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North Carolina

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Cape Lookout Village
Coca-Cola House
Historic Structure Report

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CAPE LOOKOUT NATIONAL SEASHORE

Coca-Cola House

HISTORIC STRUCTURE REPORT

Historical Architecture, Cultural Resources Division
Southeast Regional
Office
National Park Service

2004

B&W Scans

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The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web- based format through ParkNet, the website of the National Park Service. Please visit www.nps.gov for more information.

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2004
Historic Structure Report
Coca- Cola House
CAPE LOOKOUT NATIONAL SEASHORE
Cape Lookout Village
LCS#: 091837

Cover photo, Seifert- Davis or "Coca- Cola House," c. 1978 (CALO Coll.)

Coca-Cola House

Historic Structure Report

Approved by: 8-28-03

Superintendent Date

Cape Lookout National Seashore

Recommended by: 8-28-03

Chief, Cultural Resources Date

Southeast Regional Office

Recommended by: 8-29-03

Associate Regional Director Date

Cultural Resource Stewardship & Partnership

Southeast Regional Office

Concurred by: 8-29-03

FOR Regional Director Date

Southeast Regional Office

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National Park Service
SERO

Foreword

We are pleased to make available this historic structure report, part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Field Area. Many individuals and institutions contributed to the successful completion of this work. We would particularly like to thank the staff at Cape Lookout National Seashore, especially the park's facility manager Mike McGee, cultural resources manager Michael Rikard, and superintendent Bob Vogel. We hope that this study will prove valuable to park management in their treatment of the building and to everyone in understanding and interpreting the Seifert- Davis House, also known as the Coca- Cola House, at Cape Lookout.

Chief
Cultural Resources Stewardship
Southeast Regional Office
December 2004

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Executive Summary

Built around 1928 and long known as the Coca- Cola House, the Seifert- Davis House was one of the first vacation houses built at Cape Lookout by people who were not native to Carteret County.

Research Summary

Research for this project has been limited, and additional research is necessary to fully document the building's history. In particular, completion of oral interviews with members of the Davis and Seifert families is encouraged.

Charles A. Seifert, owner of the Coca- Cola franchise in New Bern, N. C., bought two lots from the Cape Lookout Development Company in 1927 and is thought to have built the present house the following year. His brother David owned a Coca- Cola franchise in Roanoke, N. C., and he may also have had

a role in the building's development and use over the years. Historically, the house was painted red and white and almost from the beginning was given the moniker, "Coca- Cola House" or "Coca- Cola Building."

The Sieferts built and used the house primarily as a vacation resort. During World War II, military personnel may have used the house for social occasions, but that aspect of the house's history is not well- documented.

In 1953 Seifert sold the house to Harry T. Davis, a trained geologist and long- time director of North Carolina State Museum of Natural Sciences in Raleigh. Among other things, he initiated the first statewide survey of North Carolina's archeological sites and led a major renovation and expansion of the Museum in the 1950s. He was an important figure in the state's environmental movement after World War II and used his house at Cape Lookout as a base camp for field work on the barrier islands. In addition to his Coca- Cola House, Davis also owned a large tract on Core Banks and was a catalyst in the state's efforts to establish a state park at Cape Lookout. Upon his death, the house was deeded to his nephews, who now hold the lease with the Park Service.

Architectural Summary

Built around 1928, the house is rectangular in plan, and with its low- pitched, hipped roof and exposed location, its distinctive form is a landmark at the Cape. The interior is partitioned with walls paneled with tongue- and- groove boards, but there are no ceilings, giving the interior an open character reminiscent of hunting lodges, "tents" at camp meetings, and other such structures designed for seasonal use.

Except for the installation of some modern plywood paneling on some walls and of a ceiling in one of the rooms, the interior has been little altered since the historic period. Since 1976, however, the building's historic board- and- batten siding has been covered with modern plywood and many of the original wooden window sash have been replaced by metal storm windows. The porches on the southwest and southeast sides of the house were probably removed in the 1960s, and a garage was built on the southeast side of the house after 1976.

The building's overall condition is generally fair to good. There is some evidence of termite damage, the roof covering is in poor condition, and poorly- detailed repairs and alterations have exposed the house to continued deterioration.

Recommendations

In keeping with the parameters established for the park's other historic buildings by the park's 1982 GMP, the historic (and present) residential use of the Coca- Cola House should be

continued, if that can be done without compromising its historic character.

Treatment must adhere to the Secretary's Standards. Of immediate concern is the present condition of the building, where termites, poorly- maintained windows and exterior finishes, as well as a variety of haphazard repairs threaten the building's continued preservation. In addition, the modifications to the building in the last twenty- five years have significantly compromised the house's historic integrity. Removal of the reverse- board- and- batten exterior siding, the modern interior plywood paneling, and the modern garage; restoration of the original board- and- batten siding; and replacement of the metal storm windows with wooden six- over- six sash would restore that integrity. Relatively simple, straightforward repairs of the building's other historic features and rehabilitation of the building's interior and its plumbing and electrical systems would help insure the building's continued usefulness.

Site

- Preserve concrete piers for missing porches.

Foundation

- Eliminate wood- to- ground contact at all locations, repairing damaged beams as necessary.
- Install metal termite shields at all piers.
- Reset concrete piers for missing porches as necessary.

Structure

- Rework repaired connections between rafters and wall framing to improve appearance from the interior.
- Reconstruct missing wall framing and paneling at southwest ends of walls on either side of southwest wing of hall.
- Repair termite damage as necessary.

Roof

- Replace existing plywood roof decking with solid pine boards, nominally 1" by 6".
- Install white asphalt roofing, using shingles on main sheds of roof and roll- type roofing with metal drip edges on porches.

Porches

- Remove existing garage.
- Reconstruct porches on southeast and southwest sides of house, including stairs at each entrance.
- Do not install railings or balustrades.

Windows and Doors

- Restore original fenestration.
- Repair and preserve existing six- over- six wooden sash.

- Replace all metal storm windows with six- over- six wooden sash.
- Repair and preserve existing exterior doors.
- Install new four- panel doors at two rebuilt door openings.
- Install new screen doors of appropriate design at all exterior doors.
- Install new half- frame screens at all windows.

Exterior Finishes

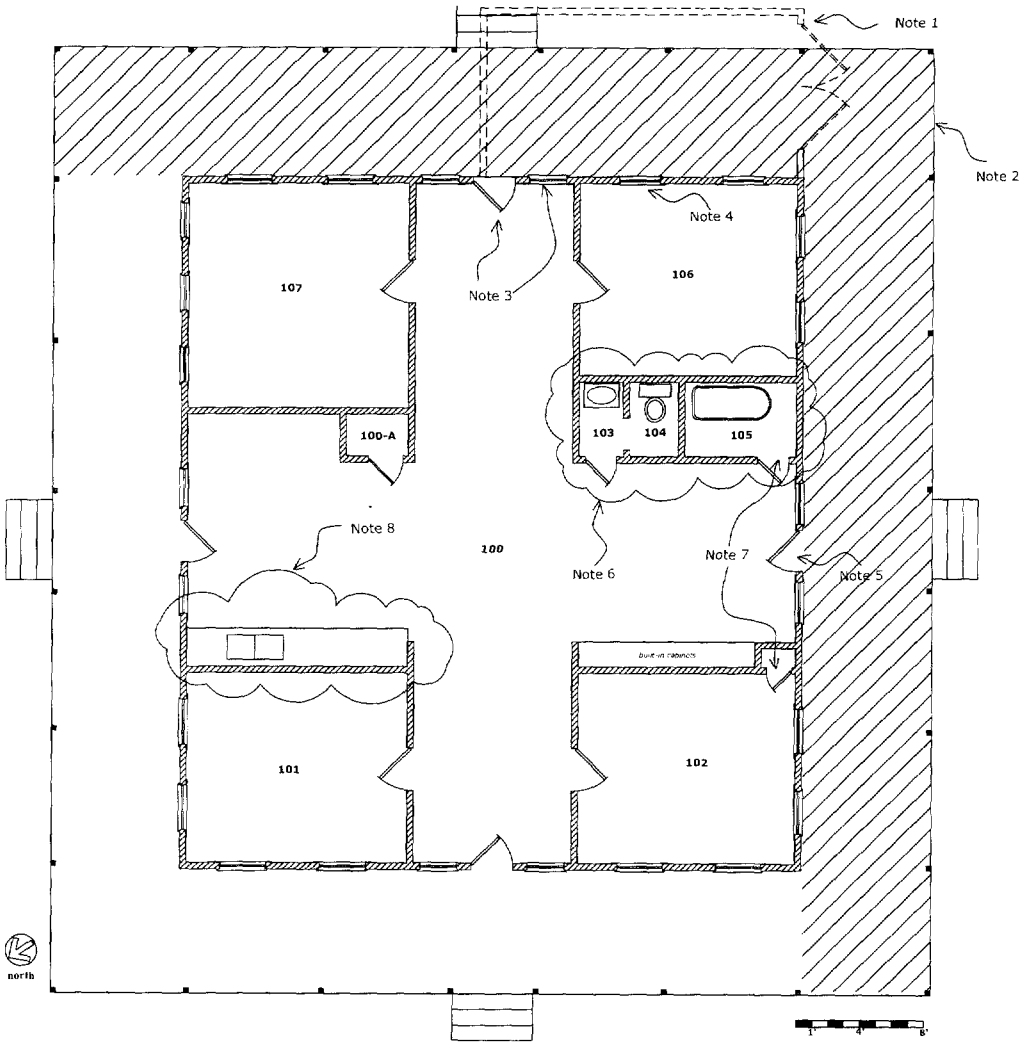
- Remove reverse- board- and- batten siding.
- Repair existing board siding and replace missing battens.
- Restore window and door casing, headers, and sills.
- Paint window sash and doors white and all other exterior woodwork red.

Interior

- Remove plywood paneling from interior.
- Preserve open interior or, if necessary, install wall coverings and ceilings in bedrooms.
- Preserve existing tongue- and- groove paneling and doors.
- Repaint floors and walls; do not paint ceiling and roof framing.

Utilities

- Install new electrical system.
- Install fire and smoke detection system.
- Do not install central heating or air-conditioning; install electric space heaters if necessary.
- Rehabilitate existing bathroom.
- Rehabilitate existing kitchen.



Notes: Remove existing plywood siding and restore original board-and-batten siding. Install asphalt-shingled roof.

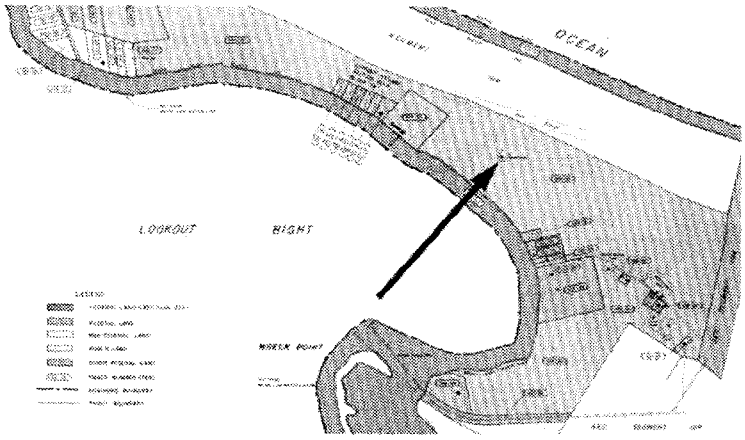
1. Remove modern garage.
2. Reconstruct missing porches (hatched areas).
3. Replace existing door with window and reopen original center door opening.
4. Replace missing window.
5. Reopen original center door.
6. Remove lavatory in hall. Install toilet in Room 104 and lavatory in Room 103. Rehabilitate tub in Room 105.
7. Repair wall above doors at these locations.
8. Rehabilitate kitchen sink and counter at this location.

Administrative Data

Locational Data

Building Name:	Coca- Cola House Coca- Cola Building Seifert- Davis House
Location:	Cape Lookout Village
LCS#:	CALO 091837

Cape Lookout Village



Related Studies

Erenhard, John E. *Cape Lookout National Seashore: Assessment of Archaeological and Historical Resources.* NPS: Southeast Archaeological Center, Tallahassee, FL, 1976.

Holland, Francis Ross, Jr. *Bodie Island Light Station, North Carolina.* NPS, Division of History, 1967.

Holland, F. Ross. *A Survey History of Cape Lookout National Seashore.* NPS: Division of History, Office of Archaeology and Historic Preservation, January 30, 1968.

Loonam, John. *Cape Lookout Lighthouse.* Bertie, NC: Self- published, 2000. <http://www.itpi.dpi.state.nc.us/caroclips/CapeLookoutstory.htm> (13 January 2003).

Cultural Resource Data

National Register of Historic Places: Contributing structure in Cape Lookout Village Historic District, listed June 2000.

Period of Significance: c. 1928- c. 1950

Proposed Treatment: Structural stabilization, exterior restoration, interior rehabilitation

Historical Background & Context

Marked by a lighthouse since 1812, Cape Lookout is one of three capes on North Carolina's Outer Banks. Lying at the southern tip of Core Banks, which stretch in a southwesterly direction from near Cedar Island to about four miles south of Harker's Island in eastern Carteret County, North Carolina, the area is part of the Cape Lookout National Seashore. Accessible only by boat, the cape is in constant flux from the harsh action of wind and ocean currents. As a result, since the late nineteenth century, the entire cape has migrated as much as a quarter mile to the west, and partly due to construction of a breakwater in the early twentieth century, the land area in the vicinity of the cape has nearly doubled in size. It is predominantly a sand environment whose native vegetation is limited to low stands of myrtle, live oak, cedar, and marsh grasses, along with non- native stands of slash pine that were planted in the 1960s.

Cape Lookout Bight began to attract some shipping activities in the mid- eighteenth century; but the low, sparsely vegetated land

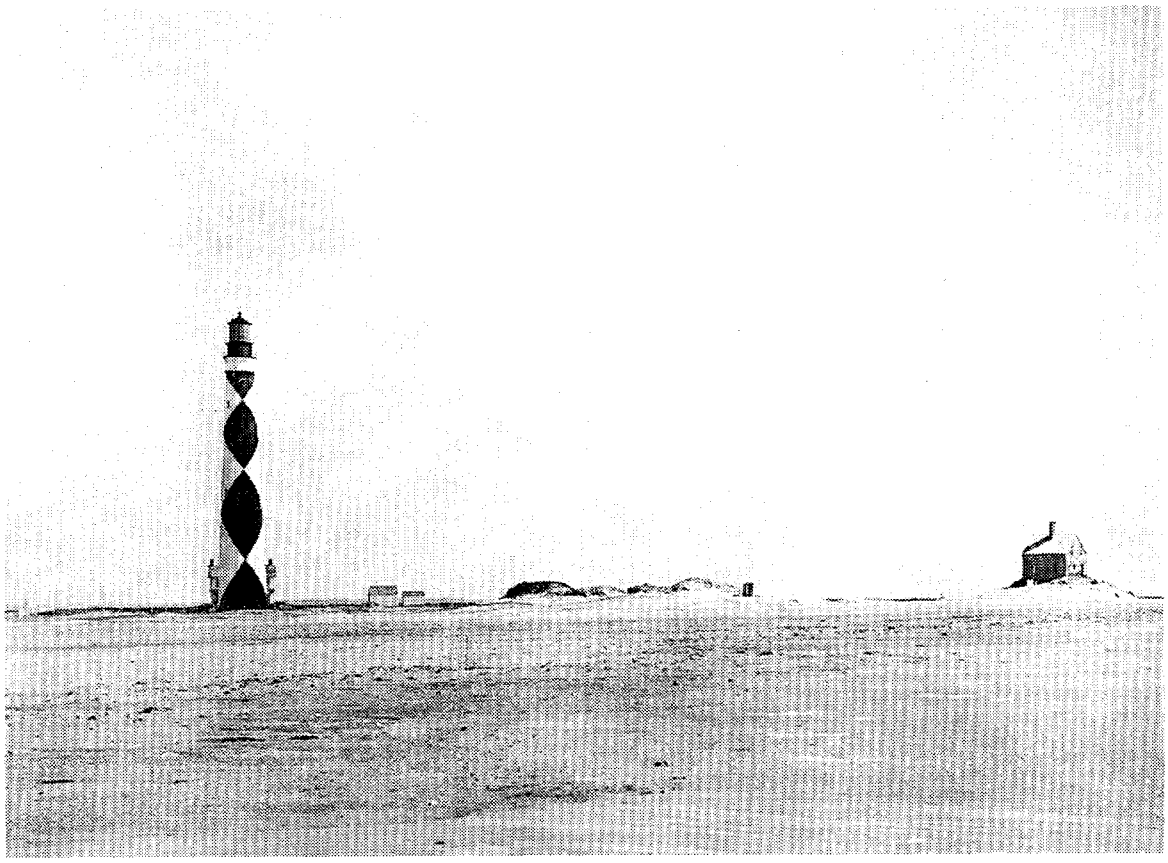


Figure 1 View to east of Cape Lookout Lighthouse, May 1899. First Keeper's Dwelling is at right. (CALO Coll. D-01)

of Core and Shackleford Banks did not attract any permanent settlement until the late eighteenth century. Even then, settlement was apparently limited to temporary camps erected by fishermen and whalers, who had begun operations along the Cape by 1755. Sighting the whales from the "Cape Hills," a series of sand dunes up to sixty feet high that were located east and south of the present light house, the whalers operated in small open boats, dragging their catch back to the beach where they rendered the whale blubber into oil.[1]

Cape Lookout Lighthouse was authorized by Congress in 1804 but was not completed until 1812. Too low to be effective, it was replaced by the present structure in 1857- 1859. With a first-order Fresnel lens, the new lighthouse was "the prototype of all the lighthouses to be erected subsequently on the Outer Banks."

