970 by a convenience store and gas station (source: OBHC)

Resources Recommended for Inclusion in the Rodanthe Historic District

The following resources are recommended for inclusion in the Rodanthe Historic District, as redrawn in this addendum. They comprise an unusually large cross-section of resources once found at Outer Banks villages, for in addition to dwellings, they include an almost complete lifesaving station complex, a school, a fishhouse, and various outbuildings.

Levene W. Midgett House

(Northwest corner of junction of NC 12 and Myrna Peters Road (SR 1492))

The Phase II report recommended the Levene W. Midgett House (which it called the Levine Midgett House) and two outbuildings as contributing to the historic district. It described them as follows:

At the north end of the district, across N.C. 12 from the lifesaving station, is the Levine Midgett House (ca. 1925), built for a member of a locally prominent family and the last keeper of Chicamacomico [Lifesaving Station] (1938-1954). The house is typical of the American Four Square house type with its boxy form, pyramidal roof, shingled upper story, weatherboarded first story, and a wraparound porch supported by box piers. The house also has a hip roofed dormer, one-over-one windows, and a hip roofed rear ell with a small, turned post porch. Behind the house are a frame boathouse and a frame storage shed (Mattson, Alexander 2003:24).

The house, which the aerial photographs suggest has changed little since the 1950s or earlier, is believed to contribute to the Rodanthe Historic District. Also believed to contribute are the boathouse and storage shed, both of which appear to be visible in the aerial photographs as well. A third outbuilding, modern or thoroughly reworked and raised on piers, is recommended as a noncontributing resource (Plates 6-8).



Plate 6: Looking southwest at Levene W. Midgett House



Plate 7: Looking northwest at Levene W. Midgett House at right, shed at left center, and boathouse at left



Plate 8: Looking northwest at shed and boathouse at right and elevated noncontributing outbuilding at left

J. Frank Meekins Fish House

(West of end of Myrna Peters Road (SR 1492) on Rodanthe Harbor)

Until the recent storm surge of tourism and real estate speculation, fishing was the center of life on Hatteras Island and elsewhere on the Outer Banks. This remained the case at least into the 1950s, when a precipitous decline began. Almost every census district on Roanoke Island and the Outer Banks reported fishing as the leading occupation in 1950. The exceptions were Manteo—where carpenters, already beginning to serve a rapidly expanding population, held a slight edge; Nags Head Banks and the areas adjacent to Manteo and Wanchese—where carpenters and their fellows in the building trade, cement makers, led; and Kinnakeet Township from Avon to Rodanthe, “where Coast Guardsmen surpassed fisherman, a situation which no longer [in 1958] obtains because of the removal of most of the Coast Guard stations” (Dunbar 1958:73).

To serve the Chicamacomico Station, the Coast Guard dredged the channel and cruciform harbor of Rodanthe in 1936. Other harbors—Ocracoke, Hatteras, Avon, Manteo—were dredged not by the Coast Guard, but by the US Army Corps of Engineers (Dunbar 1958:52). The harbor of course served fishermen and other Rodanthe residents as well as Guardsmen. Gary Dunbar (1958:98-101), in his informative 1958 historical geography of the Outer Banks, noted:

Rodanthe, formerly North Rodanthe, North Chicamacomico, or Northern Woods, serves as a pickup point for fish buyers. After 1936, when the Coast Guard dredged the artificial harbor at Rodanthe, the boat from Globe Fish Company in Elizabeth City would stop there to pick up fish brought in by the fishermen of Rodanthe, Waves, Salvo, and even Avon. Before 1936 pickups were made at the small fishhouses which were located one to three miles out in the sound. The Globe run boat no longer calls at Rodanthe. Instead, Globe has a commission buyer there, and he trucks the fish to Elizabeth City (1958:98-101).

The mid-century aerial photographs appear to picture multiple fishhouses at the Rodanthe harbor, only one of which remains.

Few early small-scale fishhouses survive, or have been identified as surviving, in coastal North Carolina. A survey of Hatteras Village did not specifically identify any early fishhouses (Van Dolsen 1999). An inventory of potential historic districts in Buxton and old Avon identified only one, the 1947 (or 1950) Gray Family Fishhouse at Avon’s harbor (Brown 2005:82). During an inventory of Onslow County, the Jim Kennedy Fish House, perhaps dating from about 1930, was identified in Swansboro near Bogue Sound (Pezzoni 1987). The J. Frank Meekins Fishhouse on Rodanthe harbor is therefore a rare survival.³ A few also survive in Wanchese (Sandbeck 2006).

The original portion of the Meekins Fishhouse may date from as early as 1936, about which time Rodanthe’s fishhouses moved from the sound to the community’s newly dredged artificial harbor. It may also have been rebuilt following the great hurricane of 1944, as was the Gray Fishhouse in Avon. In any event, it was standing when the aerial photographs included in this report were taken. Deed and tax records provide little information on its history. It stands on a 36-acre parcel acquired by Luke Meekins from the state of North Carolina in 1896 for \$4.50 (12-

³ For a brief illustrated description of the importance and functioning of fishhouses, see the mid-1970s article, “From Net to Market: the Role of Fish Houses in the Marketing of Fish,” in the *Sea Chest*, the source of all down-to-earth Outer Banks lore (Tolson and Scarborough 1977:40-43).

1/2 cents an acre) (Deed Book F/Page 149). The next recorded deed, more than a century later, conveys the 17.74-acre sound-side tract, including all the “right, title and interest that the Grantor has in and to the J. Frank Meekins Fish House” (Deed Book 1423/Page 135).

The Meekins Fishhouse is comprised of few components placed upon a wooden platform that is raised on wooden piles at the edge of the Rodanthe harbor (Plates 9-13). Its principal section—with the platform, the only portion visible in the mid-century aerial photographs—is a functional, one-story, gable-end, frame structure. Vertical boards originally sheathed the structure’s exterior. These remain in some places on the elevations; in other spots they have fallen away, exposing interior plywood sheathing, or been replaced or covered over by sheets of plywood. The interior was not accessible, but a photograph shot through a hole in the siding reveals an open functional space stacked high with crab baskets, barrels, and buckets. A taller addition, which postdates the aerials, has been affixed to the original building’s west harbor-side elevation. Also elevated above the harbor, it is topped by a shed roof and clad in sheets of asphalt or other artificial siding. Northeast of the fishhouse on the platform is a small, deteriorated metal cooler or trailer. Stacked on the end of the platform are dozens of wire crabpots that still appear to be in use. (The crab baskets visible in the photograph look new.). Other fishing-related materials piled in and around the building indicate that it is still used as a staging area for fishing, although not as a proper commercial fishhouse.

