



North Carolina Department of Cultural Resources

James B. Hunt Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
Jeffrey J. Crow, Director

September 21, 1999

MEMORANDUM

TO: William D. Gilmore, P.E., Manager
Project Development and Environmental Analysis Branch
Division of Highways
Department of Transportation

FROM: David Brook
Deputy State Historic Preservation Officer

RE: Replacement of Bridge No. 259 on SR 1370, TIP No. B-3524, Wake County, ER 00-7423

Thank you for your letter of transmitting the survey report by Nancy Van Dolsen, North Carolina Department of Transportation for the above referenced project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for the National Register of Historic Places under the criterion cited:

The Carolina Pines Hotel is eligible for listing in the National Register under Criterion A for its association with a significant trend in the early-to-mid twentieth-century economic and social history of the area.

The following properties was determined not eligible for listing in the National Register of Historic Places:

Bridge No. ²⁶⁹~~259~~ over Norfolk Southern Railroad

As for the Raleigh Golf Association Clubhouse and Golf Course, we disagree with the determination that the property is not eligible for listing in the National Register. While we concur that the property is not eligible under Criterion B, C and D, we believe that the clubhouse is eligible under Criterion A for the same reasons that the Carolina Pines Hotel is considered eligible.

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.

cc: B. Church

bc: Brown/Alperin
file
rf

Historic Architectural Resources Survey Report

**Replace Bridge No. 259 on SR 1370 over Norfolk Southern Railroad
Wake County, North Carolina
TIP No. B-3524
State Project No. 8.2407201
Federal Aid #: BRSTP-1370(4)**

North Carolina Department of Transportation
Report Prepared by Nancy Van Dolsen

July 1999

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July 1999

Principal Investigator
Historic Architectural Resources Section
North Carolina Department of Transportation

Date

Barbara Church, Supervisor
Historic Architectural Resources Section
North Carolina Department of Transportation

Date

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PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) has plans to replace Bridge No. 259 on Secondary Road # 1370, Tryon Road, in Wake County with a new structure on a new alignment to straighten the curve on approach (Figure 1). During construction, traffic will be maintained on existing secondary roads. Bridge No. 259 was built in 1936 and has a sufficiency rating of 33.0 out of 100.

The area of potential effect (APE) for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field. The APE boundary is shown on the attached map (Figure 2).

PURPOSE OF SURVEY AND REPORT

NCDOT completed 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 a Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) 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 the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment. This report is on file at NCDOT and available for review by the public.

METHODOLOGY

NCDOT conducted the survey and prepared this report in accordance with the provisions of FHWA Technical Advisory T6640.8A (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 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and SHPO dated February 2, 1996.