The harsh conditions around the cape discouraged permanent settlement, and when Edmund Ruffin visited the area shortly before the Civil War, he described it as uninhabited except for Portsmouth near Ocracoke and a

1. David Stick, *The Outer Banks of North Carolina* (University of North Carolina Press, 1958) p. 308.

similar but smaller enlargement of the reef near Cape Lookout (where, about the lighthouse, there are a few inhabitants)."[2]

After the Civil War, the full economic potential of fishing at Cape Lookout began to be exploited; and by the late 1880s, Carteret County was the center of commercial mullet fishing in the United States. From May to November, when the mullet were running, scores of fisherman set up camps along the shore, especially on the sound side of the banks. Documented as early as the 1880s and featured in *National Geographic* in 1908, these mullet camps were apparently quite similar, featuring distinctive, circular, thatched huts with conical or hemispherical roofs (see Figure 2). Although some of these beach camps lasted several years, and one is even said to have survived the terrible hurricane of 1899, they were crudely- constructed, temporary structures, and none of them survives today.[3]

The shoals at Cape Lookout, which stretch nearly twenty miles into the Atlantic, remained a major threat to shipping until the development of better navigational aids in the early

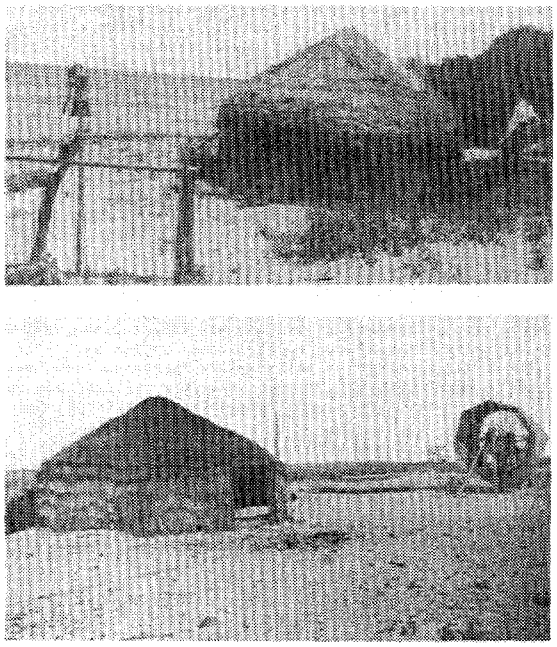


Figure 2 Two of the mullet camps on Shackleford Banks, c. 1908. (reprinted in *North Carolina Historical Review*, Vol. LXX, #1, p. 5)

twentieth century. As a result, the first life-saving station on Core Banks opened at Cape Lookout in January 1888 a mile and a half southwest of the lighthouse. Under the direction of William Howard Gaskill, who served as station keeper for over twenty years, a crew of "surf men" served at the Cape Lookout station, patrolling the beaches and manning the lookout tower at the station throughout the day and night during the active season which, by 1900, extended from August through May.

Diamond City

By the 1880s, as the fishing industry became more lucrative, settlements developed on the

2. Edmund Ruffin, *Agricultural, Geological, and Descriptive Sketches of Lower North Carolina, and the Similar Adjacent Lands* (Raleigh, NC: Institution for the Deaf & Dumb & The Blind, 1861), p. 123.
3. David S. Cecelski, "The Hidden World of Mullet Camps: African-American Architecture on the North Carolina Coast," *The North Carolina Historical Review*, Vol. LXX, #1, January 1993, pp. 1-13.

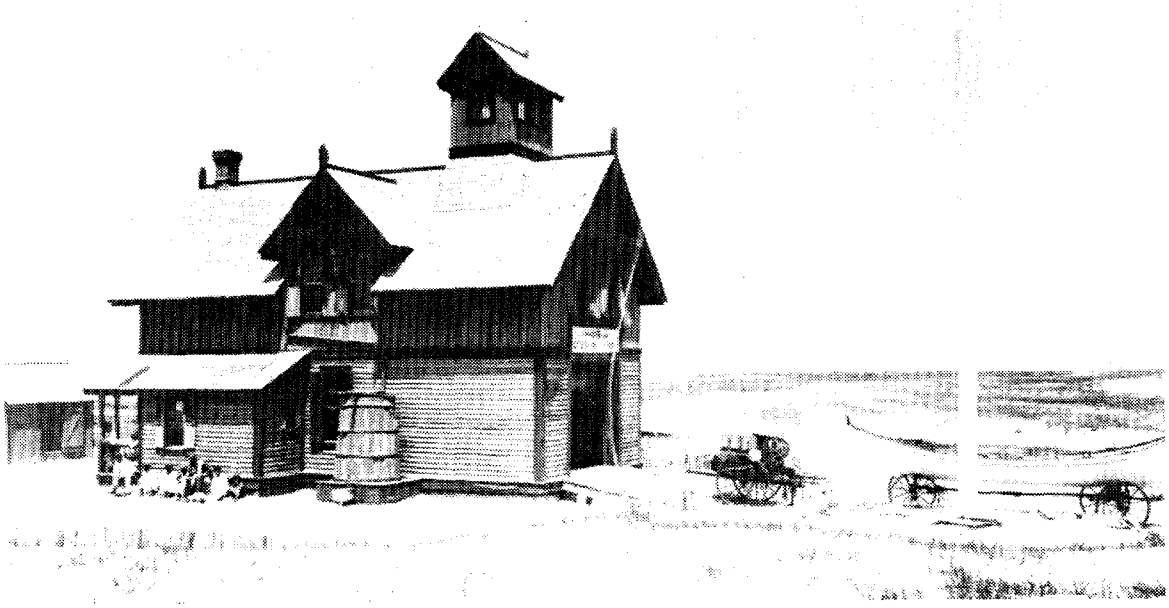


Figure 3 View north of the life-saving station, c. 1893, with the lighthouse barely visible on the horizon at extreme right. (CALO Coll. G-09)

protected sound side of Shackleford Banks west of the lighthouse. Diamond City, named for the distinctive diamond pattern painted on the lighthouse in 1873, was the most important of these. Lying in the lee of a forty- foot- high dune about a mile and a half northwest of the lighthouse, Diamond City and two smaller settlements further west were home to as many as five hundred people in the 1890s, according to the National Register nomination, giving Shackleford Banks a larger population than Harkers Island.

There are a number of references to "the village" in the journals of the Cape Lookout Life- Saving Station in the 1890s, but these references should not be confused with the National Register district of Cape Lookout Village, which developed in the early twentieth-century. While the life- saving station journals do not name "the village," on more than one occasion, they do note the three- mile distance from the life- saving station, which confirms that "the village" at that time was Diamond City on Shackleford Banks.

Prior to World War I, the life- saving service crew was made up almost exclusively of men whose families had lived in Carteret County for generations. The surfmen lived at the station while on duty, but during the inactive season returned to their permanent homes in Morehead City, Harker's Island, Marshallberg, and elsewhere.[4] Before 1916, the station keeper was

4. Each station log begins with a list of the crew, their spouses or next-of-kin, and their home address.

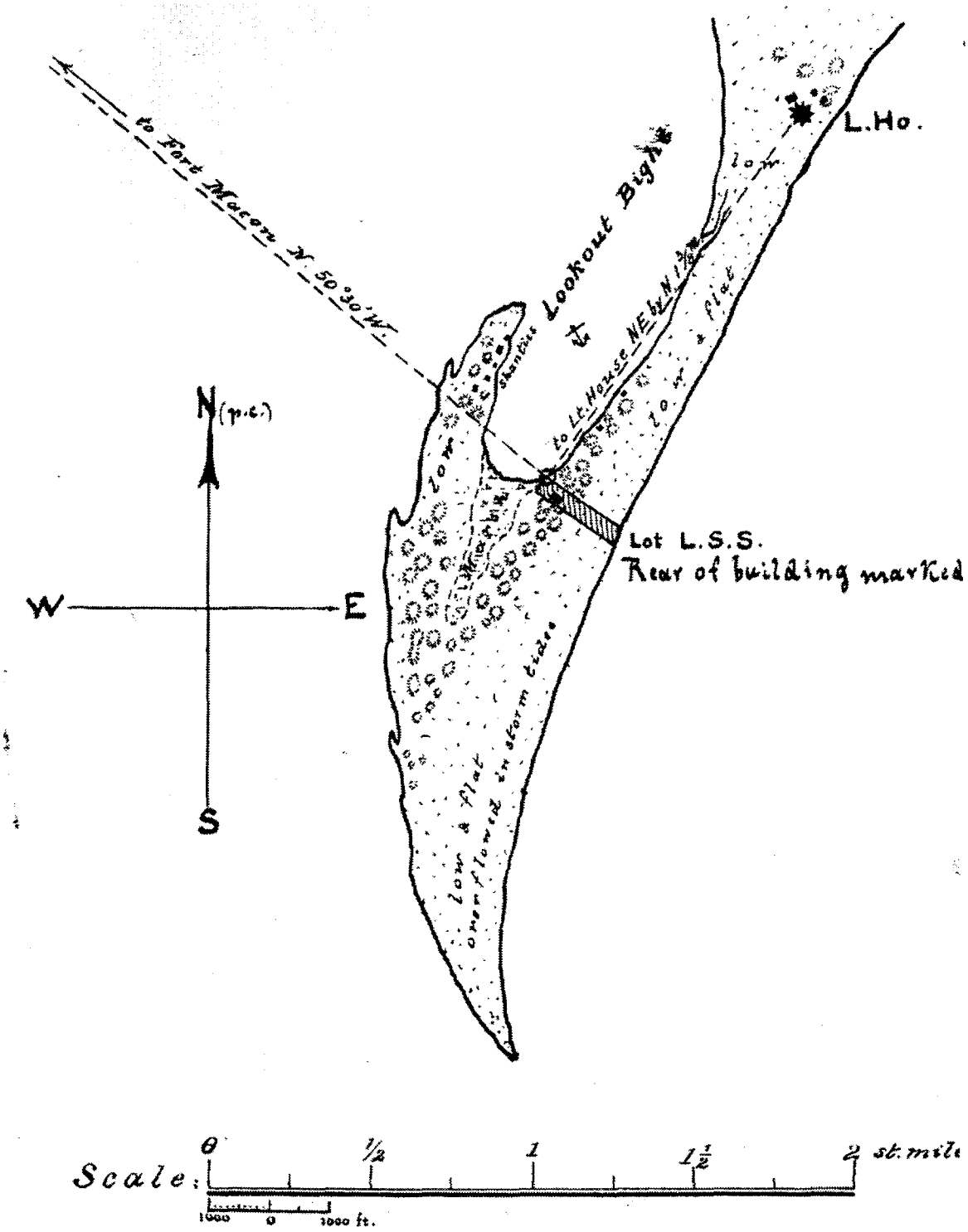


Figure 4 Map of Cape Lookout, c. 1890. (Coast Guard Collection)

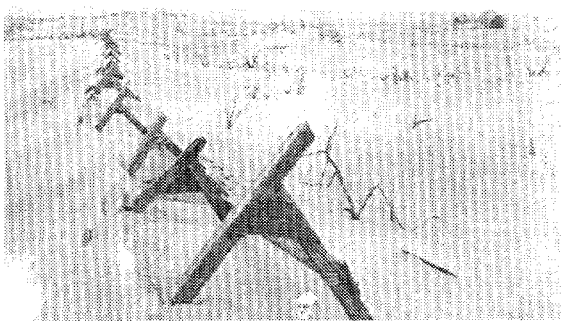


Figure 5 View of Shackleford Banks after 1899 hurricane. Note the partially-submerged structures at upper right. (CALO Coll., F-184

the only one of the crew who lived year- round at the Cape. He had separate quarters in the life- saving station, but since his family could not be accommodated, he appears to have had a house near the station by 1893. It appears not to have been a full- time residence, however, and in the early twentieth century as motor boats began to make Cape Lookout more accessible, few if any chose to live there year-round.[5]

By the 1890s, some fishermen began constructing more- permanent "fish houses," as they are referred to locally, or "shanties," as they were designated on the Life- Saving Service's earliest known map of the cape (see Figure 5). Seven of these structures appear to be indicated on that map, with five in the protective "hook" of Wreck Point and two others across the Bight near where the 1907 Keeper's Dwelling or Barden House is now located. Almost certainly, all of these were occupied seasonally and not year- round.

Even with something more than thatched huts for shelter, the cape fishermen often sought shelter in the life- saving station when their camps and fish houses were threatened by high winds and tides. On more than one occasion, as many as fifty fishermen somehow crammed their way into the life- saving station to ride out a storm. The fact that there are only two references in the journals to women or children taking shelter in the station in the 1890s, suggests that the men did not usually expose their families to the harsh living conditions associated with fishing the waters around Cape Lookout.[6]

Cape Lookout has always suffered from storm damage, but the hurricane that struck on August 18- 19, 1899, was one of the deadliest ever recorded on the Outer Banks. Believed to be a Category 4 storm, the so- called *San Ciriaco* or "Great Hurricane" decimated the Outer Banks. Winds at Hatteras reached 140 m.p.h. before the anemometer blew away, and the Outer Banks were submerged under as much as ten feet of water. The surge swept completely across Shackleford Bank, heavily damaging Diamond City and the other communities to

5. Cape Lookout Life-Saving Station, Journal, December 6, 1890; December 6 & 26, 1891; January 25, 1892; January 22, 1895. The original journals are in Record Group 26 at the National Archives and Records Administration, East Point, Georgia.

6. Cape Lookout Journal, June 16, October 13, 1893; October 9, 1894.

the west of the Cape. Another hurricane at Halloween, though not as strong as the first, produced a greater storm surge and completed the destruction of the Shackleford Bank communities. So great were the damage and accompanying changes to the landscape that over the next year or two, the entire population abandoned Shackleford Bank, with most of them moving to Harker's Island and the mainland.

Cape Lookout Village

After the hurricane, a few residents relocated to Core Banks in the vicinity of the Cape Hills, but even before 1899 these sheltering hills were fast disappearing.[7] Nevertheless, there were, according to one writer who visited the cape in the early 1900s, as many as 80 residents at Cape Lookout[8], enough to warrant establishment of one- room school house. A post office was also established in April 1910, with Amy Clifton, wife of the lighthouse keeper, as postmaster. Post office records locate the post office "two miles north of the cape, near the light house landing," most likely in the 1907 Keeper's Dwelling. However, the widespread use of gasoline-powered boats after about 1905 made travel to Harkers Island, Beaufort, and elsewhere far more convenient, and it was soon apparent that the post office was not worth maintaining. It was discontinued in June 1911, barely fourteen months after its inception.[9]

Cape Lookout was, according to one visitor "a bustling place" in the early 1900s, especially after the Army Corps of Engineers announced in 1912 that a coaling station and "harbor of refuge" would be established at Cape Lookout Bight. Sand fences were installed in 1913 and 1914 to stabilize some of the dunes, and in 1915, work began on a rubble- stone breakwater to enlarge and protect the Bight.

The project's most- ardent supporter was local Congressman John H. Small, who envisioned a railroad from the mainland that would help make Cape Lookout a significant port. Intending to capitalize on those plans, private developers organized the Cape Lookout Development Company in 1913 and laid out hundreds of residential building lots and planned a hotel and club house to serve what they were sure would be a successful resort community. Unfortunately for all of those plans, there was less demand for a harbor of refuge than supporters had anticipated, and funding for the breakwater was suspended before it was complete. When plans for a railroad from Morehead City also failed to materialize, the resort development scheme was abandoned as well.[10]

7. Cape Lookout Journal, December 22, 1896.
8. Fred A. Olds, "Cape Lookout, Lonesome Place," XLVI, #26, *The Orphan's Friend and Masonic Journal* (Oxford, NC, October 14, 1921).
9. U. S. Post Office Record of Appointments of Postmasters, 1832-Sept. 30, 1971; Records of Site Locations, 1837-1950.
10. National Register Nomination. Also see plat for Cape Lookout Development Company, Carteret County Superior Court Records, Map Book 8, p. 13.