Although the siding of the original building has suffered through the years, and a less-than-50-year-old addition has been tacked onto one side, it is believed that the Meekins Fishhouse retains sufficient integrity and significance to be a contributing resource within the proposed Rodanthe Historic District. The fishhouse was not included in the initial survey report but, due to its significance as a rare small-scale fishhouse, it is believed to be a particularly important component of the district.



Plate 9: J. Frank Meekins Fishhouse – looking north

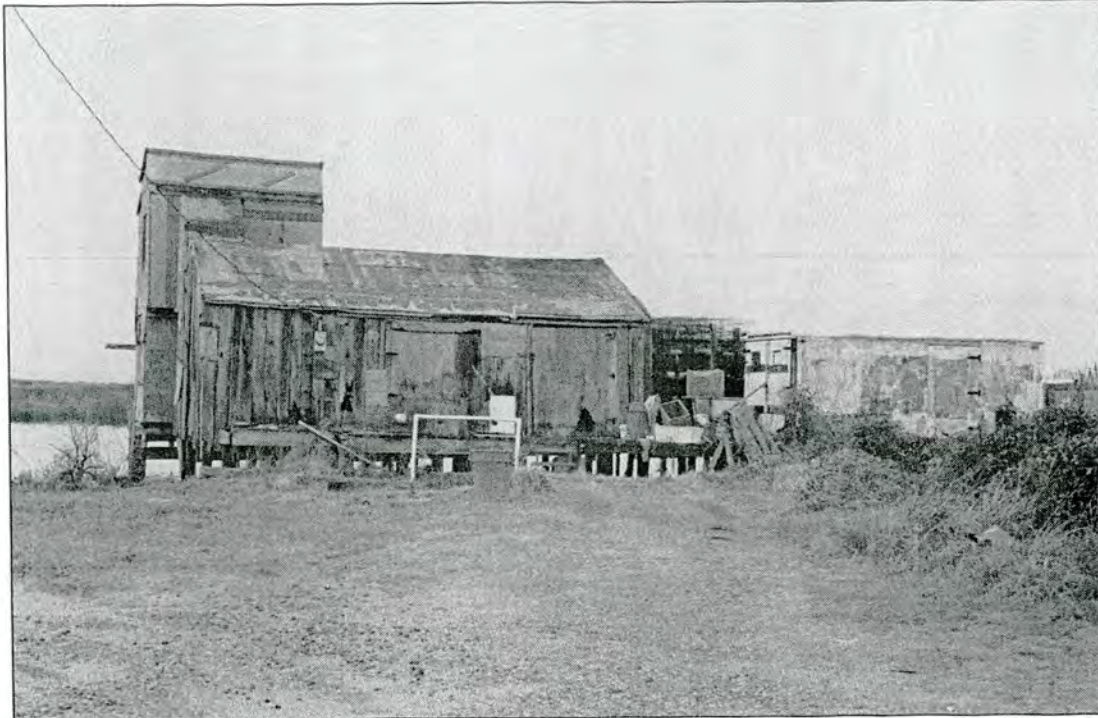


Plate 10: J. Frank Meekins Fishhouse – looking west



Plate 11: J. Frank Meekins Fishhouse – looking southwest



Plate 12: J. Frank Meekins Fishhouse – interior of original building

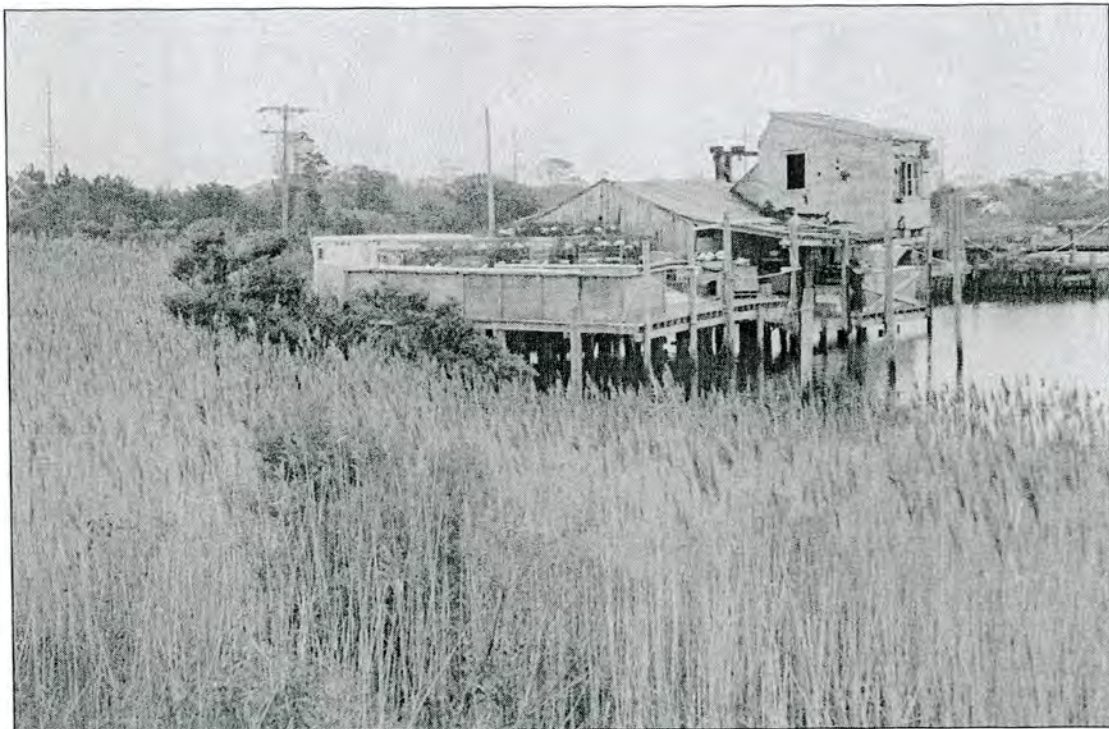


Plate 13: J. Frank Meekins Fishhouse – looking southeast

Former Rodanthe School

(South side of Myrna Peters Road (SR 1492), 0.05 miles east of junction with NC 12)

The Phase II report excluded the former Rodanthe School from the proposed historic district, noting:

Opposite the Chicamacomico Lifesaving Station is the former Rodanthe School. Originally built in the early twentieth century, before the statewide school consolidation movement, the school has been completely remodeled (ca.1985) for use as a community center. No longer retaining its architectural integrity, the building has had several additions, new sheathing, new windows, and a remodeled interior (Mattson, Alexander 2003:39).