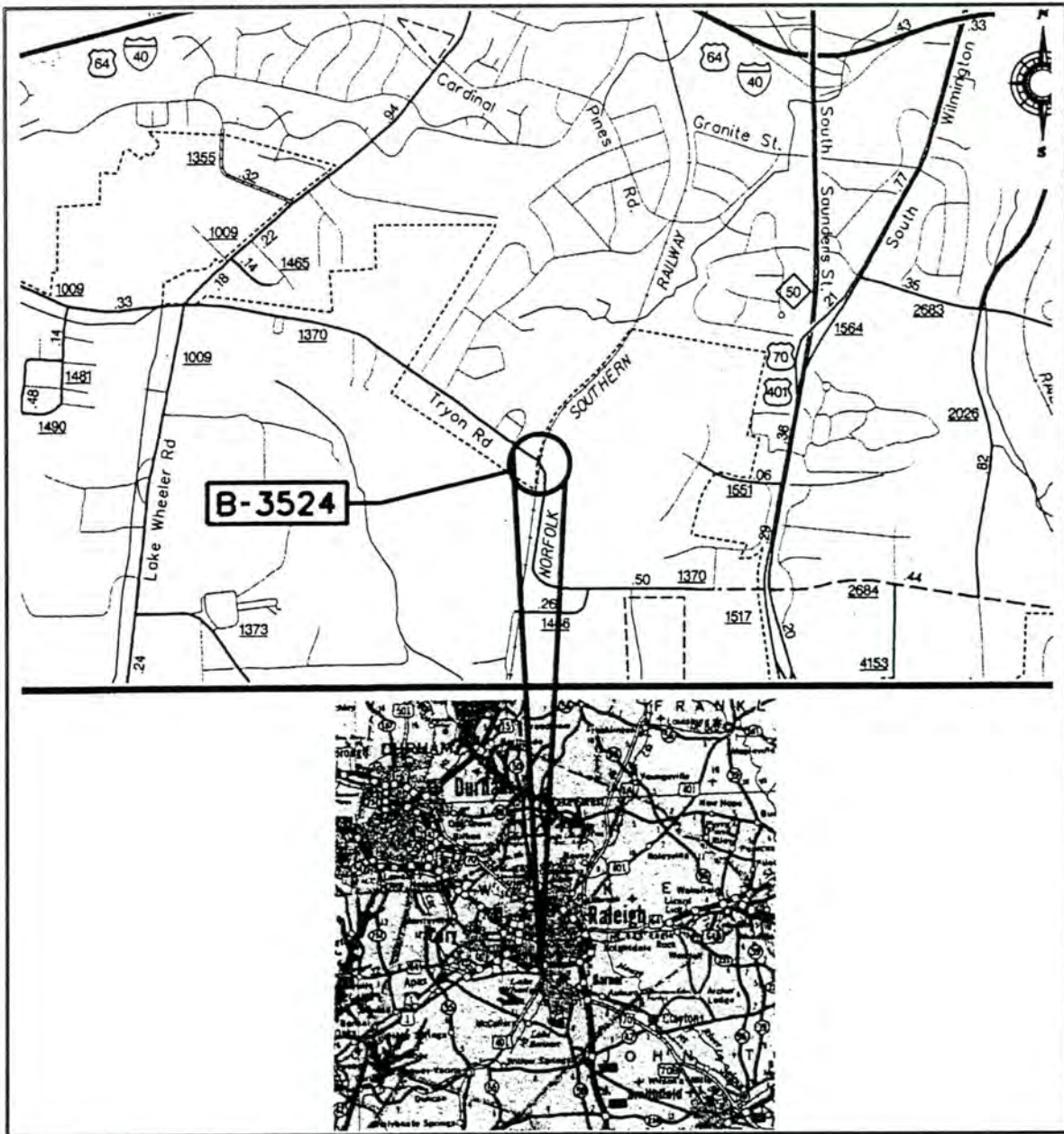


Figure 1: Site Location Map

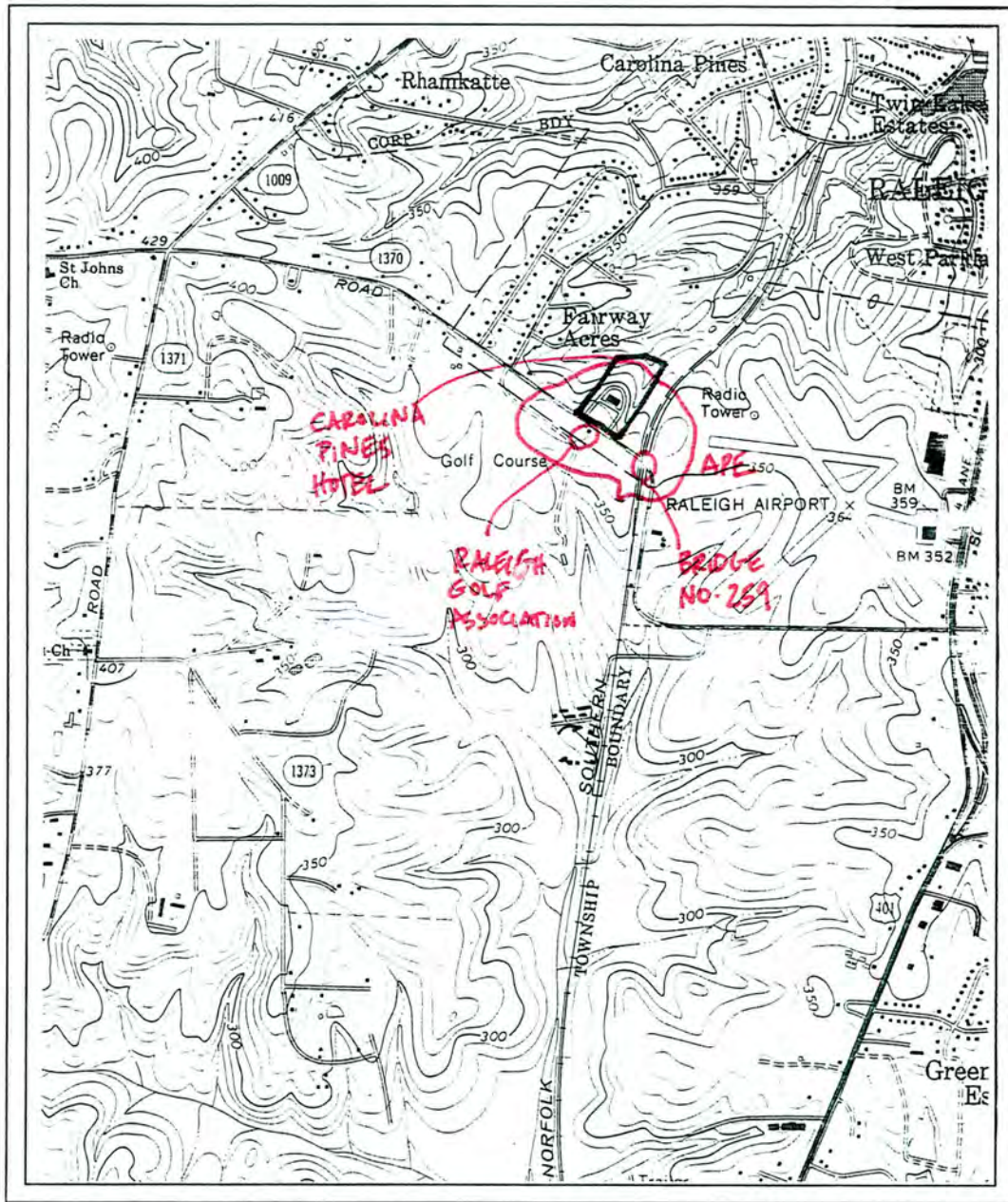


Figure 2: Area of Potential Effect

NCDOT completed an intensive survey with the following goals: (1) to determine the APE, 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; (2) to identify all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The survey methodology consisted of a field survey and background research on the project area. A NCDOT staff architectural historian conducted a field survey in June 1999, by car and on foot. All structures over 50 years of age in the APE were photographed and keyed to an area map.

Background research was conducted at the Division of Archives and History, the North Carolina State Library, and the Wake County Court House in Raleigh. In addition, Ms. Carrie Albee, Architectural Historian, was contacted since she had recently completed an application for designation of the Carolina Pines Hotel as a Wake County Historic Preservation Commission Landmark.

SUMMARY FINDINGS OF THE SURVEY

The project is situated along SR 1370 south of Raleigh at the juncture with the Norfolk Southern Railroad tracts. In their letter dated January 8, 1999, the North Carolina State Historic Preservation Office identified two structures of historical or architectural importance within the general project area, Bridge No. 259 and the Carolina Pines Hotel, included on the State Study List. A third historic property, the Clubhouse of the Raleigh Golf Association, was built in 1929. No properties listed on the National Register were located within the APE for the subject property. Of the three historic properties within the APE, Bridge No. 259 and the Raleigh Golf Association Clubhouse were determined not eligible for the National Register. The Carolina Pines Hotel was determined to be eligible for the National Register. Criterion Consideration G, for properties that have achieved significance within the last fifty years, states that properties less than fifty years of age may be listed on the National Register only if they are of exceptional importance or if they are integral parts of districts eligible for the National Register. There are no properties in the APE that qualify for the National Register under Criterion Consideration G.

Properties Listed on the National Register:

None

Properties Listed on the North Carolina State Study List:

Carolina Pines Hotel, page 7

Properties Evaluated and Considered Eligible for the National Register:

Carolina Pines Hotel, page 7

Properties Evaluated and Considered Not Eligible for the National Register:

Bridge No. 296, page 11 .