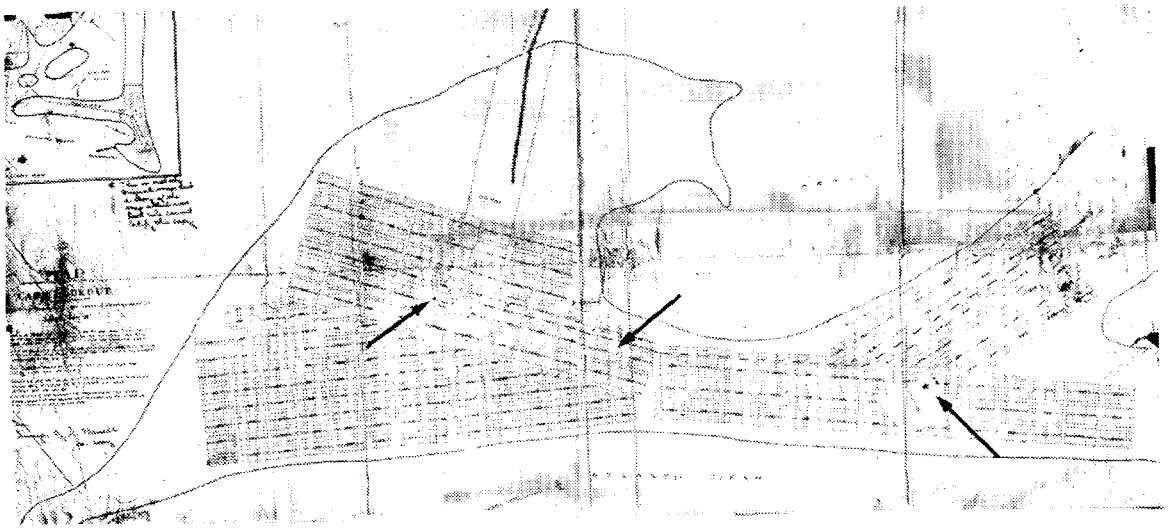


Figure 6 Plat of proposed development of Cape Lookout in 1915. Arrows have been added to indicate Coast Guard Station, at left, and Lighthouse at right.

In 1915, the Life- Saving Service and the Revenue Cutter Service were combined into the U. S. Coast Guard, and in 1916 construction began on a new Coast Guard Station to replace the old 1887 life- saving station. At the same time, pay scales were improved and a more-rigorous system of testing and training was instituted in an effort to produce a more professional staff. These measures and the availability of power boats, which lessened the crew's isolation, combined to greatly reduce the rapid turnover in personnel that had plagued the station since the 1890s.

The use of gasoline- powered boats around Cape Lookout was first recorded by the life-saving station keeper in 1905, and this new mode of transportation rapidly transformed life at the cape .[11] So many "power boats" were in use by 1911 that the station keeper began recording their appearance in the waters around the cape, with as many as thirty- five of them recorded in a single day. Even before the life- saving service got its first power boat in 1912, many if not most of the crew had their own boats and were using them to commute from homes in Morehead City, Beaufort, Marshallberg, and elsewhere. The convenience of motor boats no doubt contributed to what the National Register calls "a general exodus" of year- round residents from the Cape in 1919 and 1920. The one- room school closed at the end of the 1919 school year, and some thirty or forty houses are reported to have been moved from the Cape to Harkers Island around the same time.

Fred A. Olds had visited Cape Lookout in the early 1900s and was even instrumental in getting a schoolhouse built on the island. When he returned for a visit in 1921, however, he found Cape Lookout to be "one of the

11.Cape Lookout Journal, June 30, 1905.

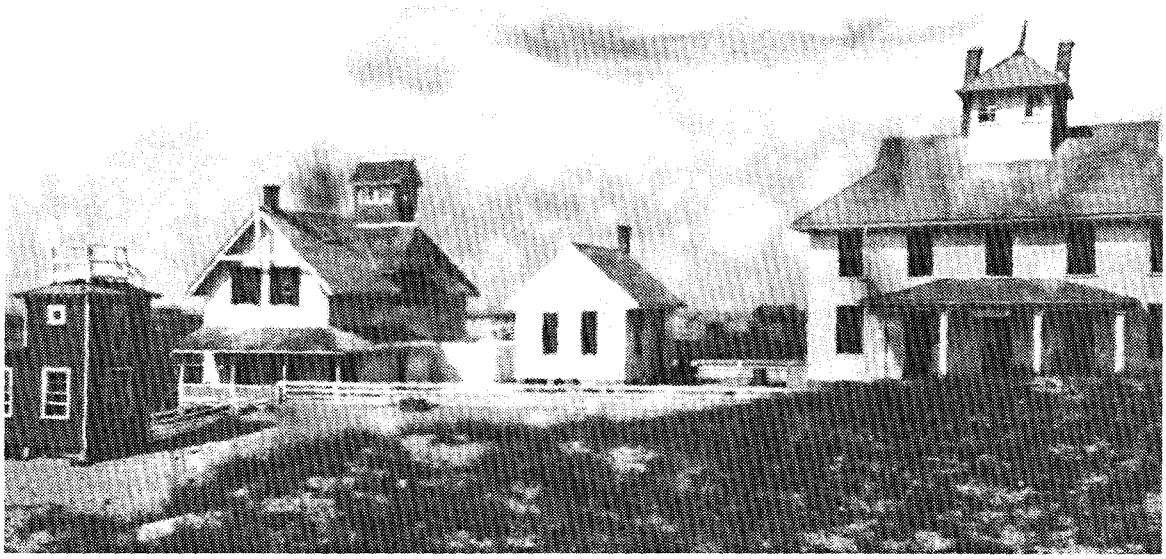


Figure 7 View of Cape Lookout Coast Guard Station, 1917. In the background, are some of the small houses of "Cape Lookout Village." (CALO Coll. D-52)

'lonesomest' places in the country." Only two or three families were living there by that time, he wrote, and "most of the houses are mere shacks, innocent of paint." He also found the landscape littered with "thousands of rusted tin cans" and "grass or any green thing . . . conspicuous by its rarity." The lighthouse and the Coast Guard station were, he thought, "the only two real places in it all."[12]

Most of the houses left at the Cape were used as "fishing shacks," according to the National Register, and after World War I Cape Lookout became "an isolated haven for seasonal fishermen and hardy vacationers, most of them connected to the place by deep family roots."

12. Olds, "Cape Lookout, Lonesome Place."

In addition, a few of the Coast Guardsmen with long- standing family ties to Cape Lookout maintained private residences that their own families occupied for at least part of the year. The Lewis- Davis House, the Gaskill- Guthrie House, and the Guthrie- Ogilvie House were all built as private residences by Coast Guardsmen in the 1910s and 1920s.

The Coast Guard's life- saving stations on Core Banks (one was located half- way up the Banks and another at Portsmouth) remained in service after World War I, but power boats and new navigational aids like the radio compass (or direction finding) station that the Navy began operating at the Cape Lookout Coast Guard Station in 1919 were rapidly rendering the life- saving service obsolete as a separate entity. The Portsmouth Life- Saving Station closed in 1937, and the Core Banks Station in 1940. The Coast Guard Station at Cape Lookout remained active until it was decommissioned in 1982.

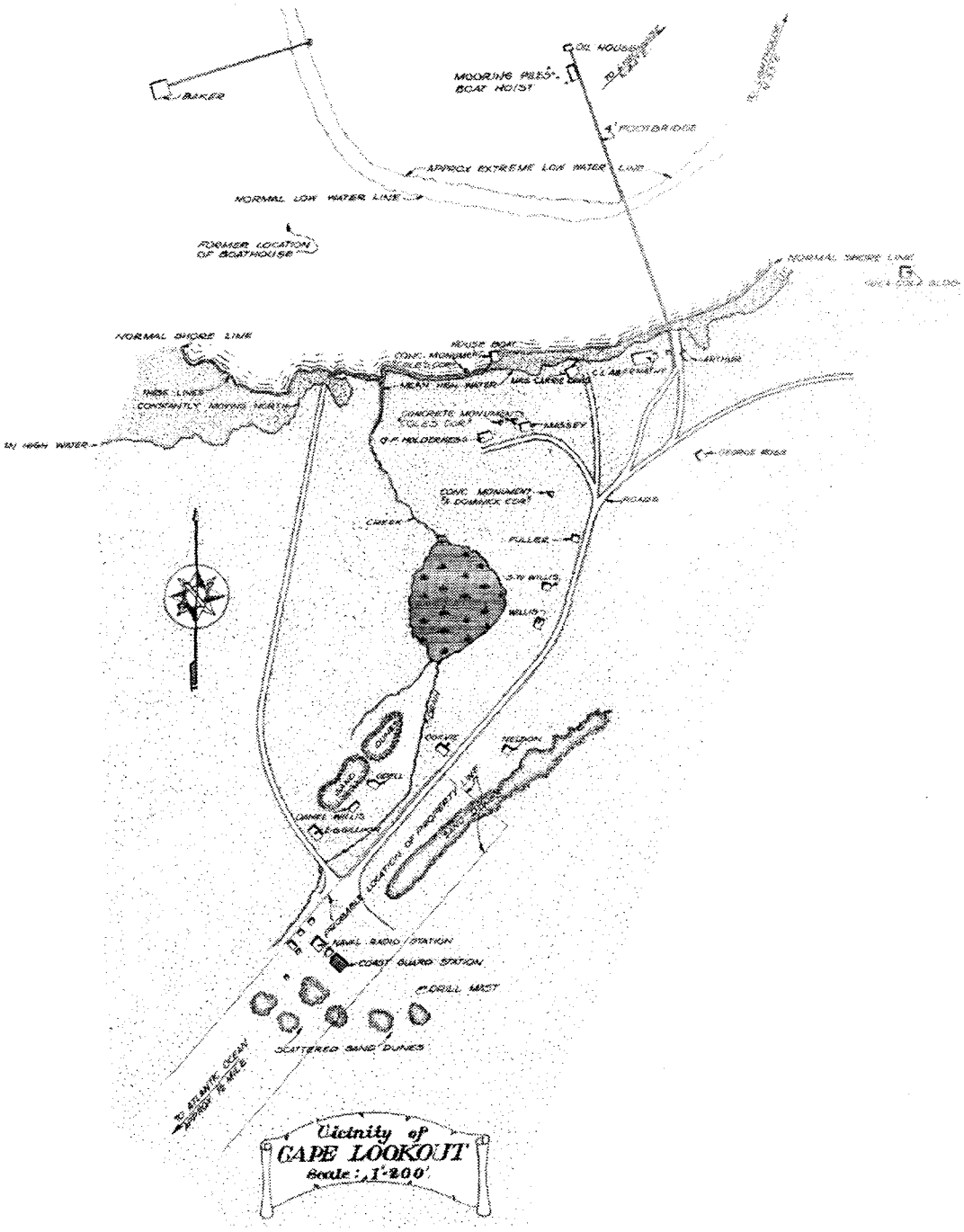


Figure 8 Map of Cape Lookout, August 1934. The "Coca-Cola Building" is at upper right. (U. S. Coast Guard Collection)

Figure 9 View of Cape Lookout Village, 1942. The O'Boyle-Bryant House is hidden by the house at center. (CALO Coll., Royer #4)

During World War II, the government expanded its military presence at Cape Lookout significantly. In April 1942, Cape Lookout Bight became an anchorage for convoys traveling between Charleston and the Chesapeake Bay. The 193rd Field Artillery was sent to the Cape to provide protection for the Bight, replaced that summer by heavier guns that remained in place throughout the war.[13] Some, if not all, of the residences near the Coast Guard Station were occupied by Army personnel during the war years.

13. Rex Quinn, *The Gun Mounts at Cape Lookout, Historic Resource Study* (National Park Service, 1986).

After World War II, the Army base was conveyed to the Coast Guard, which retained only ninety- five of the original 400+ acres that made up the base. Land speculation also increased, and several of the old residences were acquired by people without family ties to the cape.

The State of North Carolina began efforts to establish a state park on Core Banks in the 1950s, but by the early 1960s, it was apparent that the undertaking was beyond the capacity of the state alone, and efforts were begun to establish a national seashore, similar to the one that had been established at Cape Hatteras in 1953. In 1966, Congressional legislation was passed that authorized establishment of a national seashore at Cape Lookout that would include a fifty- four- mile stretch of the Outer Banks from Ocracoke Inlet at Portsmouth to Beaufort Inlet at the western end of

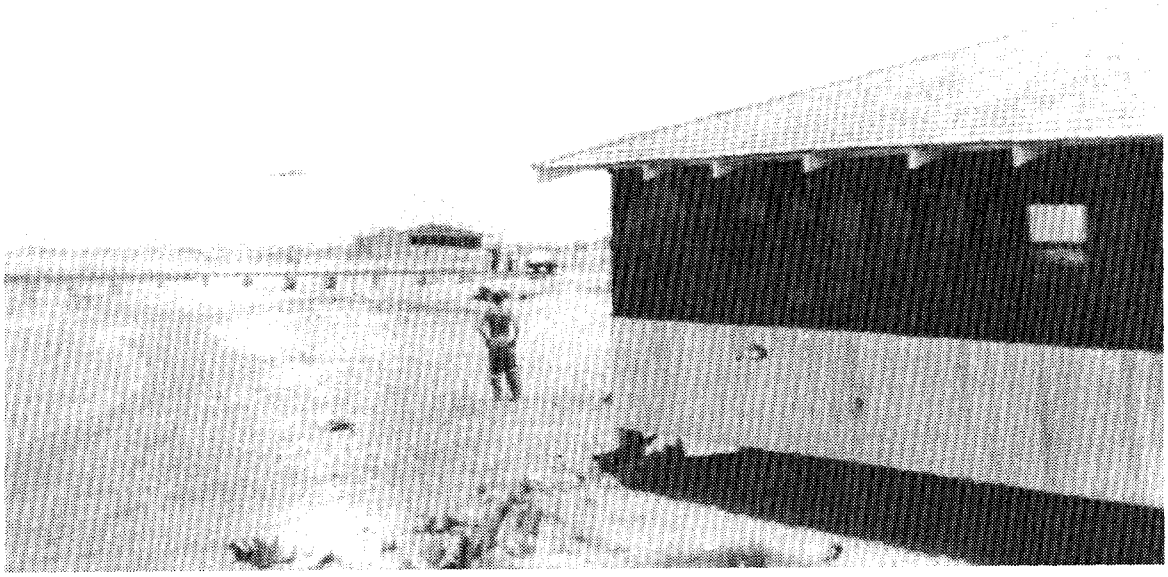


Figure 10 View to northeast from near Carrie Davis' dance hall, April 1941. The old Coast Guard Dock is visible at left center with the Coca-Cola House in the background. (CALO Coll., Royer Coll.)

Shackleford Bank. In September 1976, enough land had been assembled for the Secretary of the Interior to formally declare establishment of the Cape Lookout National Seashore.

In the enabling legislation for the national seashore, "all the lands or interests in lands" between the lighthouse and the Coast Guard Station at Cape Lookout, which included the houses in what is now the Cape Lookout Village historic district, were specifically excluded from the new park. In 1978, however, the Federal government was able to acquire these lands for inclusion in the national seashore. Rights of occupancy under twenty-five year leases or life estates were granted to those "who on January 1, 1966, owned property which on July 1, 1963, was developed and used for noncommercial residential purposes."[14]

Cape Lookout National Seashore was authorized "to preserve for public use and enjoyment an area in the State of North Carolina possessing outstanding natural and recreation values."[15] That same year, however, Congress also passed the National Historic Preservation Act, and by the time the park was actually established in 1976, the area's historical significance was being recognized. In 1972 the Cape Lookout Light Station was listed on the National Register of Historic Places, the first

14. National Park Service, *Cape Lookout General Management Plan/ Development Concept Plan*, hereinafter designated "GMP," (Denver Service Center, December 1982), p. 30.
15. *GMP*, p. 3.

formal recognition of the value of the park's cultural resources. In 1978 Portsmouth Village was also listed on the National Register, followed by the Cape Lookout Coast Guard Station in 1989.

Most recently, in June 2000, the Cape Lookout Village Historic District was listed on the National Register. According to National Register documentation, Cape Lookout is one of the last historic settlements on the Outer Banks to survive relatively intact and has statewide significance in social history, maritime history, and architecture. The district's period of significance encompasses all phases of historic development from 1857, when construction of the present lighthouse commenced, until around 1950 when the lighthouse was automated and the State of North Carolina began acquiring land for a proposed state park.

The Cape Lookout Village Historic District contains twenty- one historic resources, including the lighthouse (completed in 1859), two keeper's quarters (1873 and 1907), the old Life- Saving Station (1887), the old Life- Saving Station's boathouse (c. 1894), the Coast Guard Station (1917), and several private residences (c. 1910- c. 1950). Five of the ten historic private dwellings were built by fishermen or Coast Guard employees for their families from about 1910 to around 1950. Two houses were built about 1915 for Army Corps of Engineers workers, and two others were built as vacation cottages in the two decades before World War II. The National Park Service owns all of the property in the district, including the Cape Lookout Lighthouse, which the Coast Guard transferred to NPS in 2003.