The Rodanthe School was a central component of the community. Eliza Midget Edwards recalled the school during her tenure as a teacher there from 1928 to 1936 (Plate 14). It had three rooms and three teachers, one of whom “had the primary grades, another the grammar grades, and the third, high school. All subjects were taught by the same teacher, each one having approximately thirty students” (Smith 1079:24). Christmas plays were held at the school, as was “Old Christmas,” which was celebrated on January 5 in the villages of Rodanthe, Salvo, and Waves into the late twentieth century (Midgett 1979:35).



Plate 14: Student picture outside Rodanthe School in late 1920s or 1930s; teacher Eliza Midgett Edwards at top of pyramid in dark suit (source: Spring 1979 *Sea Chest*)

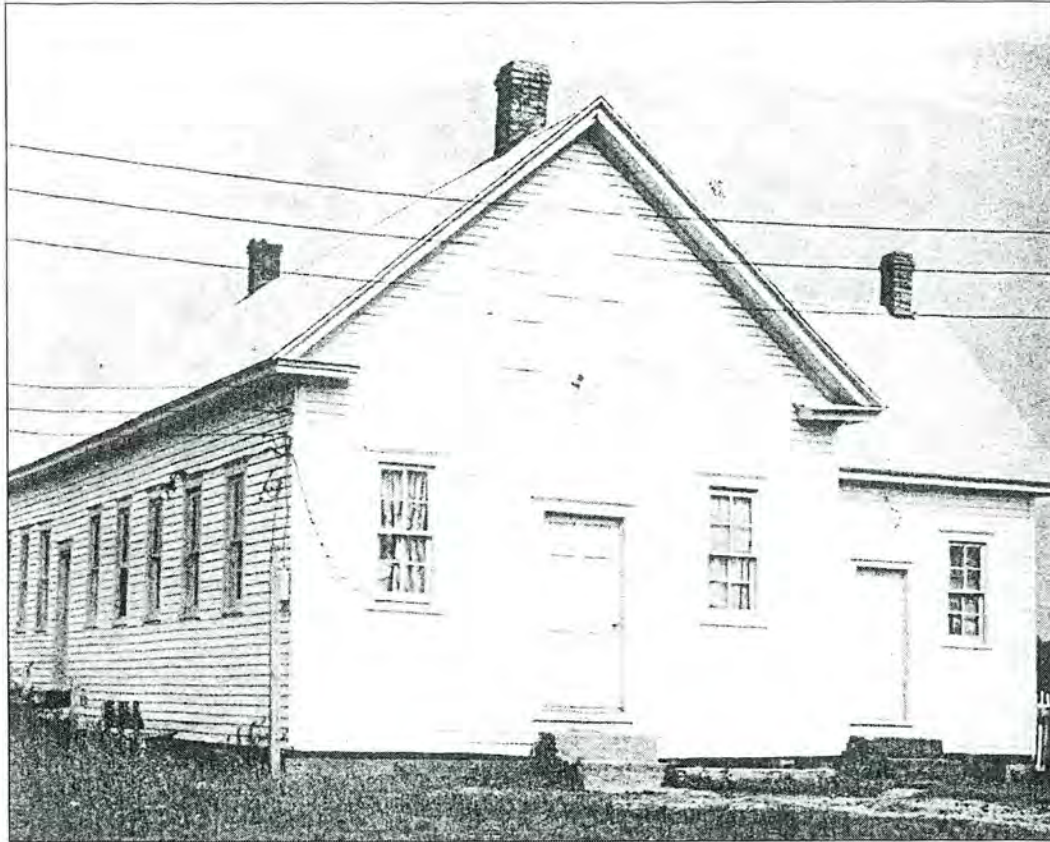


Plate 15: Rodanthe School at end of 1970s (source: Spring 1979 *Sea Chest*)

The school was built upon the same long, sound-to-sea, ten-acre tract as the Chicamacomico Lifesaving Station. The federal government acquired this property in 1905 in preparation for relocating the station to its current site (Deed Book L/Page 149). In 1978, following a public auction, Texas millionaires JoAnn and Walter R. Davis acquired the ten-acre tract for the princely sum of \$95,000 (Deed Book 260/Pages 345 and 349; Anonymous 1978:34). In 1994 they transferred a portion of the property on the west side of NC 12, which included the school building, to the Rodanthe-Waves-Salvo Community Center District (Deed Book 903/Page 592). (The previous year they gave land on the opposite side of NC 12, including the lifesaving station, to the Chicamacomico Historical Association (Deed Book 881/Page 201).)

The school was originally a one-story, T-shaped, weatherboarded structure with cornice returns at its gables and multiple windows, doors, and interior brick chimney stacks (Plate 15). In recent years, flat-roofed additions were inserted between the legs of the T and weatherboards were replaced by shingles, four-over-four windows by one-over-one sash, and cornice returns by simple bargeboards (Plates 16-18). The interior, as pictured in the Phase II report, has been modernized as well (Mattson, Alexander 2003:41).

However, as with the Meekins Fishhouse, the school is believed to be a rare and central example of Outer Banks village life: no pre-consolidation schools are known to survive elsewhere on Hatteras Island. It is believed to retain sufficient integrity and significance to be a contributing resource within the proposed Rodanthe Historic District.



Plate 16: Former Rodanthe School – looking northwest; modern store on NC 12 in foreground



Plate 17: Former Rodanthe School – looking northeast



Plate 18: Former Rodanthe School – looking southeast; lifesaving station and modern houses at left

Former Chicamacomico Lifesaving Station

(Southeast corner of junction of Laura Lane and NC 12)

The former Chicamacomico Lifesaving Station was listed in the National Register in 1976. According to the nomination, the station is the most complete among the surviving North Carolina lifesaving stations. All of its individual resources were recommended in the Phase II report, and are recommended in this addendum, as contributing to the proposed historic district. The National Park Service website (<http://www.cr.nps.gov/maritime/park/chiclss.htm>) and a thorough account of the station located at the Outer Banks History Center, last updated in 1999 (Anonymous), identify and date all of the buildings (Plates 19-22). The earliest resource is the original Carpenter Gothic- and Stick-style lifesaving station, which was erected in 1874. This building, which was converted to a boathouse after the second station was constructed, was moved to its current location in 1959 and subsequently restored. In 1911 the current station—a considerably larger, Shingle-style structure—was erected farther from the ocean. Erected along with the new station, and still in place, were a boathouse, a garage, a stable, and three cisterns, two of frame, the third of masonry construction. A cookhouse/mess hall was likely constructed in 1911, rather than 1874, as well. The boathouse continues to hold the motor-powered Beebe McClellan surfboat (#1046) that was used in the famous and extraordinarily dangerous rescue of the crew of the British tanker *Mirlo* in 1918.