Raleigh Golf Association Clubhouse, page 14

HISTORIC CONTEXTS AND BACKGROUND INFORMATION

Wake County was created in 1771 from Johnston, Cumberland, and Orange Counties. Due to its geographic location near the center of the state, and to the political maneuvering of its leading citizens, Raleigh, at the center of Wake County, was chosen as the state capital in 1792. Even though Raleigh served as the state capital and as the county seat, it remained a small city and the surrounding county remained primarily rural until the mid-twentieth century.¹

Although commercially tied to agriculture until after World War II, the county, due to its close proximity to Raleigh, did have greater recreational opportunities than more isolated rural counties. Encouraged by the coming of the railroad, and later the popularization of the automobile and the airplane, small resorts and recreational spots thrived throughout Wake County during the late nineteenth and early twentieth centuries. One of the earliest sites was Fuquay Mineral Springs that served as a place for community gatherings during the late nineteenth century. By the second decade of the twentieth century, trains brought people to the springs for recreation and for medicinal purposes. Hotels and boardinghouses sprung-up near the springs to accommodate visitors. Other smaller resorts were developed at the site of mill ponds, including Myatt's Mill at Lake Panther and a complex of recreational buildings at Lake Myra. These smaller, family-owned resorts often consisted of picnic shelters, places to swim, a clubhouse, and a dance hall.²

The Carolina Pines Resort was a more elaborate and ambitious venture than the other resorts located within Wake County. Herbert A. Carlton, the founder of the resort, combined two types of recreational facilities into one enterprise: the elite, country club golf resort and the health/springs spa.³ The Carolina Pines Resort boasted their own mineral water that they bottled and sold regionally, and they offered numerous physical activities to rejuvenate one's health. For the wealthy businessman, the type of person who would also visit Pinehurst golf links, Carolina Pines Resort provided two eighteen-hole golf courses, and access to the adjacent Raleigh Golf Association course constructed in 1929. For families who might visit, the resort also had a riding club, a pet farm, a fishery, girl's and boy's clubs, polo grounds, an outdoor theatre, and for evening activities, a casino, club house, and dance hall.

The Carolina Pines Hotel opened on July 23, 1933 and went into receivership less than a year later. Although the resort failed, the hotel continued to operate into the mid-1950s. The neighboring Raleigh Golf Association prospered and is a successful operation today.

¹ Kelly A. Lally, *The Historic Architecture of Wake County, North Carolina* (Raleigh: Wake County Government, 1994) 3.

² Lally: 172-173.

³ Carrie Elizabeth Albee "Carolina Pines Hotel," Wake County Historic Preservation Commission Landmark Designation Application, April 1999; 6.

PROPERTY INVENTORY AND EVALUATIONS

CAROLINA PINES HOTEL

Location: The Carolina Pines Hotel, 1526 Tryon Road, is located on the north side of SR1370 (Tryon Road) on a 7.32-acre parcel within the city limits of Raleigh.

Setting: The Carolina Pines Hotel sits on a wooded tract, with an open expanse of lawn between the building and the road. A stone wall, approximately three feet in height, separates the hotel from the road. A circular driveway curves in front of the house. A second stone wall echoing the form of the façade is located in front of the building, along the south wall of the driveway. The Raleigh Golf Association is located across Tryon Road and to the west and east of the hotel.

Description

Hotel: The Carolina Pines Hotel, constructed ca. 1933, is a two-story, 24-bay, frame building with a side-gable roof. The building features a central block consisting of six bays capped by a large pediment. Colossal Tuscan-style columns are located at each end of this section, and between the second and third bays, and the fourth and fifth bay. The primary entrance is a two-panel door with eight lights, capped with a fanlight and flanked by sidelights. Two two-story, five-bay sections flank the main block. The central portion originally contained the private rooms, and the wings housed the public rooms. Set back from the central 16-bay section are two, two-story, four-bay wings. These wings are lower in height, and were raised from one story to two stories sometime during the late 1940s or early 1950s.⁴ The interior is very plain, with simple moldings. According to the nomination for local landmark status, most of the original material is intact (including hardware, mantelpieces, doors, moldings and bathroom fixtures) despite the building's present use as a fraternity house.

Stable: The stable, also constructed ca. 1933, has been adaptively reused by the fraternity to serve as a clubhouse. The remodeling included residing the building, installing new doors and adding shed an addition to the north elevation.

Well House: The structure surrounding the well dates to ca. 1965 and is currently undergoing extensive renovations, including the installation of new machinery and a new roof.

⁴Albee: note 4 .