"Coca-Cola House"

According to the National Register, "the C. A. Seifert family of New Bern, owners of the local Coca- Cola distributorship," built the house. Which family members were involved is not stated; but it is possible that Charles' brother David, who owned a local Coke distributorship in Roanoke Rapids, N. C., was also involved in the project, but that is not certain. In any case, the building's relationship to the Seiferts gave it the moniker "Coca- Cola House," and was the reason it is reported to have been painted red with white trim through much of it existence.

Charles A. Seifert was born in Massachusetts in February 1881, the son of German parents who immigrated from Saxony after the Civil War. His reasons for relocating to New Bern, N. C., are not known, but by 1920 Seifert was managing the local Coca- Cola company.[16] With the 1923 bankruptcy of Pepsi- Cola, which had been invented in New Bern in 1898, Coca-Cola had few real competitors and stock values rose dramatically.

In 1927, Seifert purchased a lot from the Cape Lookout Development Company and, the following year, built a vacation house at the cape. Seifert's use of the house has not been fully documented, but he is believed to have

16. 1920 and 1930 U. S. Census records document most of the information contained here.

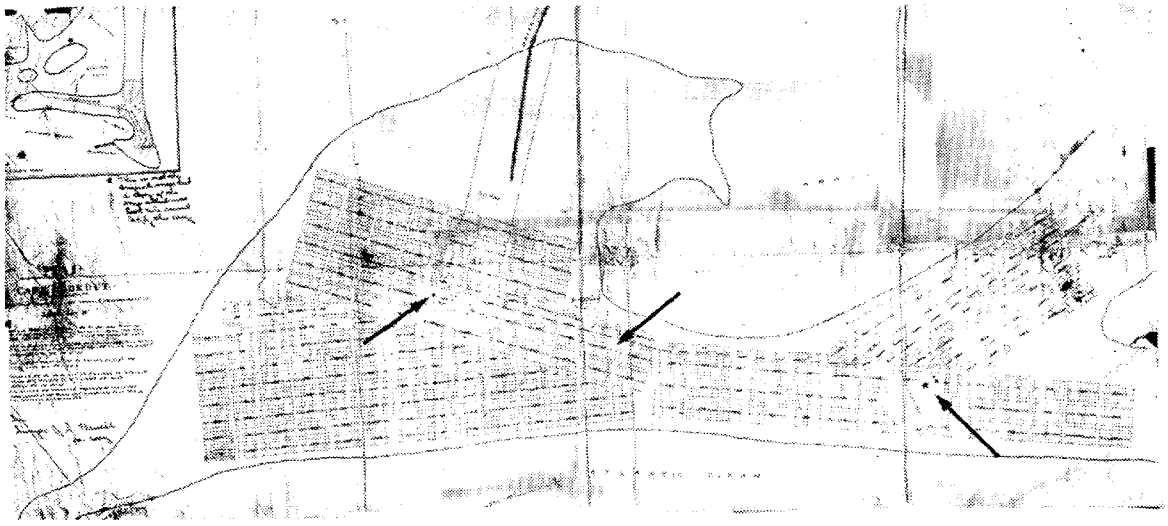


Figure 11 Plat of Cape Lookout Development Company's subdivision, 1915. Arrow at left locates Coast Guard Station, arrow at right locates light house. Seifert's lots are at center arrow. (Carteret Co. Plat Book 1)

lent the house for Saturday night square dances for soldiers stationed at the Cape.

Advancingyears may have precipitated Seifert's sale of the house in the 1953. He died in April 1967. On November 25, 1953, Charles Seifert sold the Coca- Cola House to Harry T. Davis.[17] Davis paid $100 for the lots, which were designated as Lots 9 and 10 in Square 42 on the official 1915 map of the Cape Lookout Development Company.

17. Carteret County Deeds and Mortgages, Book 154, p. 586. That deed states that Seiferts original purchase of the land was recorded in Book 24, p. 371, but that deed cannot be found in Book 24.

Harry T. Davis, a trained geologist, was a long-time director of North Carolina State Museum of Natural Sciences in Raleigh.[18] Established by the State Legislature in 1879 "to illustrate the agricultural and other resources and the natural history of the State," the museum hired its first curator (later director), H. H. Brimley, in 1895. In 1937, Harry T. Davis succeeded Brimley as the Museum's second director and served in that capacity until 1966. Among other things, he initiated the first statewide survey of North Carolina's archeological sites and led a major renovation and expansion of the Museum in the 1950s.[19]

The National Register indicates, too, that Davis was a figure "of major importance" in the state's environmental movement after World

18. The National Register nomination incorrectly gives the museum's name as the North Carolina Natural History Museum.
19. Karen Kemp, "The North Carolina Museum of Natural Sciences: History," <http://www.itpi.dpi.state.nc.us/caroclips/raleigh/nsmhstry.html>

War II and used his house at Cape Lookout as a base camp for field work on the barrier islands. He also used the house as a retreat for the North Carolina Shell Club and other organizations that he founded. Co- author of *The Birds of North Carolina,* Davis caught and banded falcons at Cape Lookout and conducted other bird studies at the cape. In addition to his Coca- Cola House, Davis also owned a large tract on Core Banks and was a catalyst in the state's efforts to establish a state park at Cape Lookout. Upon his death, the house was deeded to his nephews, who now hold the lease with the National Park Service.

Chronology of Development & Use

The budget for this project limited building investigation and prevented in- depth analysis of paint and other materials. There has also been limited historical research, and as a result of these factors, some aspects of the building's historical evolution remain unclear. Modern alterations are clearly evident, but the exact nature of any alterations that might have occurred during the historic period is uncertain. The building is seen in one photograph from the historic period, but the image is unfocused and of limited use in determining building details. Two images from 1978 before installation of the existing plywood siding and replacement of windows are more useful in interpreting the building that exists today. A search for additional historic photographs and continued building investigation when the building is emptied of its contents and when modern siding and interior paneling is removed could answer some of the questions regarding the building's historical evolution that are posed below.

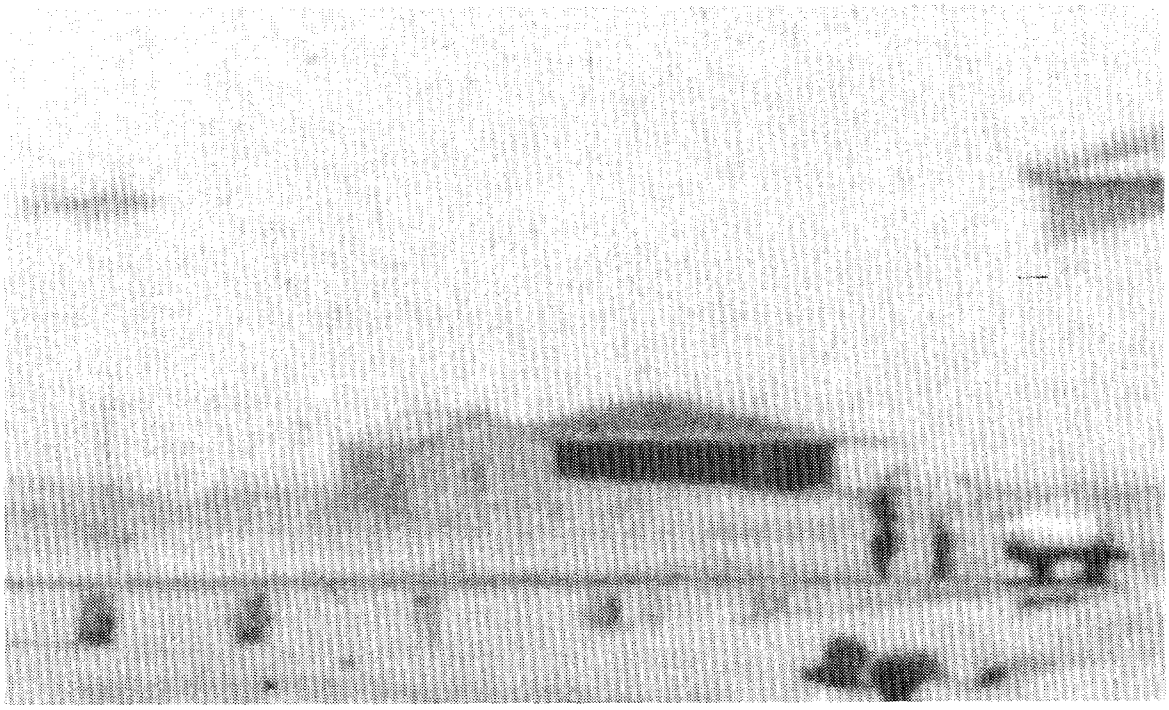


Figure 12 Detail from 1943 photograph, with the old Coast Guard dock in foreground and the low, hipped roof of the Coca-Cola House beyond. (CALO Coll. Royer Coll.)

Original Construction

No documentation has been located for the house's original construction, which is reported to have occurred in 1928. The transfer of title to the property in 1953 mentioned Seifert's original purchase of the property from the Cape Lookout Development Company, but the deed book or page number was apparently mis- recorded and the deed itself has not yet been located. A thorough search of Carteret County's Record of Deeds and Mortgages will probably locate documentation for the original Seifert purchase of the land. Certainly, however, the house was there by August 1934 when the house, designated the "Coca- Cola Building," appears on a Coast Guard map of Cape Lookout (see Figure 8 in previous section).

Like the O'Boyle- Bryant House and many, if not most, of the other private residences at the Cape, the Coca- Cola House was probably built by local carpenters hired by Seifert to do the work. Dimensions of framing lumber and other architectural details are consistent with a presumed construction date of 1928.

The original house was a wood- framed structure set on poured concrete piers and surrounded by porches that were also built on concrete piers. The house's defining feature is the shallow hipped roof over the main body of the house and shallow- pitched shed roofs over the surrounding porches.

Figure 13 View west of Coca-Cola House in 1976. (NPS-CALO Coll.)

The nature of the historic roof covering has not been documented, although wood-shingles were likely installed at least on the main roof. The shallow pitch of the porch roofs suggests that asphalt roofing might have been used on those roofs.

Eaves were not boxed, and the exterior walls were finished with board- and- batten siding. Windows were wood, probably with two- over-two sash. The present four- panel front door may be original and, if so, may have been typical of the doors that were originally used at the other three entrances.

Porches had wooden decks, square posts (dimension uncertain), and ceilings open to the rafters. It is likely that there were no railings or balustrades around the porches, but that is not certain. The building's fenestration and the 1976 photographs suggest that entrances were originally present on all four sides of the house, along with steps from the porches to the ground at those locations.

The interior of the structure was originally partitioned with 8'- high walls, but no ceilings were installed, leaving the roof framing entirely visible from the interior. Walls were paneled on one side only using double- V-joint, tongue- and- groove boards, 3- 1/2" wide. Flooring was also tongue- and- groove, 3- 1/2" wide.

It is possible that the building's original plan has not been changed, and that the cross halls and the three small spaces (104- 106) that make up the building's bath room were all features of the original building. A bathroom would be especially significant since privies remained in

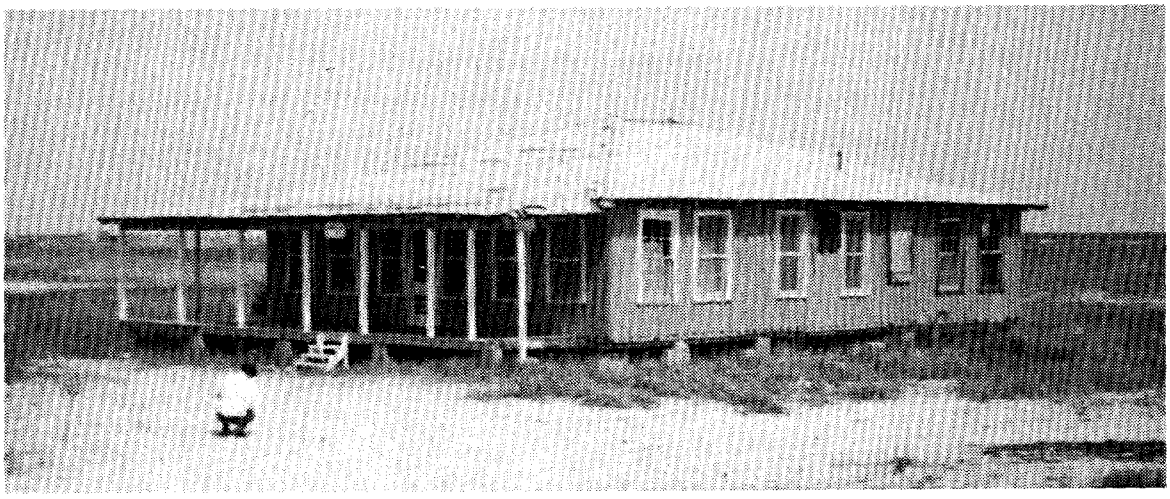


Figure 14 View north of house in 1976. (NPS-CALO Coll.)

common use at the Cape until well after World War II and the O'Boyle- Bryant House is the only one of the private residences that has been documented as having a separate room for toilet facilities (without running water) prior to World War II.[20] The enameled, cast- iron, footed bathtub is typical of the period between the wars, and the framing and finishing of the walls that form these rooms appears to be original. With separate rooms for tub, sink, and lavatory, the Seiferts would have at least had a rudimentary indoor facility, even if the only water was from a hand- pumped well.

However, the character of the corners of the intersecting cross halls suggests that the floor plan may have been altered. The framing of the corner at Room 103 is covered by tongue- and-groove wall paneling, but at the other three corners, the framing is exposed, as if the remainder of the wall had been removed. Because the wall was load- bearing, a header was necessary, and as a result, the ceiling joists at the intersection of the cross halls are set higher than the joists in the wings of the hall. It is possible, then, that the building was constructed with a single center hall running from northwest to southeast, flanked on either side by three rooms. It is also possible that the building was built to the existing plan, and that the lack of finished corners in the hall is nothing more than an anomaly related to the original construction of the building. Additional building investigation and/or historical research will be necessary to resolve the issue.

According to tradition, the house was painted red through much of its existence. Traces of this red paint are still visible in the framing of the porch roof around the north corner of the building, and red is also visible on window casing along with white window sash in one of the 1976 photographs. Except for white window sash and an unpainted porch floor, it is

20.The O'Boyle-Bryant bathroom was entirely replaced after World War II.

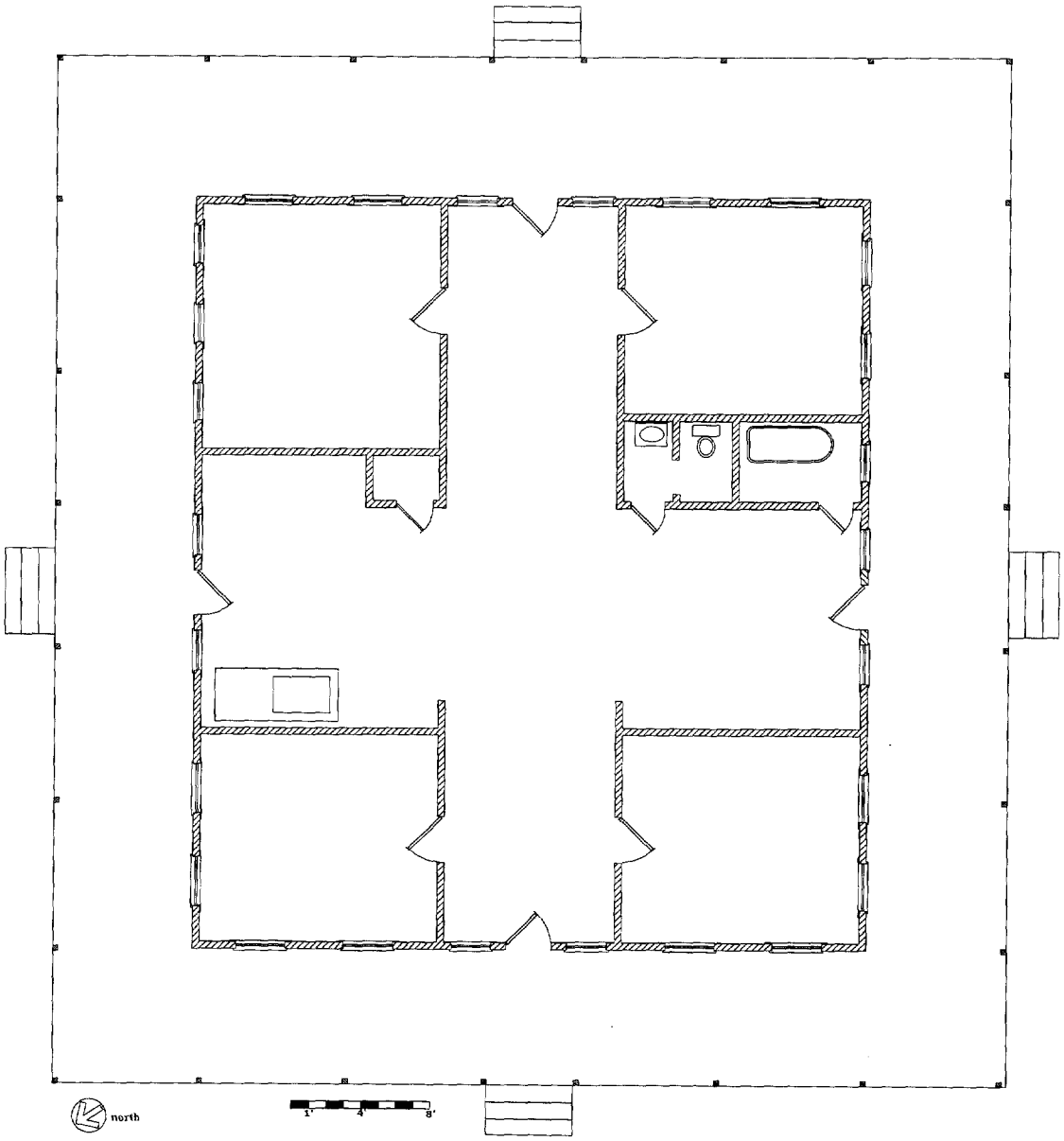


Figure 15 Plan of Coca-Cola House as it probably existed at the end of the historic period, c. 1950. (T. Jones, NPS-SERO-CR, 2003)

likely that all exterior woodwork was painted red, but further analysis of painted finishes after removal of the modern siding would be necessary to confirm those assumptions.