A tall radio tower once on the site is no longer extant. A few other minor structures also appear to have been removed. The locations of other buildings were shifted over time, most notably the 1874 station. Historically, however, the moving of buildings on the Outer Banks was not uncommon (Brown 2005; Sandbeck 2002). Indeed, the recent relocation to the lifesaving station grounds of the Cornelius P. Midgett House, discussed below, led to this addendum.

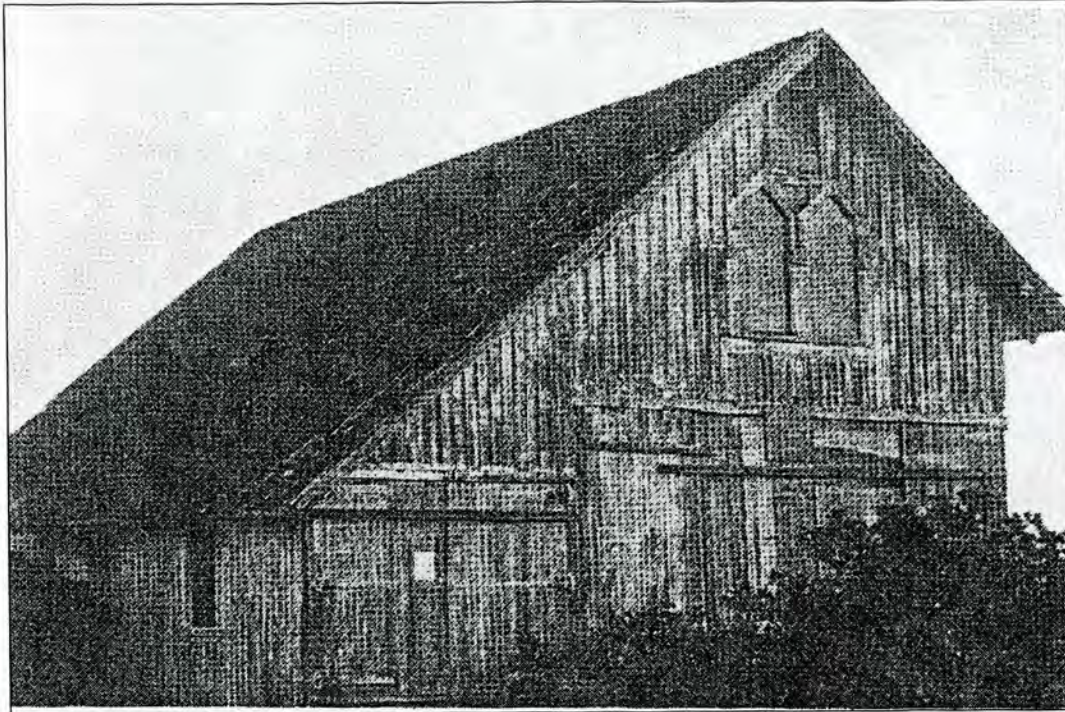


Plate 19: First Chicamacomico Lifesaving Station (1874) after relocation but prior to restoration (source: Winter 1977 Sea Chest)



Plate 20: Chicamacomico Lifesaving Stations (1911 and 1874) prior to restoration (source: OBHC)



Plate 21: Chicamacomico Lifesaving Station, ca. early 1950s (source: NCDAH)



Plate 22: Chicamacomico Lifesaving Station – looking east from edge of NC 12; note large modern houses looming in distance and at far left

Cornelius P. Midgett House

(On grounds of Chicamacomico Lifesaving Station)

Until the past year or two, the Cornelius P. Midgett House stood, largely unaltered, on a long road-to-sea lot south of its current location, which is now within the Chicamacomico Lifesaving Station complex. On that site, it stood within a large neatly maintained yard that was edged by trees and shrubs. To its north stood an associated outbuilding, which appears to have been a boathouse, and to its south was a small family cemetery. The Phase II report recommended that the house (which it called the Payne House), outbuilding, cemetery, and lot were eligible for National Register listing as elements contributing to the proposed Rodanthe Historic District. It noted that the house was a representative of a traditional house type, the I-house. "The Payne House," it stated, "has the two-story, single-pile form, but its turned post porch and two-over-two windows show the influence of the late nineteenth century picturesque styles. The Payne House also includes [a nearby cemetery] and an early twentieth century boathouse."

In a deed dated 1906 and filed in 1907, Bethana Midgett sold the property upon which this house originally stood to Cornelius P. Midgett (Deed Book N/Page 207). Tax records state the house was erected in 1908, which conforms with the date of the property transfer and the structure's form and finish. In 1959 C.P. Midgett transferred to Wilma E. Midgett (with a life estate reserved) "that certain house and lot [bounded by the Atlantic Ocean], together with all furniture and fixtures therein situate..." (Deed Book 84/Page 471). In 2004 Pamela J. and Claude Midgett transferred the property, divided into two parcels, to Bette and Rudolph H. Gray and Timothy W. and Trisha Midgett (Deed Book 1553/Page 138). Following that transfer, the house was moved to its current site, while its lot, which still includes the boathouse and cemetery, was put up for sale by Gray and Midgett, realtors with the local Midgett Realty.

In February 2006, real estate brochures (Midgett Realty) stacked in a box at the edge of the property's driveway announced: "**NOW SELLING, 6.67 Acres! 212' On Highway, 176' Oceanfront. \$1,900,000. This magnificent property offers many possibilities! Three Large Estate-sized Lots Would: *Accommodate a 14 Bedroom Home or a Guest Suite or *Multiple Lots with Two Oceanfront Sites. Located Near the Famous Chicamacomico Life Saving Station/Museum!**" Less than 30 years earlier, the ten-acre school and lifesaving station property was auctioned for a fraction of this asking price

The Cornelius P. Midgett House is recommended as a contributing resource within the proposed Rodanthe Historic District, even though it has been moved a short distance north of its original site. It is believed to continue to be eligible, in spite of its move, for the following reasons. It was moved in its entirety, looks the same as it did in 2003, and continues to retain its architectural integrity. It retains a similar orientation to and distance from the road and the ocean. And the moving of houses and other buildings was, and apparently continues to be, common on Hatteras Island (Brown 2005) and elsewhere on the Outer Banks (Sandbeck 2002). One need look no further than the lifesaving station property, upon which the house now stands, for examples of buildings that have been moved and shifted over time (Plates 23-26).

The original site of the Midgett House, which retains a modest outbuilding and six-marker cemetery, is not recommended as part of the historic district (Plates 27-28). The site is separated from the district by the looming desalination plant buildings and is not believed to retain sufficient integrity and significance to merit pulling the noncontributing plant into the district.