Background Information: The Carolina Pines Hotel opened July 23, 1933 as the centerpiece of the Carolina Pines Resort. The hotel and resort developed due to the efforts of Herbert A. Carlton. Carlton wished to build a resort for the average citizen, as well as for the wealthy businessman. The resort contained a hotel, two eighteen-hole golf courses, a riding club with 35 saddle horses, four tennis courts with night illumination, a lake, pool, casino, clubhouse, girl's and boy's camps, an outdoor theater, polo grounds, a fishery, a pet farm, a bottling company, and several additional associated structures. The resort went into receivership in April 1934. Originally a 450-acre tract, the property was carved down to a 10.35-acre tract with the hotel in the 1930s. By 1947, the tract had been reduced to the current size of 7.32 acres.⁵

Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Carolina Pines Hotel is considered eligible for the National Register of Historic Places under Criterion A for its association with a significant trend in the early-to-mid twentieth-century economic and social history of the area, the development of resorts and recreation facilities. As a well-preserved example of a resort hotel that retains its setting within a pine wood, the Carolina Pines Hotel materially represents the early twentieth-century belief in the efficacy, healthiness, and restfulness of time spent in the country. The Carolina Pines Hotel is the only surviving building of the expansive planned resort designed and constructed by Herbert A. Carlton. The resort catered to local, regional, and (wishfully) national visitors. The Carolina Pines Resort was an important venture locally, as testified by the numerous newspaper articles concerning its construction and grand opening. The Carolina Pines Hotel is not eligible for the National Register of Historic Places under Criterion B because it is not associated with any individuals of specific historical significance. The Carolina Pines Hotel is not eligible for the National Register under Criterion C since the building does not embody the distinctive characteristics of a type, period, or method of construction. Nor does the hotel represent the work of a master, or possess high artistic value, or included within an historic district. The building is not likely to yield information important to the history of building technology; therefore it is not eligible for the National Register under Criterion D.

Boundaries: The proposed National Register boundaries follow the 7.32-acre tax parcel. The current parcel represents only a small portion of the original 470-acre resort. The property has been a 7.32-acre parcel since 1947. The tract includes the two surviving historic buildings that date to the period of significance from 1933 to 1934 when the property was operating as a resort. The tract retains the pine trees for which the hotel and resort were named.

⁵Albee, I.