Alterations prior to 1976

The bank of cabinets that are built into the southwest wing of the hall appear to be an addition that was made after World War II, probably in the 1950s. Absent additional documentation that would prove otherwise, these cabinets could be considered historic features of the building.

The wooden stand on which the kitchen sink and pump are mounted may be original, but it is also possible that it is a replacement of the original. The toilet is dated July 5, 1950, but it is not known if it replaced an older toilet that was perhaps located in Room 104. The present toilet, which is located in Room 103, may be contemporaneous with the introduction of running water to the building. The bath tub appears to be older than the toilet, but it has not been determined if it has always been in the building. A date for the bathtub has not been located, but it may be stamped on the underside of the fixture. The present lavatory and cabinet in the hall is modern, but it is not known if it replaced an older lavatory that could have existed in Room 103.

Prior to 1976 there were major alterations to the house. In addition to the installation of an asphalt- shingle roof covering, the porches on the southwest and southeast sides of the building were removed, probably because they were deteriorated. Most of the concrete piers for the porch were left in place. Probably at that time as well the entrance on the southwest side of the house was closed and boarded over. In addition, it appears that solid, wooden, exterior shutters were installed at the windows on the northeast side of Room 107, probably after the porch was removed from that side of the house.

The 1976 photographs show some two- over-two window sash, and since that was a configuration of sash that would have been fairly common when the house was constructed, it is likely that all of the original sash were two - over- two. These were largely replaced at some point prior to 1976.

Alterations after 1976

The most significant addition to the house was the garage that was constructed on the southeast side of the house after 1976. Other changes to the building after 1976 were the removal of the exterior battens (but not the boards) and installation of T- 111 plywood panels over all the exterior walls. At the same time, the window in Room 105 was closed completely, and fourteen of the remaining twenty- two wooden windows were replaced with metal, triple- track storm windows.

Plywood paneling has also been installed on several of the interior walls, and a plywood ceiling has been installed in Room 101. The flooring repairs at the southeast end of the hall are also probably modern.

Modern repairs to the roof framing on the southwest side of the house resulted in the removal of small portions of the southeast wall of Room 102 and of the southwest wall of Room 105. In addition, a small closet has been installed in the south corner of Room 102.

Time Line for Coca-Cola House	
1857- 59	Cape Lookout Light House constructed
1881	Charles A. Seifert born in Massachusetts
1887	Cape Lookout Lifesaving Station constructed
1899	San Ciriaco or "Great" Hurricane decimates Shackleford Banks
1910- 1911	Cape Lookout Post Office in operation
1913	Cape Lookout Land Company begins land acquisition at Cape Lookout
1914	Construction commences on breakwater to create "harbor of refuge" at Cape Lookout Cape Lookout Development Company lays out hundreds of lots and dozens of streets at Cape Lookout
by 1920	C. A. Seifert managing Coca- Cola distributorship in New Bern, NC
1927	C. A. Seifert buys two lots from Cape Lookout Development Company
1928	Seifert builds house at Cape Lookout
1937	Harry T. Davis becomes director of North Carolina State Museum of Natural Sciences in Raleigh
Nov 25, 1953	C. A. Seifert sells Coca- Cola House to Harry T. Davis
1966	Cape Lookout National Seashore established Harry T. Davis retires as director of North Carolina State Museum of Natural Sciences
April 1967	C. A. Seifert dies
prior to 1976	Southwest and southeast porches removed from house; most two- over- two window sash replaced with six- over- six
after 1976	Garage constructed; remainder of two- over- two sash and over half of the six- over- six sash replaced with aluminum storm windows
2000	Cape Lookout Village Historic District established

Physical Description

The house was built around 1928 as a vacation retreat, and its isolation, its form, and its unusual interior set it apart from the other private residences at Cape Lookout. Located about a half mile northeast of the Coast Guard Station at Cape Lookout, it is the northernmost of the private residences in the Cape Lookout Village Historic District. The house occupies a footprint of about 43' by 34' plus a deep porch that originally surrounded the building on all four sides. It is wood- framed with a low- pitched, hipped roof and, with nearly 1,500 square feet of interior floor space, is one of the largest dwellings on the island. The interior is partitioned into five main rooms, but there are no ceilings, a characteristic sometimes seen in hunting lodges, camp meeting "tents," and other dwellings that were typically occupied only during warm weather.

Note: See page 44 for a plan of the existing building.

The extent of property historically associated with the house has not been fully documented, but the Seiferts may have originally

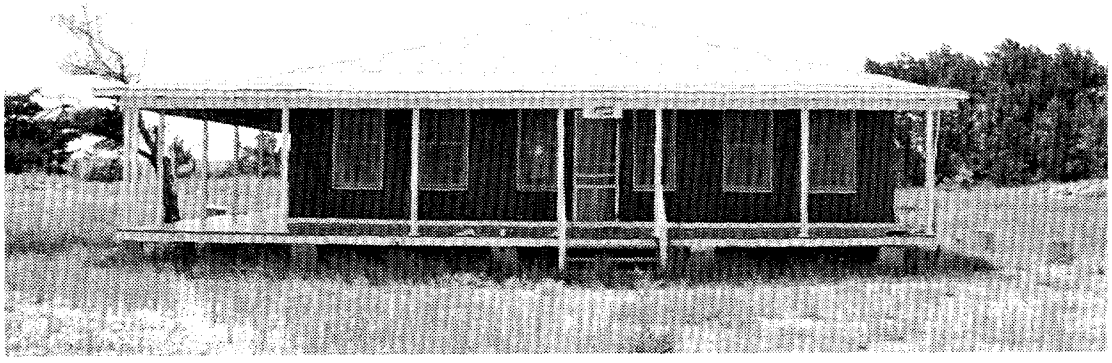


Figure 16 View of front (northwest side) of Coca-Cola House.(NPS-SERO-CRS, 2002)

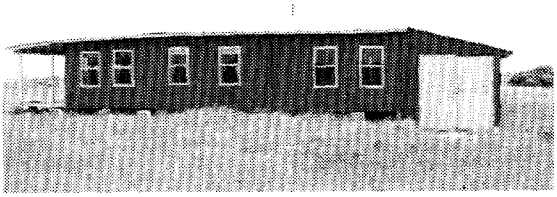


Figure 17 View of southwest side of house. (NPS-SERO-CR, 2002)

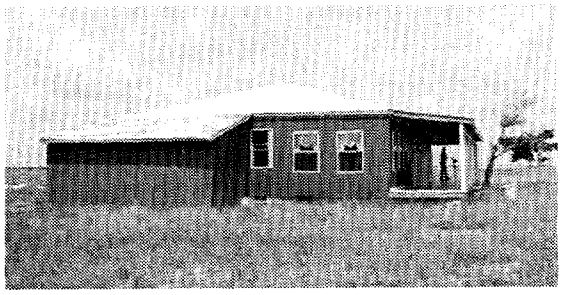


Figure 18 View of rear (southeast) side of house. (NPS-SERO-CR, 2002)

purchased less than a quarter acre. There are no significant above- ground features in the surrounding landscape, which is flat, sandy, and virtually treeless.

Foundation

Except for some of the buildings at the old Coast Guard and Lighthouse stations, which were built on brick piers, most of the residences at Cape Lookout were built on wood pilings. The wood frame of the Coca-Cola House, however, was built on poured concrete piers, spaced about six feet apart, and probably set on some sort of spread footing. Piers are about 8" by 15" in plan and 15" high. All of the piers remain in relatively good condition, except where the original porch was removed along the south sides of the house, allowing some of the piers to be overturned or destabilized.

Structure

Sills on the main house are typically 3- 1/2" by 7- 1/2", and floor joists are typically 1- 5/8" by

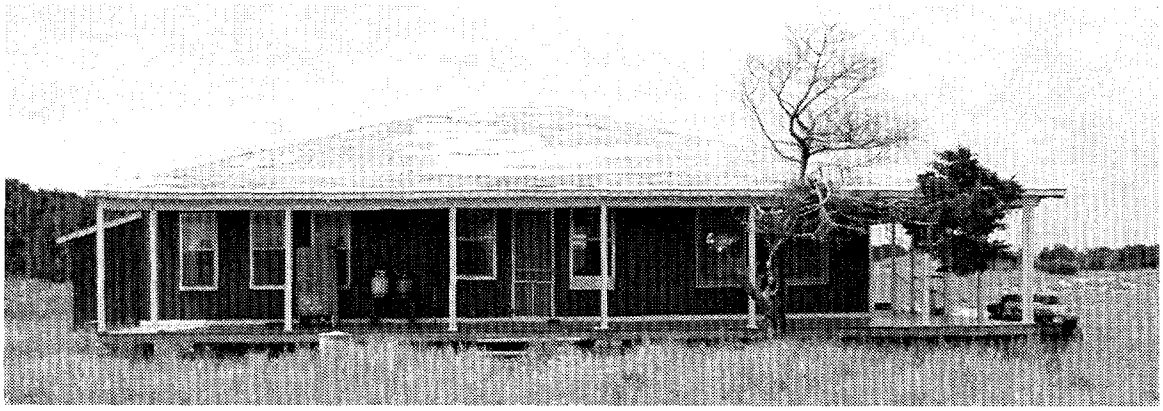


Figure 19 View of northeast side of house. (NPS-SERO-CR, 2002)

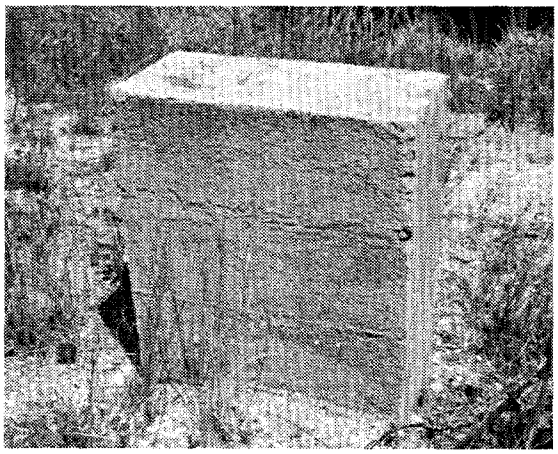


Figure 20 View of typical concrete pier. (NPS-SERO-CR, 2002)

7- 1/2" set on 16" centers. Studs are typically 3- 5/8" by 5- 3/4"; ceiling joists are 1- 3/4" by 5- 3/4". Studs and ceiling joists are on variable centers ranging from 16" to 24". Rafters for the main roof are generally 2- 1/8" by 6- 1/2" set on 24" centers.

A number of the rafters, especially on the south side of the house, have been repaired by sistering new material to the old. The repairs, which are fully visible from the interior, resulted in the removal of small sections of the interior partition walls on the southwest side of the building, but this does not appear to have destabilized the structure. Perimeter sills have also been extensively replaced.

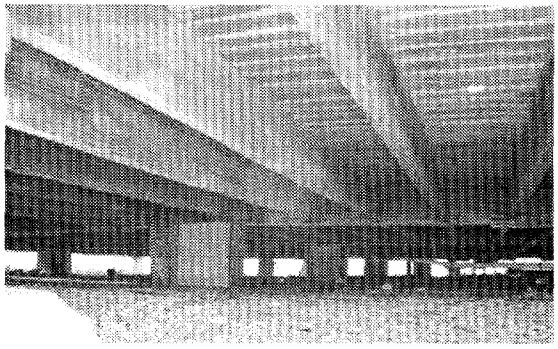


Figure 21 View of typical floor framing. (NPS-SERO-CR, 2002)

Porches

By 1976, the porches had been removed from the southeast (rear) and southwest sides of the house. The porches were framed with 3- 1/2" by

Table 1: Doors and Windows

D-1	2'-8" by 6'-9"	historic four-panel wood door
D-2	2'-8" by 6'-8"	modern two-panel wood door
D-3	2'-6" by 6'-8"	modern hollow-core flush door
W-1	2'-10" by 5'-2"	wood sash
W-2	2'-10" by 5'-2"	wood sash
W-3	2'-6" by 5'-2"	wood sash
W-4	2'-6" by 5'-2"	wood sash
W-5	2'-11" by 5'-2"	wood sash
W-6	2'-11" by 5'-2"	wood sash
W-7	2'-11" by 5'-2"	wood sash
W-8	2'-11" by 5'-2"	wood sash
W-9	2'-6" by 4'-4"	storm window only
W-10	2'-6" by 4'-4"	storm window only
W-11	2'-2" by 4'-4"	storm window only
W-12	2'-2" by 4'-4"	storm window only
W-13	2'-2" by 4'-4"	storm window only
W-14	2'-9" by 4'-4"	storm window only
W-15	2'-9" by 4'-4"	storm window only
W-16	2'-6" by 4'-4"	storm window only
W-17	2'-9" by 4'-4"	storm window only
W-18	2'-9" by 4'-4"	storm window only
W-19	2'-9" by 4'-4"	storm window only
W-20	2'-9" by 4'-4"	storm window only
W-21	2'-9" by 4'-4"	storm window only
W-22	2'-9" by 4'-4"	storm window only

See plan at end of this section for location of windows and doors.

7-1/2" sills and 2" by 6" floor joists on 16" centers. The floor is decked with 1" by 5-1/2" boards. Rafters, some of which are original, are 2" by 6" on 24" centers, but all of the decking has been replaced with modern plywood. Posts, too, have all been replaced.

Doors and Windows

It is unclear if the house was originally built with doors on all four sides, but that seems likely. The door on the southwest side of the house was closed prior to 1976, and the door on the southeast (rear) side of the house was relocated after 1976 and now opens into the garage. The other two openings are original, but only the front door retains its original four-panel door.

Of the twenty-five window openings in the original building, two were closed when the garage was built after 1976 and another when the T-111 siding was installed. Ten openings retain wooden, double-hung, six-over-six sash which may date to the historic period. The remainder of the wood sash have been replaced with modern, aluminum-framed, triple-track storm windows that are generally 8" shorter than the original.

Where the storm windows were installed, original interior stool and casing were removed, but both survive at the other openings. All of the exterior window sills and casing were replaced when the exterior was resided with "T-111" plywood siding after 1976.

Roof

The roof has a solid deck composed of 1" by 8" (nominal dimension) boards. The existing roof covering is a modern, asphalt, "hurricane" shingle that has been patched repeatedly and, overall, is in poor condition.

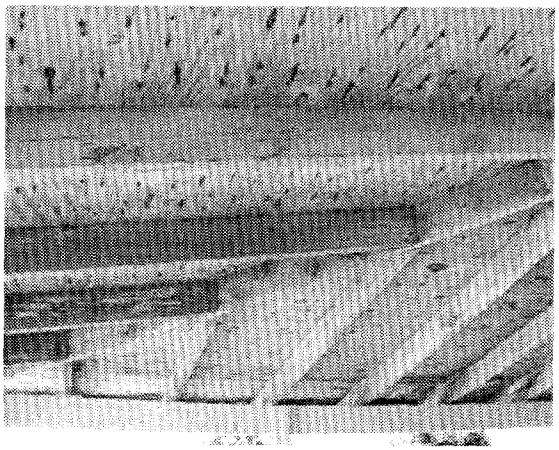


Figure 22 View of original porch roof framing at north corner of house. (NPS-SERO-CR, 2003)

Exterior Finishes

The original exterior siding was board- and-batten, using 1" by 9- 1/2" to 9- 3/4" boards and battens the dimensions of which have not been determined. Battens were removed when the present T- 111 plywood siding was installed after 1976, but most, if not all, of the boards remain intact beneath the later siding.