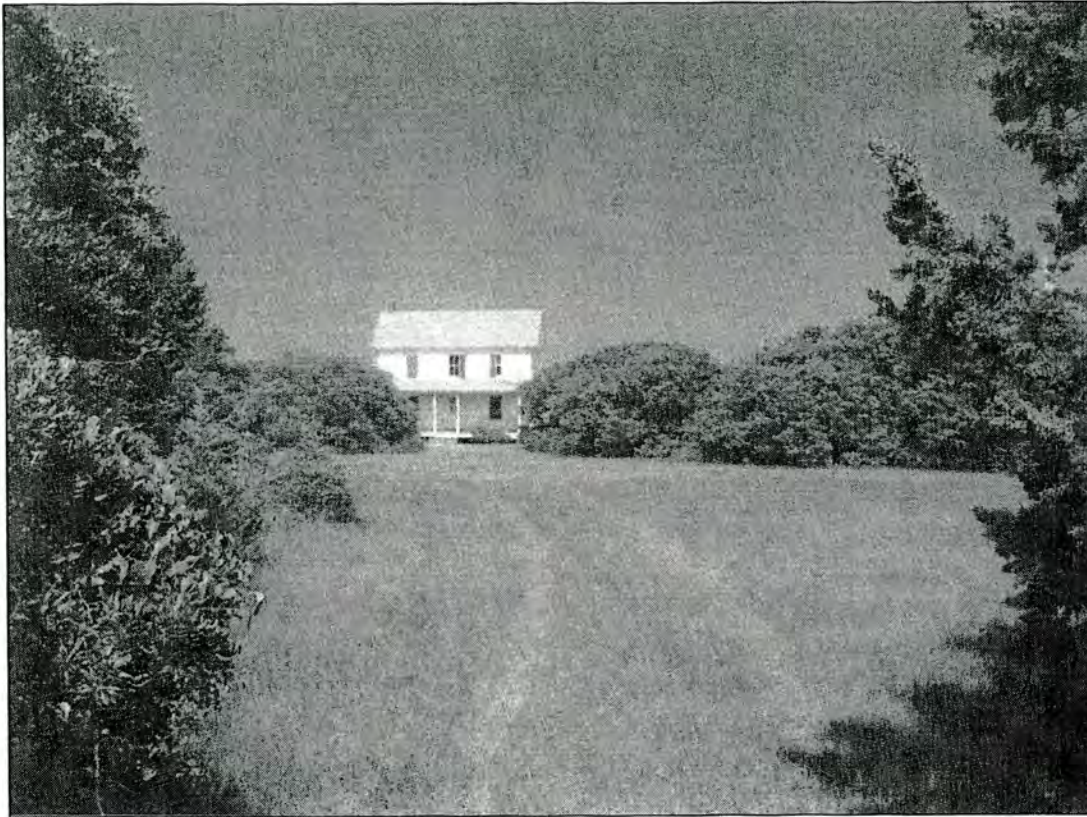


Plate 23: Cornelius P. Midgett House on original site (source: Mattson, Alexander 2003)

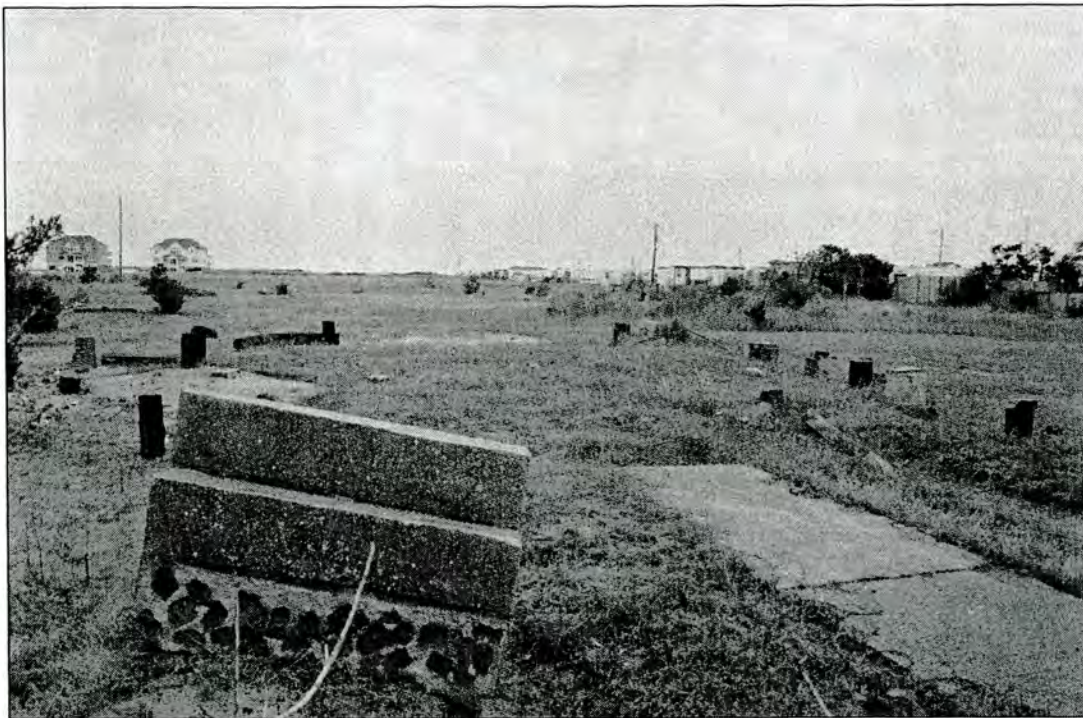


Plate 24: Cornelius P. Midgett House site in 2006, looking east toward the ocean



Plate 25: Cornelius P. Midgett House in 2006, looking southeast with 1874 lifesaving station at right



Plate 26: Cornelius P. Midgett House in 2006, looking northwest with Levene Midgett House at far left



Plate 27: Looking north at Cornelius P. Midgett House outbuilding with portion of modern desalination plant rising in the background



Plate 28: Looking east at cemetery on Cornelius P. Midgett House property

John Allen Midgett House

(East side of NC 12, 0.05 miles south of junction with Laura Lane)

The intact John Allen Midgett House represents the I-house form that remained popular on the Outer Banks and throughout the state into the twentieth century. The Phase II report noted that the house (which it called the Midgett House) “was erected for a member of one of Rodanthe’s most prolific families” (Alexander, Mattson 2003:21). It further described the house:

This dwelling has a traditional, two-story, single-pile, three-bay form, a side gable roof, shed roofed porch with an enclosed end bay, and a one-story rear ell with an L-shaped porch and a one-story rear wing. The house has six-over-six windows and asbestos shingle sheathing (Alexander, Mattson 2003:24-25).