View of Carolina Pines Hotel, facing north



View of the Carolina Pines Hotel, facing north

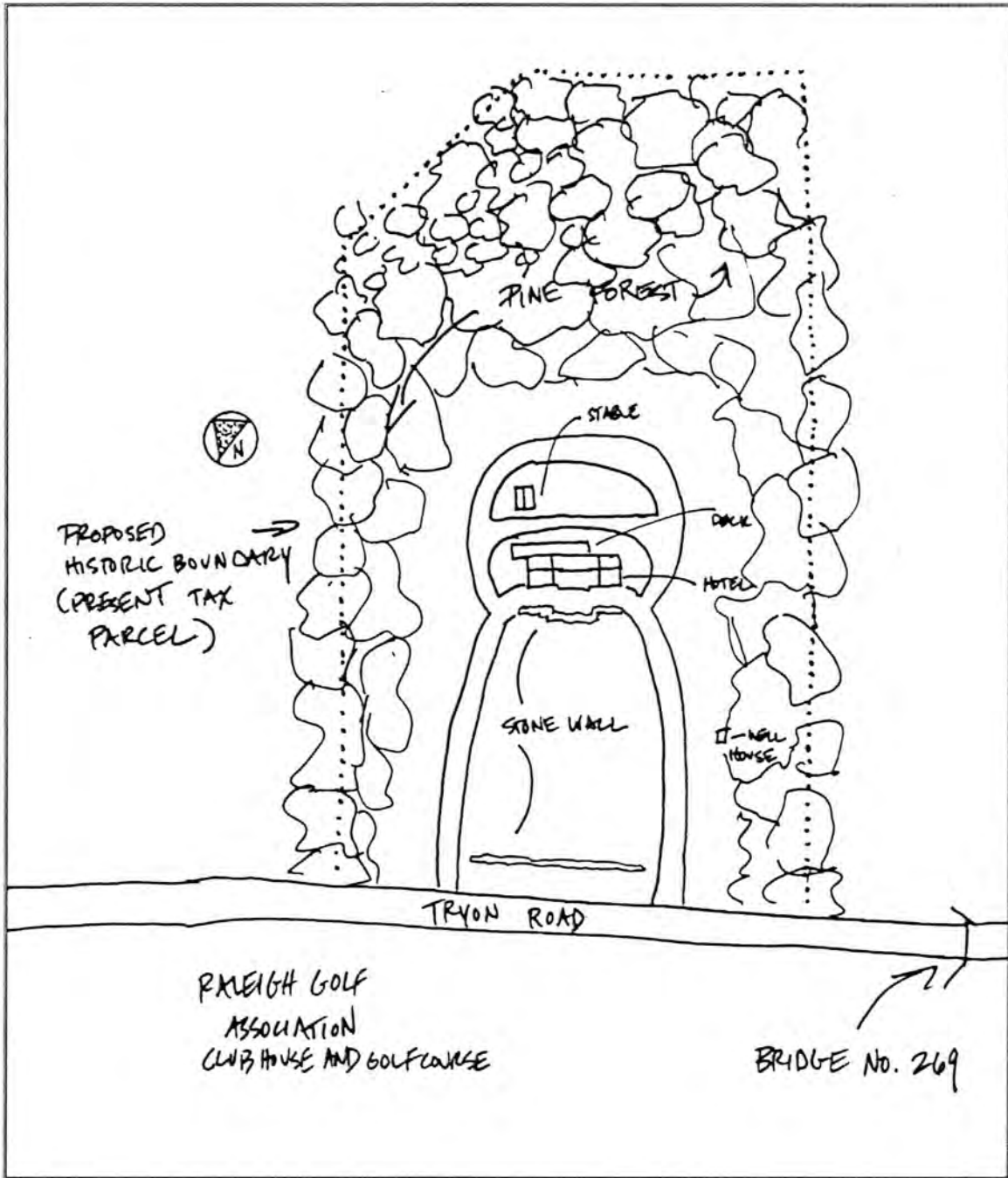


Figure 3: Carolina Pines Hotel, Site Plan with Proposed Historic Boundary

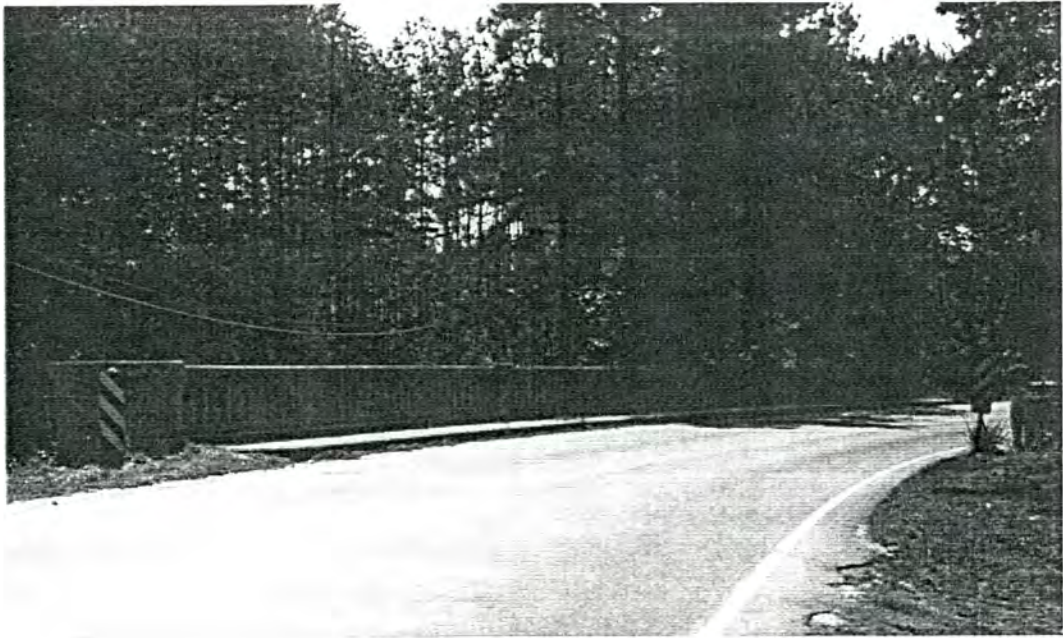
BRIDGE NO. 295

Location: SR 1730 over Norfolk Southern Railroad, 1.1 miles southeast of the junction with SR 1731.

Setting: Bridge No. 259 is located in a wooded area just east of the Raleigh Golf Association and west of the former Raleigh Airport.