Eaves are unboxed, with a plain 1" by 6" (nominal dimension) fascia. As noted above, original sills and casing were replaced by a narrow wooden frame at the openings where storm windows have been installed.

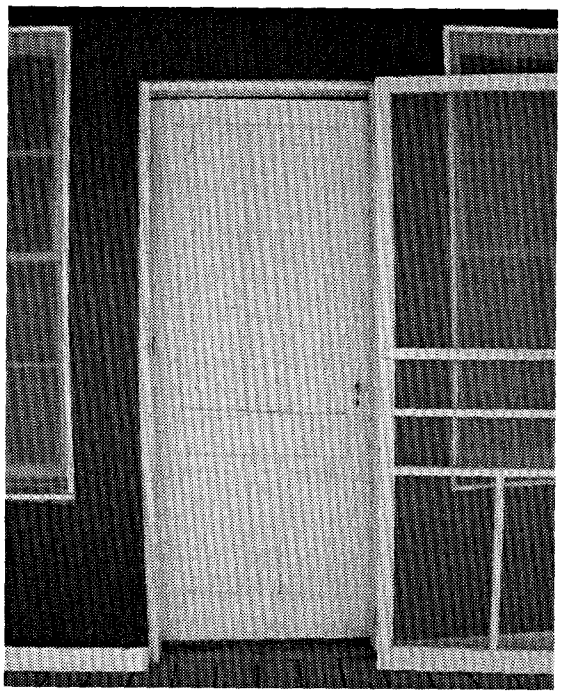


Figure 23 View of front door, which is presumed to be original. (NPS-SERO-CR, 2003)

Interior

The house contains about 1,465 square feet of floor space. In addition to the large cross hall that runs end to end and side to side in the building, the house is partitioned into four bedrooms plus a suite of three small rooms that were apparently intended for bathroom facilities. Wall partitions rise to the top plate (8' high) on the exterior walls, but historically there were no ceilings, although a modern plywood ceiling has now been installed in Room 101.

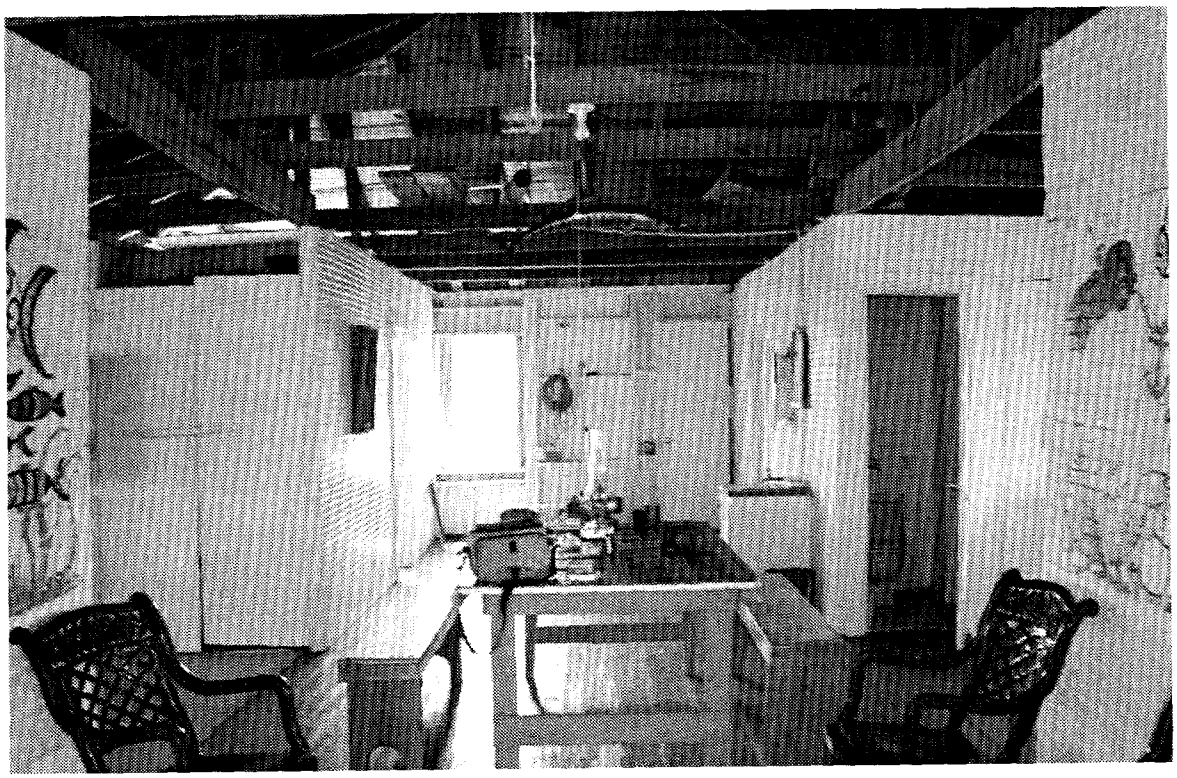


Figure 24 View to southeast showing back door now opening to the garage. (NPS-SERO-CR, 2003)

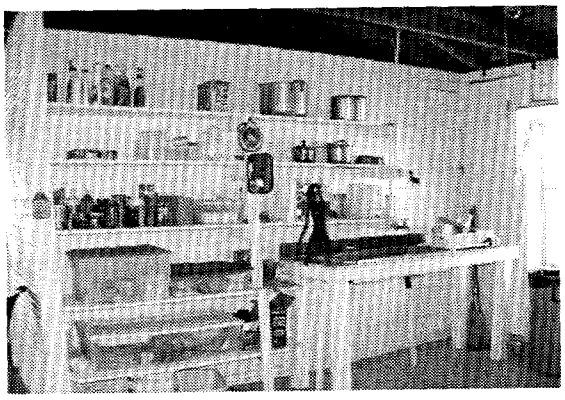


Figure 25 View of kitchen area in northeast wing of hall. (NPS-SERO-CR, 2003)

Most of the original finishes, except for the door and window trim noted above, remain intact. Only the sides of the interior partition walls facing the hall were paneled originally, using double- V- joint, tongue- and- groove boards, 3- 1/2" wide. This treatment left the walls of the bedrooms open to the framing on all sides, but most of the open walls have now been covered with modern plywood paneling.

Flooring, which appears to be original, is 3- 1/2" wide, tongue- and- groove pine. All of its has been painted. There is no subflooring. A large area near the back door has been repaired with similar material.

The four bedroom doors are original, each measuring 2'- 8" by 6'- 8" and with louvers instead of solid panels. Louvers are unusually

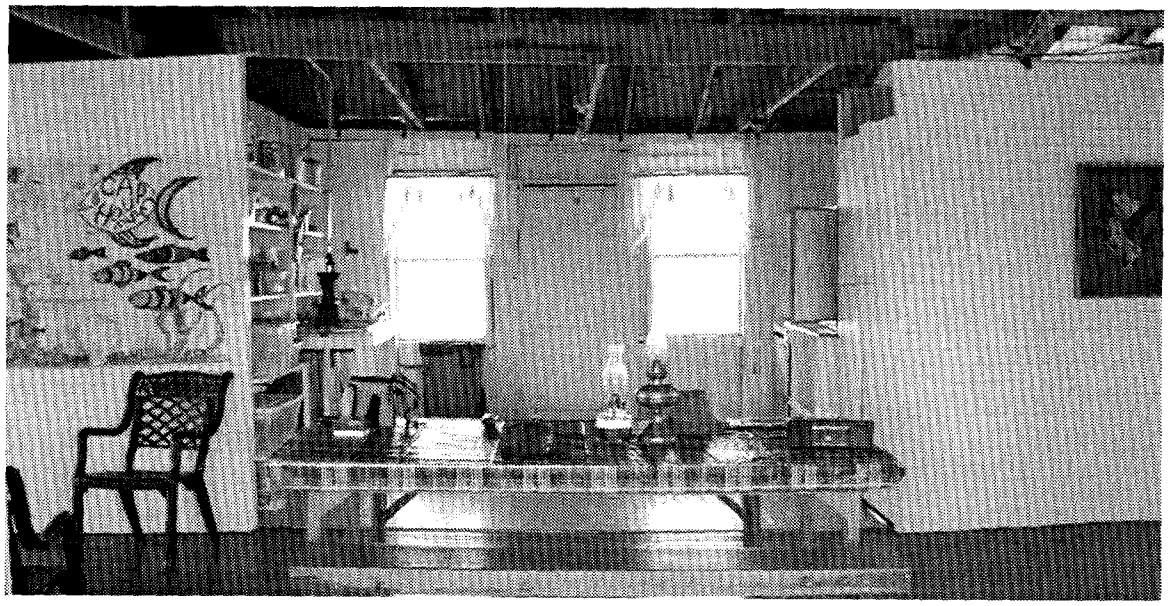


Figure 26 View northeast of hall. (NPS-SERO-CR, 2003)

large, measuring 3/4" by 2- 1/4". Each door is fitted with a metal rim lock and white porcelain knobs. The doors at Rooms 103 and 105 are historic, measure 2'- 8" by 6'- 8", and have four, flat, horizontal panels.

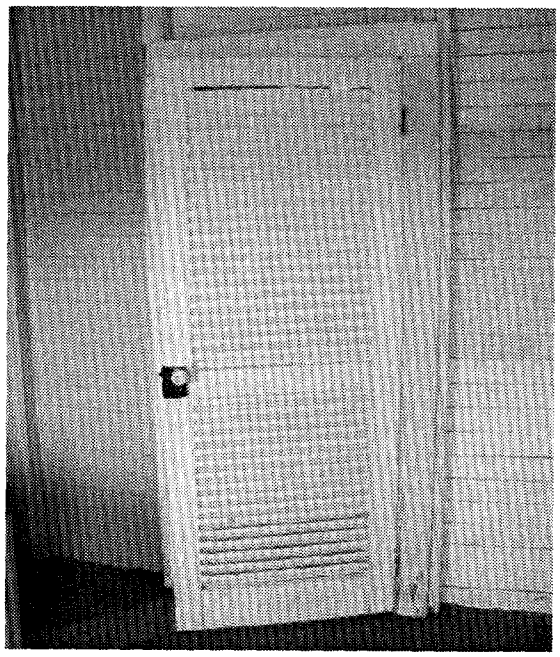


Figure 27 Typical bedroom door with rimlock and porcelain knobs. (NPS-SERO-CR, 2003)

Room 100

This cross- shaped hall measures about 42'- 6" front to rear (northwest to southeast) and 34'- 6" side to side (southwest to northeast). The front and rear wings of the hall are 9'- 10" wide, the kitchen (northeast) wing is 15'- 8" wide, and the southwest wing is around 12'- 8" wide.

The hall originally had a door flanked by windows at the end of each wing, but they remain intact only at the front (northwest) and northeast ends of the hall. The fact that the northeast door is a two- panel door is one indication that the door opening there and at

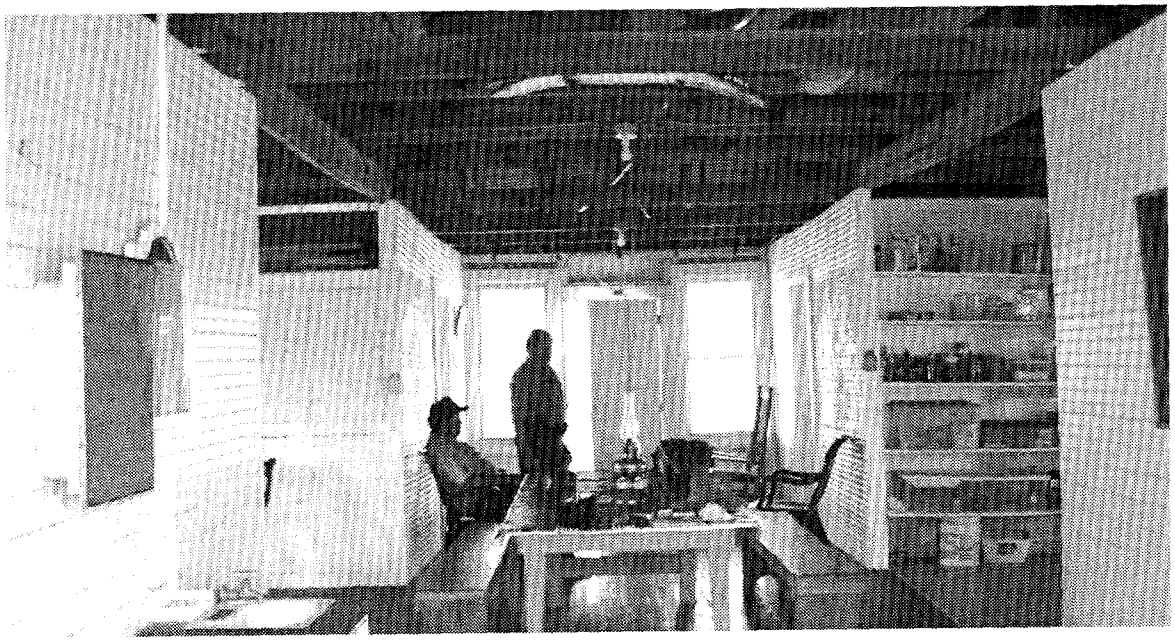


Figure 28 View northwest of front door. (NPS-SERO-CR, 2003)

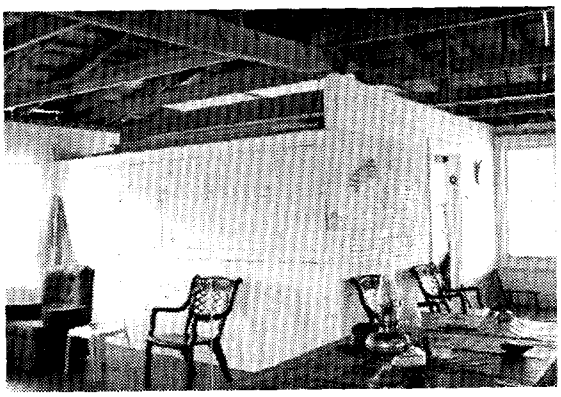


Figure 29 View west of built-in cabinets in southwest wing of cross hall. (NPS-SERO-CR, 2003)

the southwest end as well may have been added at the time the floor plan was altered to create the cross hall, if indeed it was altered and not original.

The original rear (southeast) door opening was closed and one of the adjacent windows converted into a new door opening into the garage when it was constructed after 1976. At the southwest end of the hall, the original door opening was closed prior to 1976, probably at the same time the porch on that side of the building was removed.

The northeast wing of the hall contains the house's kitchen. Open shelving and a sink and pump mounted on a wooden stand occupy the northwest side of the space while a refrigerator, stove, and pantry occupy the opposite side. The pantry (100A), which is about 4'- 6" wide, is closed by double doors constructed of the same V- joint paneling used on the walls.

The northwest wall of the southwest wing of the hall is covered by a series of built- in cabinets closed by plywood doors and probably dating to the 1950s.

A small lavatory is mounted on the wall of the rear wing of the hall at Room 107, perhaps replacing a lavatory that was once in Room 103 or 104.

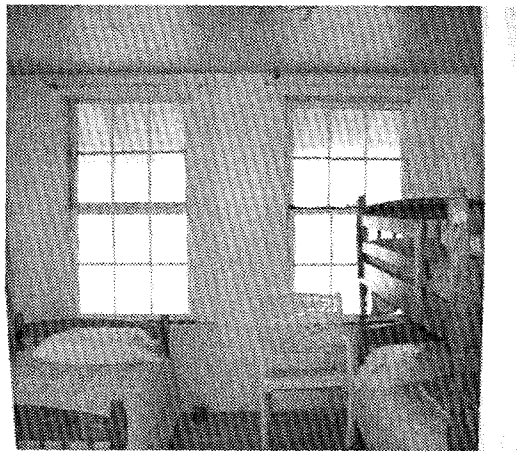


Figure 30 View northeast in Room 101. (NPS-SERO-CR, 2003)

Room 101

Located in the north corner of the house, this room measures 12' by 12' and is the only room with all of its historic window sash intact. All of the walls have been paneled with plywood, and it is the only room that also has a plywood ceiling. Flooring is completely covered by a sheet- vinyl floor covering.