Tax records date the house to 1900, but two deeds suggest it was erected about 1906. In that year, D.M. and Martha A. Pugh of Beaufort, Elvira and W.S. Pugh of Rodanthe, Nora A. and Thomas O. Midgett of Manteo, and Walter E. Hooper of Salvo transferred an 8-1/3-acre tract to Kenneth R. Pugh of Salvo (Deed Book L/ Page 377). Pugh then deeded it to John Allen Midgett of Rodanthe (Deed Book M/ Page 21), who between 1916 and 1937 was the lifesaving station’s keeper (Anonymous 1999). In 1965 Lurania M. Midgett, John Allen Midgett’s daughter, divided the property into six lots. The house and its lot are currently owned by her daughter and son-in-law, Georgia M. and Bertrand L. Eason, Jr. (Deed Book 124/Page 635).

The house, which the aerial images suggest has changed little since the 1950s or earlier, is recommended as contributing to the Rodanthe Historic District, as it was in the initial survey. Although clad in asbestos siding, it retains its traditional form, porches, ell, and six-over-six sash (Plates 29-31). Immediately to the house’s south rises the modern and noncontributing county desalinization facility, which provides an appropriate southern boundary for the district



Plate 29: John Allen Midgett House, looking northeast, with 1911 Lifesaving Station to left



Plate 30: John Allen Midgett House, looking southeast, with modern desalinization facility to right



Plate 31: John Allen Midgett House, looking south from lifesaving station complex, with desalinization plant to rear

Resources Recommended to be Outside of the Rodanthe Historic District

Three additional resources were inventoried in the Phase II report: the Edward Midgett (or No. 3) House, the Joseph Midgett House (or Midgett Bungalow), and the Nora E. Herbert House (or House). That report recommended that the Midgett and Herbert houses contributed to the Rodanthe Historic District but excluded the Meekins house from the district's proposed boundaries. As a result of the shifting of the Cornelius P. Midgett House from its original site to the lifesaving station, and further research conducted for this addendum, it is recommended that none of these three resources be included within the boundaries of the proposed district.

Edward Midgett (or No. 3) House

(West side of NC 12, 0.05 miles north of junction with Myrna Peters Road (SR 1492))

The Phase II report described this resource, which it called No. 3 House, as follows:

This house is a frame, gable front bungalow dating to ca. 1945. The house has vertical panel replacement siding, a hip roofed porch supported by box piers, and one-over-one windows. The porch has replacement deck and staircase. The house may have been moved to its current site behind a gas station. The house has lost much of its architectural integrity through alterations and lacks historical or architectural significance.

According to tax records, this house was erected in 1940. Deeds do not contradict or support this date, but it conforms with the house's appearance. In 1917 John A. Meekins purchased a 34-acre tract, including this house lot, from the state of North Carolina for \$51.00 or \$1.50 an acre (Deed Book 6/Page 463). In 1968 one of Meekins' heirs, Rae M. Davis, conveyed a half interest in the house lot to Orviss T. and Wilma G. O'Neal (Deed Book 146/Page 666). Marilyn and Joseph M. "Mac" Midgett then acquired the house lot and two adjacent lots in three transactions between 1981 and 1993 (Deed Book 317/Page 876 (1981), Deed Book 618/Page 160 (1988), and Deed Book 865/Page 137 (1993)). The deeds refer to the house and its lot as the Edward Midgett Homeplace.

It is recommended, as it was in the Phase II report, that the house not be pulled into the boundaries of the proposed Rodanthe Historic District. Aerial photographs suggest that it remains on its original lot, but was moved back from the road. The house has also been altered. However, these two factors are not the principal reason for recommending exclusion from the district. The principal reason is its isolation from the historic character and setting of the district by the construction of modern resources to either side of it. In 1990, according to tax records, Marilyn and Mac Midgett built the Rodanthe Surf Shop to the house's south. Four years later, again according to tax records, the Midgetts erected a sprawling store and gas station complex immediately to the house's north. The small dwelling is sandwiched between these two modern structures, sharing the same wide expanse of asphalt parking lot. Although the Levene W. Midgett House stands just south of the surf shop, the Edward Midgett House and its setting have been swallowed by the surrounding modern development and the resource is accordingly believed to be outside of the boundaries of the proposed historic district (Plates 32 and 33).



Plate 32: Looking west at Edward Midgett House at center, Midgette commercial complex at right, and Rodanthe Surf Shop at left



Plate 33: Looking southwest at Midgette commercial complex at right, Edward Midgett House at right center, Rodanthe Surf Shop at center, and Levene W. Midgett House beyond gas station sign at far left

Joseph Midgett House

(West side of NC 12, 0.1 miles south of junction with Myrna Peters Road (SR 1492))

The Phase II report included this house (which it called the Midgett Bungalow) as a contributing resource within the proposed historic district. Of the house, it said:

Representative of its type, the Midgett Bungalow has a side gable roof with Craftsman style knee brackets, exposed rafter tails, and a front gable dormer. Also belonging to a member of the Midgett family, the house has one-over-one windows, weatherboard siding, and an engaged porch supported by box piers resting on brick pedestals (Mattson, Alexander 2003:25).

Joseph Midgett acquired 8-1/3 acres, including the small lot upon which this house stands, in 1906 (Deed Book P/Page 375). According to tax records, the house was erected in 1938. Its appearance might suggest an earlier date, but it was not uncommon for bungalows to be built on Hatteras Island through the 1940s (Brown 2003). Midgett willed the house to his son, David B. Midgett, and in 1997 the executor of David's estate deeded it to Joseph M. Midgett (Deed Book 1141/Page 291). The house remains in the Midgett family (Deed Book 1390/Page 237 (2001)).

For three reasons—(1) the presence of a modern store and ranchhouse to the north, which separate this house from the former school; (2) the desalinization plant immediately across NC 12, which separates the house from the John Allen Midgett House and the lifesaving station, and (3) the removal, since the initial report was drafted, of the Cornelius P. Midgett House from its original site—this resource is believed to stand outside of the boundaries of the district (Plates 34-36). With the John Allen Midgett House moved and its lot taken from the district, there is no reason to continue to include the Joseph Midgett House within the district. Modern development has overwhelmed its setting and it is no longer physically or temporally part of the district.



Plate 34: Looking northwest at Joseph Midgett House at left and ranchhouse at right



Plate 35: Looking northwest at Joseph Midgett House at left, ranchhouse at center, and store at right



Plate 36: Looking southeast from Rodanthe School at Joseph Midgett House at right, ranchhouse behind recreational vehicle at center, and store at left

Nora E. Herbert House

(West side of NC 12, 0.05 miles north of junction with Sea Haven Drive)

The Phase II report (Mattson, Alexander 2003:25) included this house (called simply House) as a contributing resource within the proposed boundaries of the Rodanthe Historic District. It noted:

On the west side of N.C. 12 is a frame, gable front cottage with a hip roofed front porch and a shed roofed rear ell. This simple, coastal dwelling has a narrow, one-bay façade and open pier foundation. North of the cottage, on the west side of N.C. 12 is a modern mobile home and dense vegetation.....