Description: Bridge No. 259 was constructed by the State Highway and Public Works Commission in 1936. The bridge is a reinforced concrete deck girder bridge, and is one of 246 standing in the state as of March 1999. The bridge is 33.7 feet wide and 130 feet long. The structure has three spans, two at 45 feet, one at 40 feet. The balustrade features nine sections, each with a ten-part arcade. The bridge abutments are reinforced concrete.

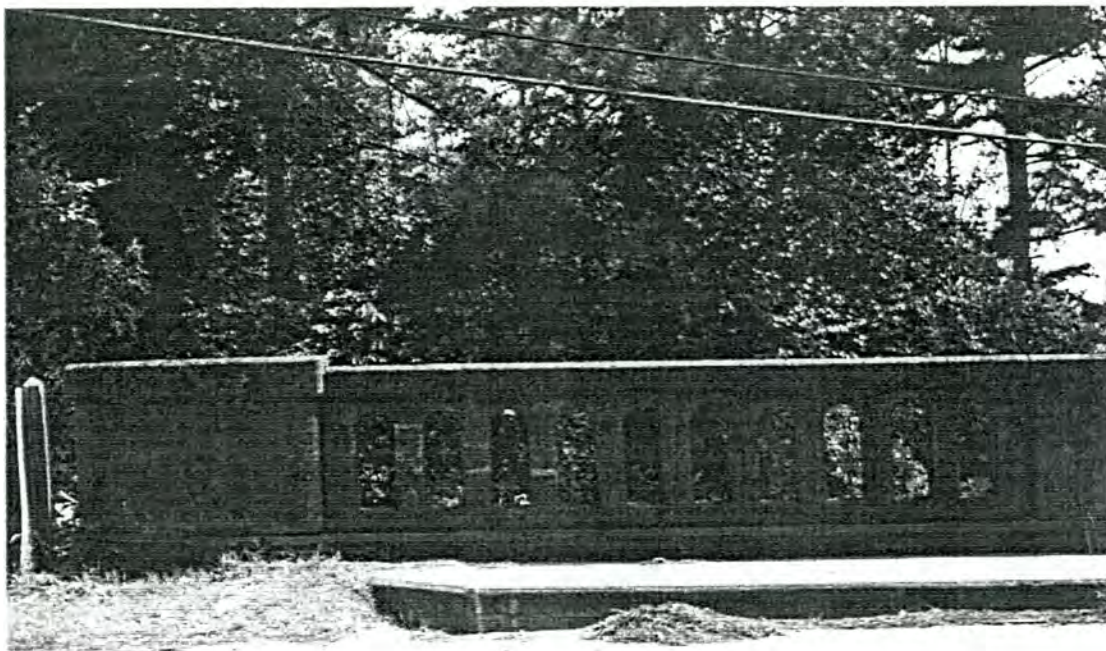
Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Bridge No. 295 is considered not eligible for the National Register of Historic Places. The bridge was evaluated within the historic and architectural contexts of Wake County and as part of the state transportation network. No significant individuals or events are associated with the bridge, making the structure not eligible for the National Register under Criteria A or B. As one of 246 similar bridges in the state, the bridge does not exhibit significant architectural or technological characteristics, and therefore is not eligible under Criteria C or D.