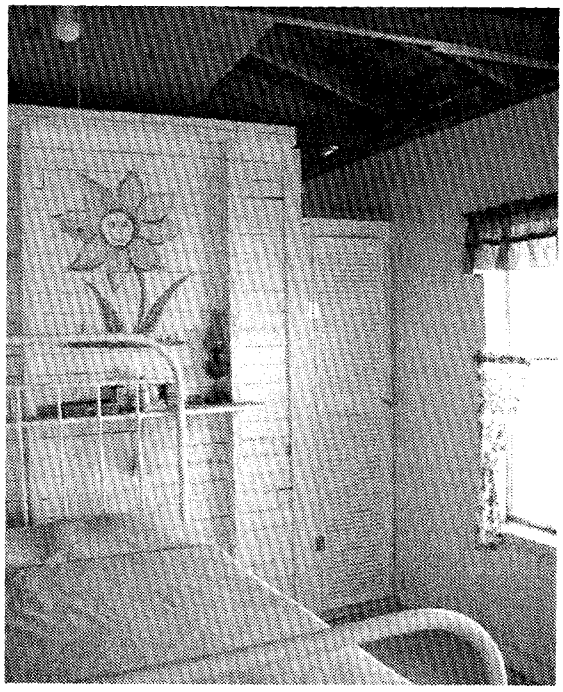


Figure 31 View south in Room 102, showing altered wall and added closet door. (NPS-SERO-CR, 2003)

Room 102

Located in the west corner of the house, this room also measures 12' by 12'. The walls in this room are open to the framing except on the southwest wall which has been finished with sheets of plywood paneling. A small closet, which is apparently contemporaneous with the built- in cabinets in the cross hall, has been created in the south corner of the room by removing part of the southwest end of the southeast wall and installing a 14" louvered shutter as a door. The top plate and wall paneling above this shutter door was also removed, apparently in conjunction with repairs to the roof framing in that area. The floor is covered with a sheet- vinyl floor covering.

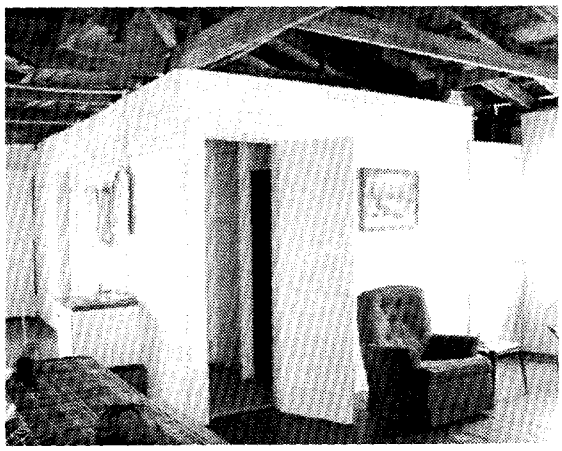


Figure 32 View south showing open door to Rooms 103 and 104 with door to Room 105 at right. (NPS-SERO-CR, 2003)

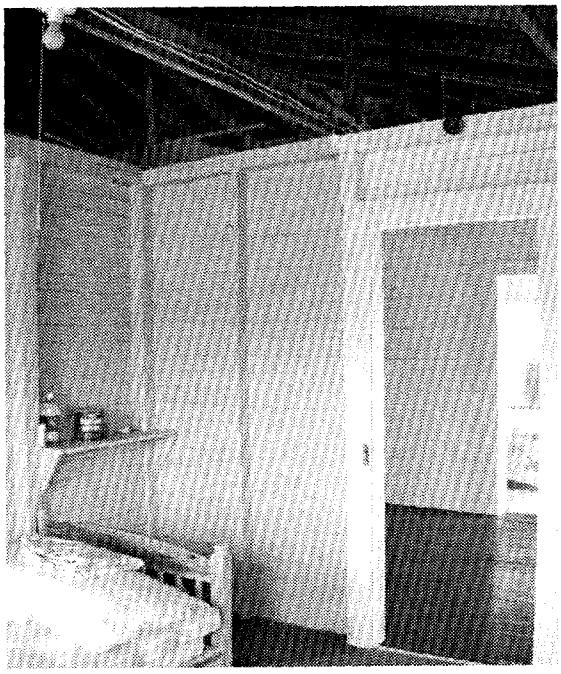


Figure 33 View north in Room 106. (NPS-SERO-CR, 2003)

Rooms 103-105

These three rooms, which adjoin each other on the southeast side of the hall, were apparently designed as separate rooms for a toilet, lavatory, and a tub. Flooring is tongue- and- groove wood, there are no ceilings, and walls are unfinished with the framing exposed.

The toilet may have originally been set in the inner room (104) and the lavatory in the other room (103), but the toilet is now in 103 and a lavatory is located on the southwest wall of the rear hall. The toilet bears a date of July 5, 1950, which may have been around the time that running water was first installed in the house.

Room 105, which was mostly inaccessible for close inspection, was apparently built as a tub or bathing room. It is not certain if the enameled, cast- iron, footed tub, which is 4- 1/2' long, was installed as part of the original construction. This space was once lit by a window on the outside wall, but the window was closed when the T- 111 siding was installed after 1976.

Room 106

Located on the south corner of the house, this room measures about 12' by 12'. It originally had two windows on each of the outside walls, but one of the windows on the southeast wall was closed when the garage was built and the T- 111 siding installed after 1976. The southeast and southwest walls are covered with modern plywood paneling; the other walls are open to

the framing. The wood flooring is carpeted wall to wall.

Room 107

The largest of the bedrooms, this room measures about 12' by 14' and differs from the others in having three windows on the northeast wall rather than the typical two. Flooring is covered with a vinyl floor covering, and the northeast and southeast walls are paneled with plywood. The other walls are open to the framing.

Utilities:

Prior to World War II, the house did not have running water, although water could be drawn from two hand pumps- - - one in the kitchen and one on the northeast porch. Lighting would have been provided by kerosene or possibly battery- powered lights. Existing wiring is mostly Romex, without conduit and, due to the nature of the building, run exposed in most locations. The house has apparently never had any sort of heating system.

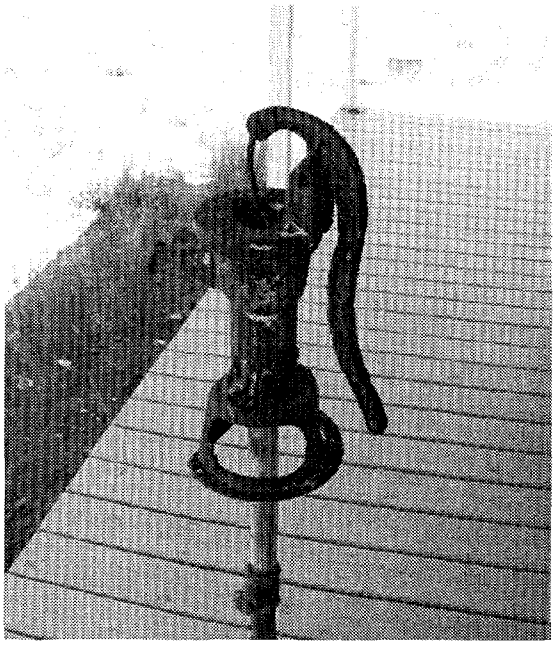


Figure 34 Hand-operated water pump on northeast porch. (NPS-SERO-CR, 2003)

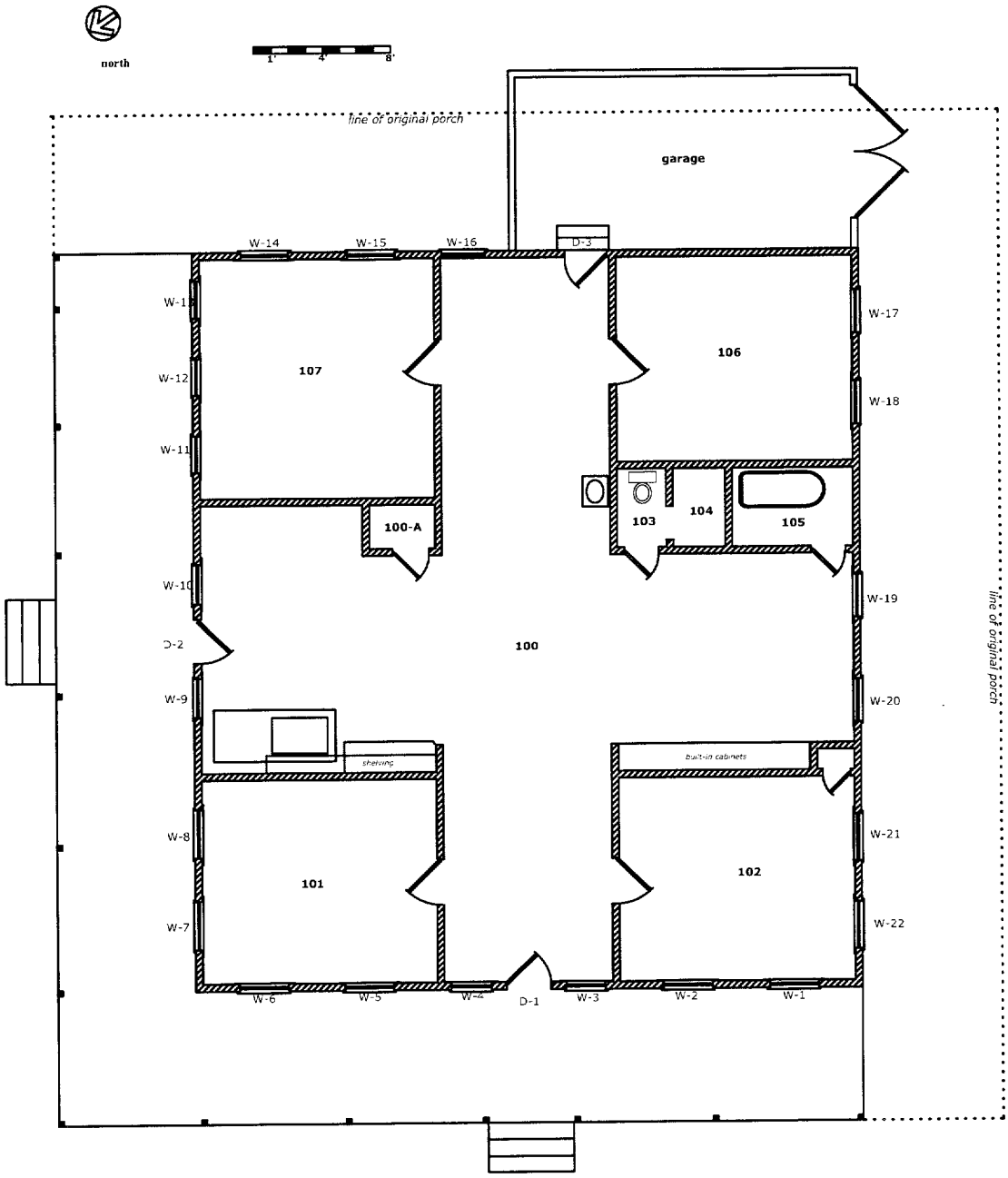


Figure 35 Plan of existing building. (T. Jones, NPS-SERO-CR, 2002)

Treatment and Use

This section of the Historic Structure Report is intended to show how a plan for treatment of the Coca- Cola House can be implemented with minimal adverse affect to the historic building while still addressing the problems that exist with the present structure. The following narrative outlines issues surrounding use of the building as well as legal requirements and other mandates that circumscribe its treatment. These are followed by an evaluation of the various alternatives for treatment—preservation, rehabilitation, and restoration—before describing in more detail the ultimate treatment recommendations, which would encompass structural repairs and exterior restoration together with rehabilitation of the interior for continued residential use under the park's leasing program for historic buildings.

Since 1976, the Coca- Cola House and several other residences in the park have been leased under the terms of a special use permit, and the owners have made a number of modifications to the houses during that period. With the recent expiration and tem-

porary renewal of these leases, the park's approach to treatment and use of these structures has to be reconsidered in light of their recent historical designation as part of the Cape Lookout Village Historic District. For that reason, the park has ordered development of historic structure reports on many of the historic structures in the district. In addition to the Coca- Cola House, reports are being developed on the Lewis- Davis House, the Gaskill- Guthrie House, the Guthrie- Ogilvie House, Fishing Cottage #2, the O'Boyle- Bryant House, the old Life- Saving Station and its Boat House, and the 1907 Lighthouse Keeper's Dwelling. As a result, all of the studies have benefitted from a comparative analysis in terms of both historical and architectural data that might not otherwise have been possible.

However, historical research on the Coca- Cola House has not been exhaustive, and continued research, including oral interviews with present and former occupants of the house, should be encouraged. In addition, architectural investigation was non- destructive, and since most of the exterior and some of the interior features are hidden by modern materials, a thorough investigation of the building's historical evolution and a thorough evaluation of its present condition were not possible.

Development of a Cultural Landscape Report for the district has been only partially funded and the update of the park's historic resource study remains incomplete. Since none of the residential structures would probably be eligible for individual listing in the National Register, treatment options depend as much on the goals for the entire village as on the particulars of a single building. Final definition of the treatment approach to the historic district as a whole will await completion of the larger contextual studies now underway; but in the meantime, an approach to treatment of the individual structures can certainly be recommended in order to insure their continued preservation and to make it possible for the park to pursue a range of interpretive opportunities for the site.

Ultimate Treatment and Use

Because the Cape Lookout Village Historic District is a relatively new addition to the National Register, the park has not set a program of use for the private residences in the village, including the Coca- Cola House. The authorizing legislation (Public Law 89- 366) for Cape Lookout National Seashore mandated the park's establishment for the purpose of preserving "for public use and enjoyment an area in the State of North Carolina possessing outstanding natural and recreational values."

By the time the seashore was actually established in 1976, the historical significance of the cultural resources at Portsmouth and at the Cape Lookout Light Station were also recognized. The general management plan (GMP) developed for the park by the NPS Denver Service Center in 1982 states that one of the park's management objectives is "[t]o preserve intact, as feasible, the historic resources of the national seashore and to recognized that dynamic natural forces have influenced them throughout

their existence and will continue to influence them."[21] The GMP envisioned interpretation of the park's cultural resources that would "emphasize man and his relation to the sea" with maritime history a focus at the lighthouse and the cultural and economic life of the Outer Bankers at Portsmouth Village."[22] Since that time, additional cultural resources besides the lighthouse station and Portsmouth have been recognized through National Register listing. In 1989, the Cape Lookout Coast Guard Station, with four intact historic structures, was listed on the National Register; and in June 2000, the Cape Lookout Village Historic District, with fourteen historic residential buildings, was listed as well.

An amendment to the 1982 GMP was completed in January 2001, but it only addressed improvements in overnight accommodations and transportation services for visitors to Core Banks and not the additional cultural resources that had been recognized since 1982. Nevertheless, these additional listings, which like the earlier listings are of statewide significance, do not appear to require any marked departure from the management approach established in 1982 for Portsmouth and the Cape Lookout Light Station.

Three points from the 1982 GMP are particularly relevant to treatment decisions on the buildings in the Cape Lookout Village and in the Coast Guard complex as well.

- The 1982 plan "perpetuates the present level of use and development of Core Banks/Portsmouth Island. . . ."[23]
- Pointing out the resources' state level of significance, the 1982 plan intended "to preserve intact, as feasible, the historic resources of the national seashore and to recognize that dynamic natural forces have influenced them through their existence and will continue to influence them."[24]
- "As appropriate, some structures may be perpetuated through adaptive use. Contemporary public and/or administrative rights will be allowed with necessary modifications. The qualities that qualified these resources for listing on the National Register of Historic Places will be perpetuated to the extent practicable."[25]

Use: In keeping with these parameters, the historic (and present) residential use of the Coca- Cola House and the other structures that were historically private residences should be continued, if rehabilitation can be accomplished with minimal alteration to the buildings' historic character.

Treatment: Clearly, however, treatment of the Coca- Cola House (and the other historic properties in the district) must, at a minimum, adhere to the Secretary's Standards if the historic character of the individual buildings is to be maintained.

21. Cape Lookout *GMP*, p. 4.
22. *Ibid.*
23. *GMP*, p. iii.
24. *Ibid.*, p. 4.
25. *Ibid.*, p. 35.

Of immediate concern is the present condition of the building, where termites, poorly- maintained windows and exterior finishes, as well as a variety of haphazard repairs threaten the building's continued preservation. In addition, the modifications to the building in the last twenty- five years have significantly compromised the house's historic integrity. Removal of the T- III exterior siding, the modern interior plywood paneling, and the modern garage; restoration of the original board- and- batten siding; replacement of the metal storm windows with wooden six- over- six sash and reconstruction of the missing porches would restore that integrity. Relatively simple, straightforward repairs of the building's other historic features and rehabilitation of the building's interior and its plumbing and electrical systems would help insure the building's continued preservation.

Requirements for Treatment and Use

The historic character of the Coca- Cola House is embodied not just in the vernacular form of the building but also in its structure and its component materials, including wood siding, flooring, paneling, windows, doors, nails, and hardware. The more these aspects of the building are compromised, especially through replacement or removal of the historic material or feature, the less useful the building becomes as an historical artifact.

The key to the success of any historic preservation project is good judgement in determining where replacement of a deteriorated building element is necessary. While total replacement of a damaged element is often recommended, especially in rehabilitation projects, the success of most preservation projects can be judged by the amount of historic material that remains. Even "replacement in kind" does not typically address natural processes that give the historic materials an aged appearance that cannot be duplicated except by the passage of time.