The lot upon which this house stands was part of the John Allen Midgett estate. In 1943 Nora E. Herbert acquired a large portion of that property at auction (Deed Book 25/Page 595). She died intestate in 1969 and the property passed to her children and her husband, John E. Herbert, Sr. (Deed Book 187/Page 543 (1972)). It is currently owned by Bette R. Gray and Celia R. Maree (Deed Book 1146/ Page 847 (1997)). According to tax records, the house was built in 1955 and it has accordingly been called the Nora E. Herbert House, for its owner at the time.

The Nora E. Herbert House is believed to stand outside of the boundaries of the historic district for three reasons: (1) on the west side of NC 12, a modern trailer, a wooded lot, the Midgett House, a ranchhouse, and a modern store separate it from the Rodanthe school to the north; (2) on the east side of the road, a gas station, the vacated Cornelius P. Midgett House lot, and the desalinization plant separate it from the John Allen Midgett House and the lifesaving station, and (3) the removal, since the initial report was drafted, of the Cornelius P. Midgett House, has isolated the house from any connection with the district. Modern development has swallowed its setting and it is no longer physically or temporally part of the historic district (Plates 37-39).



Plate 37: Looking northwest at Nora E. Herbert House with modern trailer on same lot at right

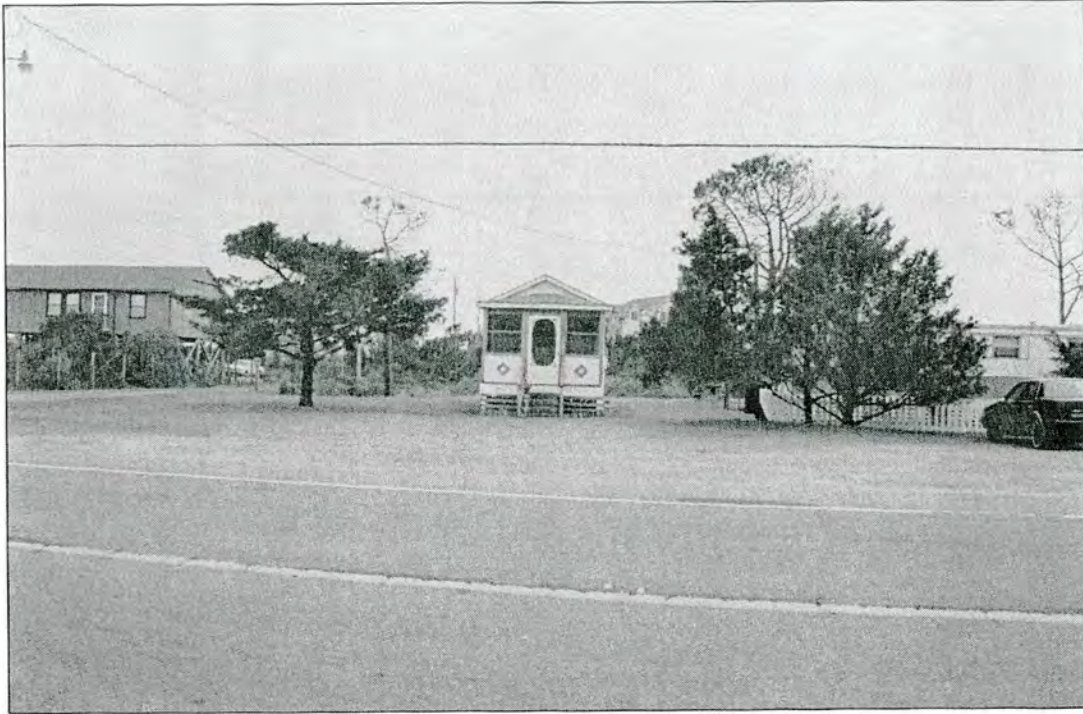


Plate 38 Looking west at Nora E. Herbert House at center, modern trailer on right, and new house on left



Plate 39 Looking northwest at modern gas station at right and, on opposite side of NC 12, Nora E. Herbert House at far left

Proposed Revised National Register Boundaries of Rodanthe Historic District

The Phase II report recommended that a group of buildings on either side of NC 12 comprised the National Register-eligible Rodanthe Historic District (Figure 3). Due to the moving of the Cornelius P. Midgett House after the completion of that report, and the identification of the J. Frank Meekins Fish House, URS recommends that the boundaries be truncated to the south and extended to the fishhouse on the west. The northern boundaries of the district are otherwise recommended to remain the same (Figure 4).

The photographs accompanying the evaluations of the Edward Midgett House, John Allen House, and Nora E. Herbert House depict the modern resources that frame the recommended revised boundaries and which cut these three named resources off from the district (Plates 30-37, above). Plates 38 through 41 depict the heart of the revised district, which includes only one noncontributing resource (a modern outbuilding behind the Levene W. Midgett House).

The following parcels and resources are included within the proposed district boundaries:

- Parcel 012523000 – Levene W. Midgett House and outbuildings
- Parcel 026255001 – J. Frank Meekins Fish House, *southeast corner of parcel only*
- Parcel 012525001 – former Rodanthe School
- Parcel 012524000 – Chicamacomico Lifesaving Station complex
- Parcel 028727000 – Chicamacomico Lifesaving Station complex
- Parcel 012500000 – empty lot once part of John Allen Midgett House property
- Parcel 012532000 – empty lot once part of John Allen Midgett House property
- Parcel 012534000 – empty lot once part of John Allen Midgett House property
- Parcel 012536000 – empty lot once part of John Allen Midgett House property
- Parcel 012531000 – John Allen Midgett House

These parcels, including the partial parcel at the J. Frank Meekins Fish House, are outlined at Figure 4.