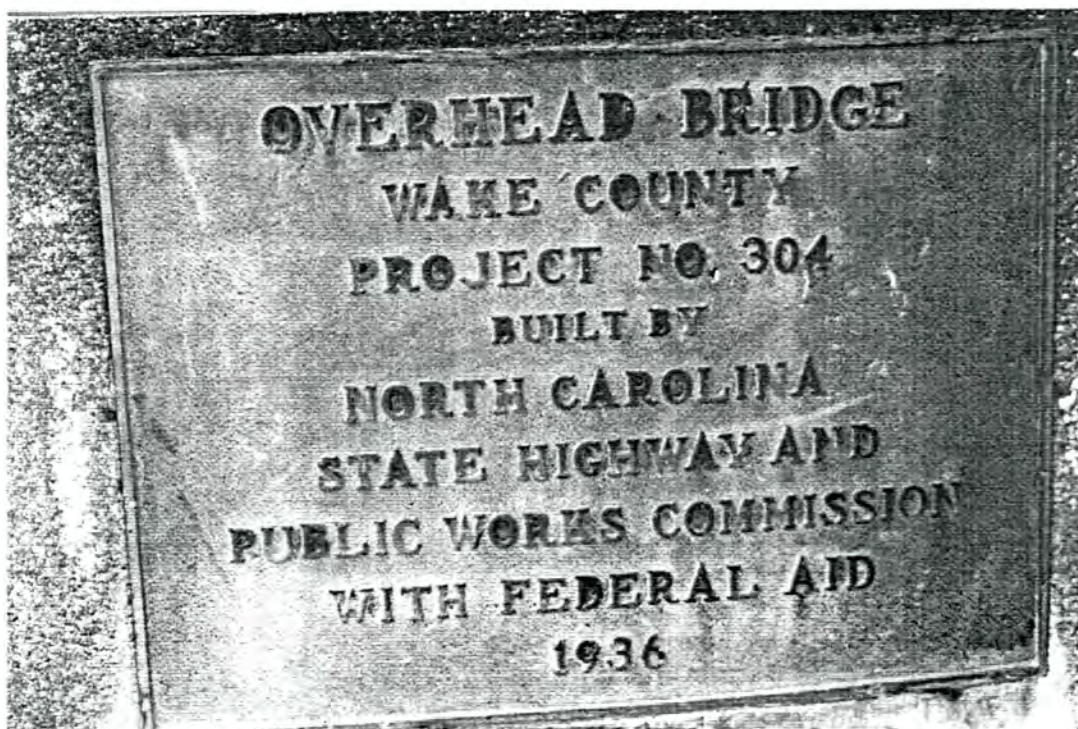
Bridge No. 269, view facing southeast



Bridge No. 269, detail, view facing northeast



Bridge No. 269, detail of balustrade, view facing north



Bridge No. 269, Plaque, view facing south

RALEIGH GOLF ASSOCIATION CLUBHOUSE AND GOLF COURSE

Location: The Raleigh Golf Association is located on the north and south side of SR 1730 (Tryon Road), west of Bridge No. 259.

Setting: The Raleigh Golf Association is bordered by wooded areas, and surrounds the Carolina Pines Hotel's 7.32-acre tract.

Description: The buildings of the Raleigh Golf Association within the project area include the 1929 stone-faced clubhouse and a small, stone-faced secondary building. Both buildings are constructed of concrete blocks faced with stone. The one-story, hipped-roof, modified T-shaped clubhouse building has undergone extensive remodeling, including replacement windows with fixed sash, a new roof, vinyl siding and an addition to the west elevation constructed during the late 1950s or early 1960s. The small secondary building has a pyramidal roof, and has retained its original octagonal windows on the north and south elevation and door on the west elevation. The golf course was constructed in 1929, and was extensively reconfigured in 1998 and 1999.⁶

Evaluation: For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Raleigh Golf Association Clubhouse is considered not eligible for the National Register of Historic Places. The building no longer retains its architectural integrity, and does not present a ca. 1929 appearance. The golf course has been entirely reconfigured and does not resemble its original 1929 appearance. The Raleigh Golf Association Clubhouse and Golf Course are not eligible for the National Register of Historic Places under Criterion A because they are not associated with a specific historic event or with significant patterns of our history. The Clubhouse and Golf Course are not eligible under Criterion B because they are not associated with any individuals of specific historical significance. The Clubhouse and Golf Course are not eligible for the National Register under Criterion C since the building and course do not embody the distinctive characteristics of a type, period, or method of construction, and they lack integrity. The Clubhouse and Golf Course do not represent the work of a master, or possess high artistic value; nor are they part of an historic district. The building and golf course are not likely to yield information important to the history of building technology or of golf course design; therefore they are not eligible for the National Register under Criterion D.

⁶ Ronnie Caspar, Telephone Interview with Nancy Van Dolsen, 13 July 1999.



Raleigh Golf Association Clubhouse, view facing southwest



Raleigh Golf Association Clubhouse, view facing north



Raleigh Golf Association, storage building, view facing southeast

BIBLIOGRAPHY

Albee, Carrie Elizabeth. "Carolina Pines Hotel," Wake County Historic Preservation Commission Landmark Designation Application, April 1999.

Caspar, Ronnie. Telephone Interview with Nancy Van Dolsen, 13 July 1999.

Lally, Kelly A. *The Historic Architecture of Wake County, North Carolina*. Raleigh, NC: Wake County Government, 1994.