Because it is a contributing building in a National Register district, legal mandates and policy directives circumscribe treatment of the Coca- Cola House. The NPS' Cultural Resources Management Guideline (DO- 28) requires planning for the protection of cultural resources "whether or not they relate to the specific authorizing legislation or interpretive programs of the parks in which they lie." Therefore, the house should be understood in its own cultural context and managed in light of its own values so that it may be preserved unimpaired for the enjoyment of present and future generations.

To help guide compliance with legal mandates and regulations while still maintaining the building's historic integrity, the Secretary of the Interior's Standards for the Treatment of Historic Properties have been issued along with guidelines for applying those standards. Standards are included for each of the four separate but interrelated approaches to the treatment of historic buildings: preservation, rehabilitation, restoration, and reconstruction. These approaches define a hierarchy that implies an increasing amount of intervention into the historic building. Rehabilitation, in particular, allows for a variety of alterations and even ad-

ditions to accommodate modern use of the structure. Regardless of approach, a key principle embodied in the Standards is that changes be reversible, i.e., that alterations, additions, or other modifications be designed and constructed in such a way that they can be removed or reversed in the future without the loss of existing historic materials, features or characters.

Modern building codes and accessibility issues are a major factor in designing repairs to historic structures and often necessitate significant changes to the building. If the Coca- Cola House is leased for residential use, public access will be restricted, and therefore, full compliance with accessibility codes may not be necessary. A ramp could be readily added to the deck of the porch, which is less than 24" above grade, but the width of doors and configuration of interior spaces limit full accessibility to the entire building without significant alterations.

Treatment of the building should be guided by the International Building Code, including that code's statement regarding historic buildings:

> **3406.1 Historic Buildings.** The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute ***a distinct life safety hazard*** [emphasis added].

Threats to public health and safety will be eliminated, but because this is an historic building, alternatives to full code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

Alternatives for Treatment and Use

Use: As discussed earlier in this report, the highest and best use for most historic buildings is the use for which the structure was originally designed. For the Coca- Cola House, this use is residential, but the building's central and highly- visible location and the unusual, open design of its interior might make it attractive for other uses instead. With minimal adaptation of the interior, for instance, the building could serve as a visitor contact station, with exhibits, staff offices, and/or limited sales of books and other merchandise on the inside and the wide surrounding porches offering a shade shelter for visitors throughout the day. If sale of food and drink were added to that mix, the building could function much as Carrie Davis' store did when it operated a few hundred yards southwest of the house in the 1930s and 1940s. While such adaptive use may not be feasible or desirable at this time, if restoration of the 1873 Lighthouse Keeper's Dwelling and the rest of the light station becomes a priority, the Coca- Cola House could be an attractive alternative site for the park's main visitor contact station at the Cape.

Treatment: A number of repairs are necessary to preserve and continue to use the structure, including repairs to existing wood sash, replacement of missing wood sash, re- roofing,

and rehabilitation of the plumbing and electrical systems. With those sorts of repairs, the building could continue to be used in a variety of ways. Continued use of the building would not necessitate reconstruction of the missing porches nor removal of the garage.

However, if the park's goal remains presentation of the buildings in the Cape Lookout Village as they existed around 1950, removal of the garage, reconstruction of the porches, and restoration of the original board- and- batten siding would be recommended. Reconstruction of the porches would have the added benefit of greatly reducing exterior maintenance by protecting walls, windows and doors from the elements.

Recommendations for Treatment & Use

In keeping with the parameters established for the park's other historic buildings by the park's 1982 GMP, the historic (and present) residential use of the Coca- Cola House and the other structures that were historically private residences should be continued, if rehabilitation can be accomplished with minimal alteration to the buildings' historic character.

Treatment of the Coca- Cola House (and the other historic properties in the district) must, at a minimum, adhere to the Secretary's Standards if the historic character of the individual buildings is to be maintained. Of immediate concern is the present condition of the building, where termites, poorly- maintained windows and exterior finishes, as well as a variety of haphazard repairs threaten the building's continued preservation. In addition, the modifications to the building in the last twenty- five years have significantly compromised the house's historic integrity. Removal of the T- 111 exterior siding, the modern interior plywood paneling, and the modern garage; restoration of the original board- and- batten siding; and replacement of the metal storm windows with wooden six- over- six sash would restore that integrity. Relatively simple, straightforward repairs of the building's other historic features and rehabilitation of the building's interior and its plumbing and

electrical systems would help insure the building's continued usefulness.

Site

There are no apparent historic features in the landscape surrounding the house, except for the concrete piers to the missing porches, which should be preserved even if the porches are not reconstructed. Because of the house's exposed location, it is especially important that treatment of the site be decided within the context of a cultural landscape report for the entire historic district.

- Preserve concrete piers for missing porches.

Foundation

With its concrete piers, which are probably set on simple spread footings, the foundation of the house is in remarkably good condition. However, wooden posts have been set next to at least two of the concrete piers near the center of the house, apparently to provide additional support for the beams at those locations. The presence of these posts suggests some damage to or weakening of the beams has already occurred, but their continued presence greatly increase the chance for termite infestation, if that has not already occurred, and they should be removed. Repairs may be necessary to some of the sills and beams and metal termite shields should be added at all piers. All wood- to- ground contact must be eliminated under the house.

Some of the piers for the missing porches are unstable and will need to be reset (but probably not rebuilt) when the porches are reconstructed.

- Eliminate wood- to- ground contact at all locations, repairing damaged beams as necessary.
- Install metal termite shields at all piers.
- Reset concrete piers for missing porches as necessary.

Structure

Structural issues are minimal but should be addressed. Because the wood frame of the building is almost totally exposed, repairs will not be difficult. Metal straps have been installed to tie rafters and joists more securely to the top plate of the walls. Additional strengthening of the connection between framing members may not be necessary.

There have been significant repairs to the roof framing on the southwest and northeast sides of the house, but the repairs were not uniformly executed; and because the framing is exposed to the interior, the repaired areas detract from the building's appearance. If the interior of the building is open to the public, these repairs should be redone in a more uniform manner.

The top plate at the southwest ends of the walls on either side of the southwest wing of the hall were removed during repairs to the roof framing in those areas. The walls should be repaired

and the missing paneling replaced above the doors in those locations.

Termite damage should be expected, but there does not appear to be widespread damage. Because of the exposed nature of most framing, repairs will be straightforward.

- Rework repaired connections between rafters and wall framing to improve appearance from the interior.
- Reconstruct missing wall framing and paneling at southwest ends of walls on either side of southwest wing of hall.
- Repair termite damage as necessary.

Roof

The existing asphalt- shingle roofing is in poor condition and should be replaced. White asphalt roofing similar to that currently on the house would be appropriate unless documentation can be located for another type of roofing that might have been present at the end of the historic period. The very shallow pitch of the porch roofs precludes the use of shingles, and it will be necessary to use roll- type asphalt roofing in those locations.

The decking of the porch roof and a significant amount of the decking of the main roof, especially on the northeast side of the building, is modern plywood. Because the roof decking is exposed throughout the building and, in effect, substitutes for ceilings, the plywood should be replaced with solid pine boards, nominally 1" by 6", to match the original decking.

- Replace existing plywood roof decking with solid pine boards, nominally 1" by 6".
- Install white asphalt roofing, using shingles on main sheds of roof and roll- type roofing with metal drip edges on porches.

Porches

Removal of the garage and reconstruction of the porches on the southeast and southwest sides of the house is recommended. The porches would greatly reduce maintenance by protecting the exterior walls from the elements, and they would also restore the highly- visible form of the house. New roof framing for the porches should be patterned after the historic framing that survives around the north corner of the house. Wide wooden steps, similar to those now at the front porch should be included at each entrance.

The same 1" by 6" (nominal dimension) used on the existing porches would be appropriate for the reconstructed porches, although the original flooring may have been tongue- and-groove. Posts should be plain, square, approximately 4" by 4", and regularly spaced across each facade. The porches may have been similar to the porches at Carrie Davis' store in not having bannisters or railings. With the porch deck only 18"- 20" above grade and soft sand below, railings should not be necessary.

- Remove existing garage.

- Reconstruct porches on southeast and southwest sides of house, including stairs at each entrance.
- Do not install railings or balustrades.

Windows and Doors

The building's historic fenestration should be restored in conjunction with reconstruction of the missing porches. The closed door opening between the two windows at the southwest end of the hall and a similar closed opening at the southeast end of the hall should be reopened. At the southeast end, the window that existed at the present door opening should be rebuilt. When the garage is removed, the missing windows on the southeast side of Room 106 should also be restored.

The original windows appear to have had two-over- two sash, but these were mostly replaced with six- over- six sash prior to 1976. Since that time many of the six- over- six sash have been removed and the windows closed with metal, triple- track storm windows. Although the six-over- six sash may have been added by Davis in the early 1950s, they should be repaired and preserved unless historic photographs or other documentation can be located that would definitively show the six- over- six sash as having not been present during the historic period. Since the metal storm windows do not have locks, they cannot effectively secure the house and should be replaced with six- over- six wooden sash as well.

The character of the two missing exterior doors has not been documented, but they most likely matched the four- panel door at the front (northwest) of the house. The photograph of the rear (southeast) of the house from 1976 appears to show a four- panel door at the back door, although the poor quality of the image makes that conclusion less than absolutely certain. Nevertheless, the present front door should be repaired and preserved and used as a model for the missing doors.

The two- panel door on the northeast side of the house was probably installed in the early 1950s, but like the six- over- six sash, it should be preserved until its origins can be definitively documented.

Screened doors should be installed at all exterior door openings. The two existing screen doors are modern, with narrow (1- 1/2") stiles and rails . New doors will be necessary for the re- opened doors on the southwest and southeast sides of the house. Replacement doors should have stiles and top and center rails that are at least 3- 1/2" wide and a bottom rail at least 8" wide. Center rails should be placed to correspond with the placement of the center stile on the four- panel door.

Screens will also be needed at the windows. Although the character of window screens that might have been present historically has not been documented, half- frame screens, preferably wood- framed, are recommended for all of the windows.

- Restore original fenestration.
- Repair and preserve existing six- over- six wooden sash.

- Replace all metal storm windows with six- over- six wooden sash.
- Repair and preserve existing exterior doors.
- Install new four- panel doors at two rebuilt door openings.
- Install new screen doors of appropriate design at all exterior doors.
- Install new half- frame screens at all windows.

Exterior Finishes

The historic character of the house was significantly altered after 1976 with installation of reverse- board- and- batten plywood siding and virtual elimination of exterior window and door casings. Much of the work was poorly detailed and exposes the building to further deterioration. Since much of the historic board siding remains intact, the modern plywood should be removed, the board siding repaired, and the missing battens replaced. After the siding is removed, the width of the battens can be determined by paint "ghosts" that remain on the boards. Window and door casing and headers used 1" by 6" (nominal dimension) and similar material should be used to replace missing elements.

The porch flooring should be left unpainted. Window sash and doors (but not their frames, casing, or other trim) should be painted white and all other exterior woodwork painted red.

- Remove reverse- board- and- batten siding.
- Repair existing board siding and replace missing battens.
- Restore window and door casing, headers, and sills.
- Paint window sash and doors white and all other exterior woodwork red.

Interior

The historic character of the building's interior was defined by the open wall and roof framing, a design that insured good ventilation throughout the house. Ideal for the warmer months, the open interior cannot be efficiently heated and is undoubtedly cold and drafty in the winter. It is for that reason that a significant amount of the interior wall surfaces is covered with modern plywood paneling and that a ceiling has been installed in Room 101.

Were the house to be used by the park for visitor contact during the day, the historic, uninsulated character of the interior might be practical to maintain. Likewise, if the house functioned as it did historically and used residentially only during warmer weather, the historic interior could be maintained.

Preservation of the open interior is recommended, including removal of modern paneling from the exterior walls. If the park finds that an open interior limits residential use to an unacceptable degree, insulated ceilings and closed exterior walls could be installed in the four bedrooms without a serious impact on the building's character. Installation of ceilings in the cross halls is not recommended since the

open character of the interior of the house is one of its most significant characteristics.

Existing tongue- and- groove paneling should be preserved wherever it exists. Likewise, the louvered bedroom doors and the four- panel doors at Rooms 103 and 105 should be preserved.

Interior surfaces that have been painted (generally walls and floors) can be repainted as necessary. Unpainted surfaces (generally all of the ceiling and roof framing) should not be painted.

- Remove plywood paneling from interior.
- Preserve open interior or, if necessary, install wall coverings and ceilings in bedrooms.
- Preserve existing tongue- and- groove paneling and doors.
- Repaint floors and walls; do not paint ceiling and roof framing.

Utilities

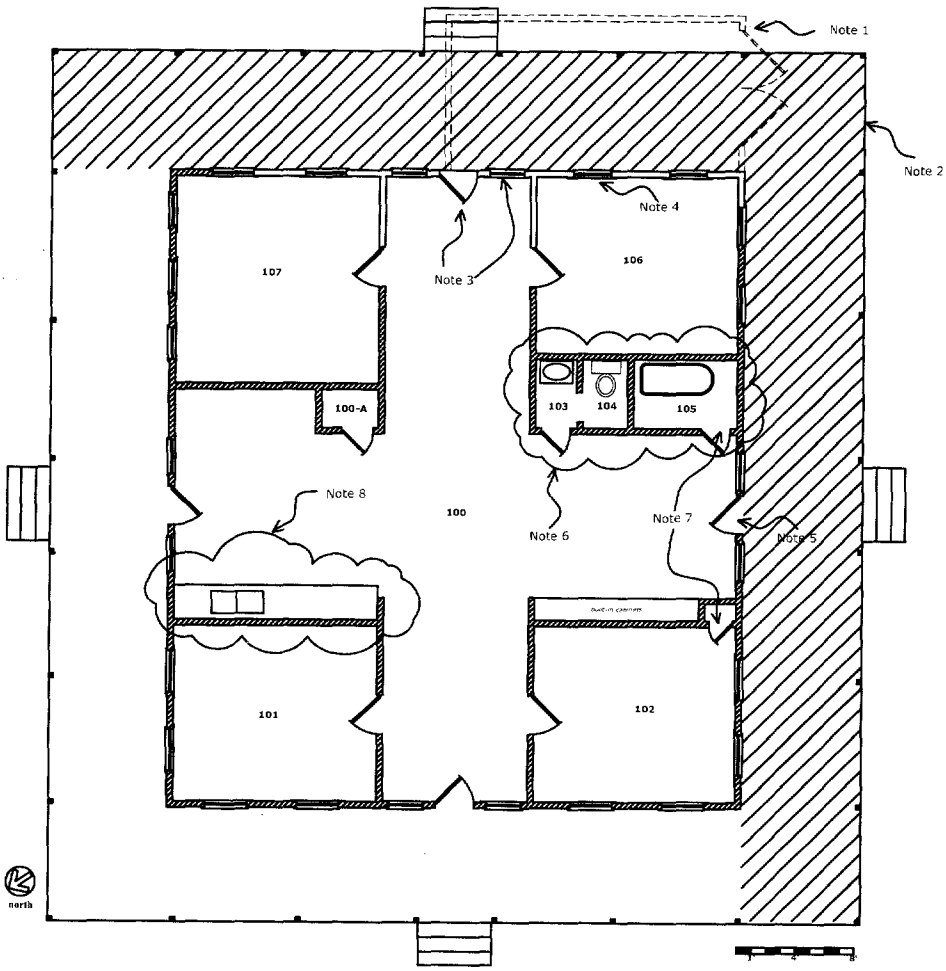
Wiring: The building should be completely rewired, with circuitry run in exposed conduit. Smoke and fire detectors should be installed to protect the entire building.

Heating: Installation of a central heating and/or air- conditioning system is discouraged, since the necessary equipment would be highly visible. Electric baseboard heaters could be installed if necessary in the bedrooms.

Plumbing: The entire plumbing system, only part of which is now in operation, should be rehabilitated. The toilet should be installed in Room 104 and the lavatory removed from the hall and installed in Room 103. The bathtub in Room 105 should be rehabilitated for use.

The existing kitchen arrangement could continue in use, but improvements could also be made if the park chooses to do so. The pantry should be preserved but the existing shelving and sink could be replaced with conventional cabinets and a modern sink.

- Install new electrical system.
- Install fire and smoke detection system.
- Do not install central heating or air-conditioning; install electric space heaters if necessary.
- Rehabilitate existing bathroom.
- Rehabilitate existing kitchen.



Notes: Remove existing plywood siding and restore original board-and-batten siding. Install asphalt-shingled roof.

1. Remove modern garage.
2. Reconstruct missing porches (hatched areas).
3. Replace existing door with window and reopen original center door opening.
4. Replace missing window.
5. Reopen original center door.
6. Remove lavatory in hall. Install toilet in Room 104 and lavatory in Room 103. Rehabilitate tub in Room 105.
7. Repair wall above doors at these locations.
8. Rehabilitate kitchen sink and counter at this location.

Figure 36 Proposed plan for treatment and use. (T. Jones, SERO-CR, 2003)

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