Figure 3: Rodanthe Historic District National Register-eligible boundaries, outlined by broken lines, as recommended in the Phase II report (source: Mattson, Alexander 2003:29)

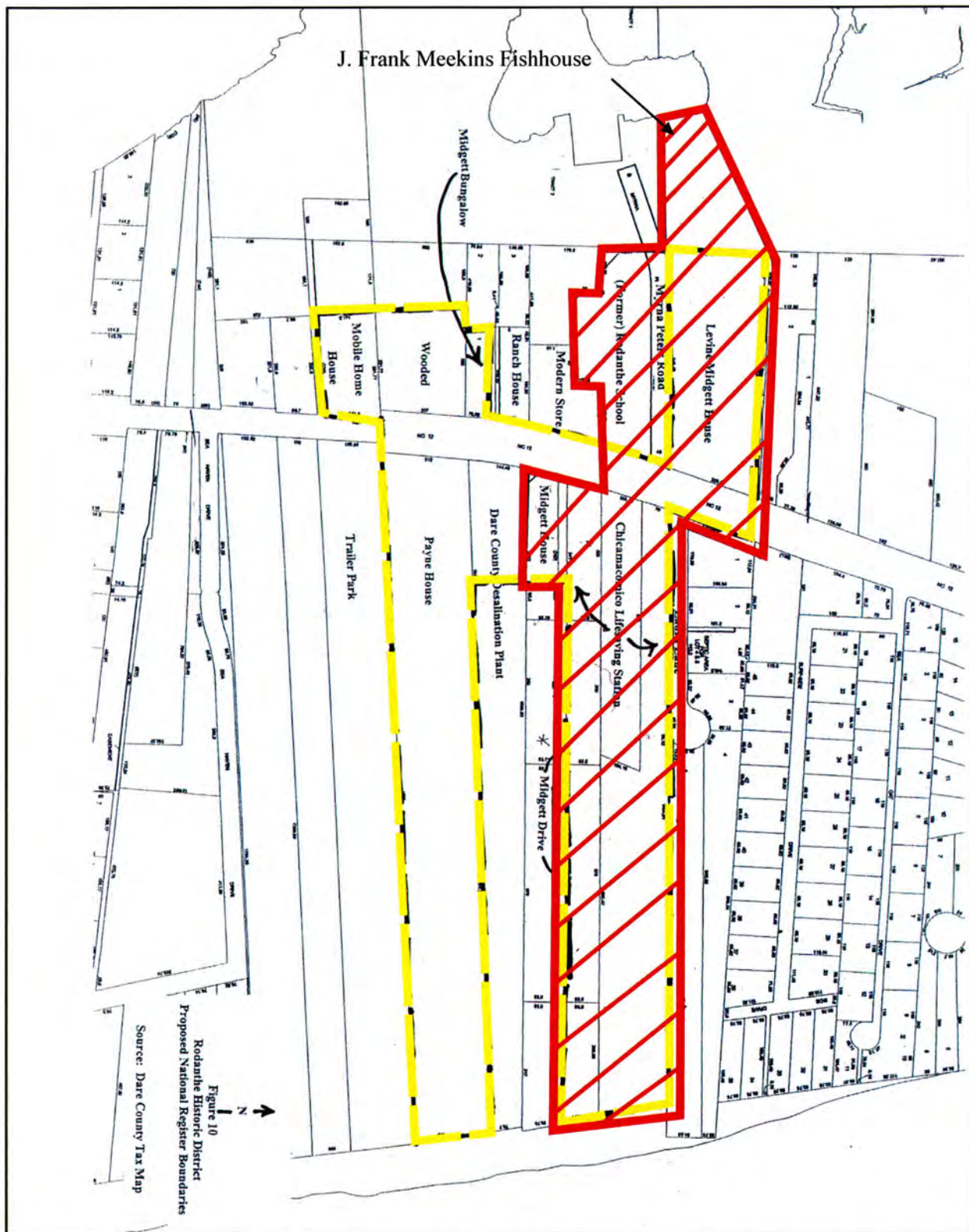


Figure 4: Revised Rodanthe Historic District National Register-eligible boundaries, outlined by solid lines and crosshatching, as recommended in this addendum (base map: Mattson, Alexander 2003)



Plate 38: Looking west at former Rodanthe School at right and Chicamacomico Lifesaving Station complex and Cornelius P. Midgett House at left



Plate 39: Looking northwest from Chicamacomico Lifesaving Station complex with pyramidal roof of Levene W. Midgett House at right center in background

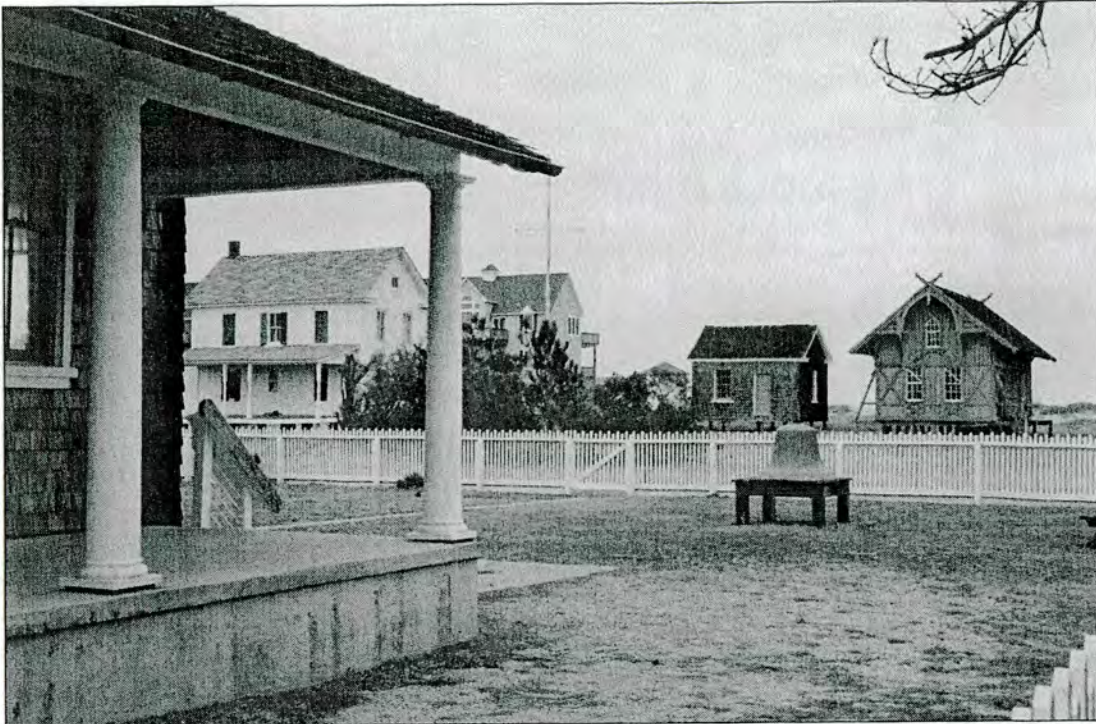


Plate 40: Looking northeast within Chicamacomico Lifesaving Station complex with corner of 1911 station at left, Cornelius P. Midgett House framed by porch columns at left center, and 1874 station at far right



Plate 41: Looking west from beach with white John Allen Midgett House second from left, former Rodanthe School in distance to left of 1874 station, white Cornelius P. Midgett House second from right, and pyramidal-roofed Levene W. Midgett House at far right

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