
National Park Service
Cultural Landscapes Inventory

2018

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

Table of Contents

Inventory Unit Summary & Site Plan

Concurrence Status

Geographic Information and Location Map

Management Information

National Register Information

Chronology & Physical History

Analysis & Evaluation of Integrity

Condition

Treatment

Bibliography & Supplemental Information

Cultural Landscape Summary & Site Plan

Cultural Landscapes in the Cultural Resources Inventory System:

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL. CRIS-CL records conform to a standardized data structure known as the Cultural

Landscapes Inventory (CLI).

The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

The Cultural Landscapes Inventory (CLI)

The CLI is the data structure within CRIS used to document and evaluate all potentially significant cultural landscapes in which NPS has, or plans to acquire any enforceable legal interest.

Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:

- Landscape individually meets the National Register of Historic Places criteria for evaluation; or,
- Landscape is a contributing element of a property that is eligible for the National Register; or,
- Landscape does not meet the National Register criteria, but is managed as cultural resources because of law, policy or decisions reached through the park planning process.

Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.

The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are: *National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish...a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places...of historic properties...*

Executive Order 13287: Preserve America, 2003. Sec. 3(a)...Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA...No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior...

Executive Order 13287: Preserve America, 2003. Sec. 3(c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying... historic properties in its ownership and make the report available to the Council and the Secretary...

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories...about cultural resources in units of the national park system...Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,... and historic sites...

Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Inventory Unit Description:

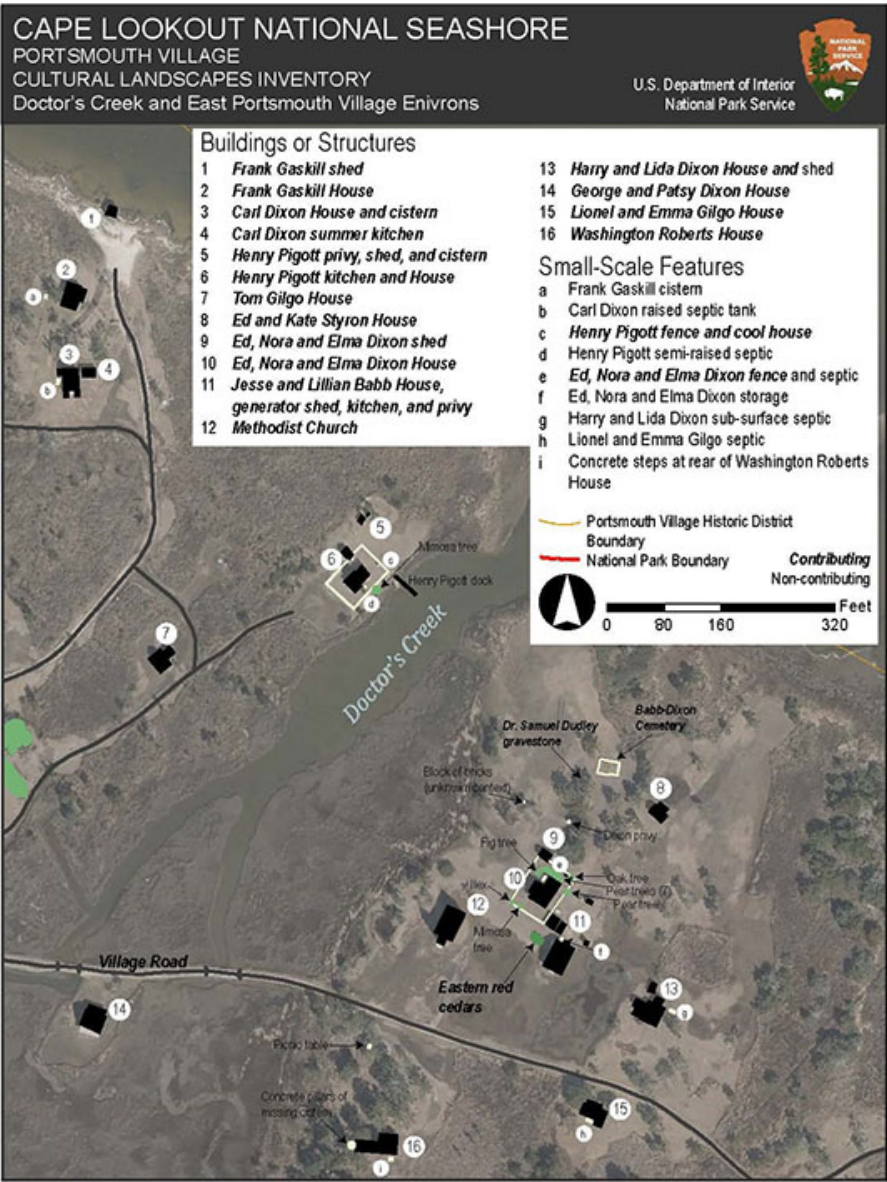
Portsmouth Village is a National Register of Historic Places district located on the northern end of Cape Lookout National Seashore, Carteret County, North Carolina. Cape Lookout National Seashore was established in 1966 "to preserve for public use and enjoyment an area in the State of North Carolina possessing outstanding natural and recreation values" (U.S. Congress, 80 Stat. 33, approved 10 March 1966). Portsmouth Village is the sole surviving village on the Core Banks south of Ocracoke Island. The district contains several dozen historic buildings and structures, associated circulation features, tidal creeks, sandy hammocks, vegetation communities, and a range of small-scale features, in addition to other related cultural landscape features.

The period of significance for the Portsmouth Village Historic District begins in 1753 and concludes in 1971, encompassing the establishment of the community through the time when the last permanent residents left the island. The district is significant at the state level under Criteria A, C, and D of the National Register of Historic Places, in the areas of social history, maritime history, military history, architecture, and archeology. The site retains sufficient integrity to convey the associations of its period of significance to the visitor.

Within Portsmouth Village is the Doctors Creek and East Portsmouth Village Environs component landscape. The component landscape contains numerous residences in addition to associated outbuildings and small-scale features including fences, cisterns, and septic tanks. The landscape also contains the Portsmouth Methodist Church and Babb Dixon Cemetery. The resources within the component landscape are located on both the east and west sides of Doctors Creek, as well as the north and south sides of Village Road. Examples of cultural vegetation within the landscape include eastern red cedars.

The majority of extant cultural features survive from the early to mid-twentieth century and the Portsmouth Village Historic District landscape most closely reflects its character as it evolved during this time. Surviving resources represent the continuation of the earliest patterns of construction, land use, and way of life. No buildings exist from the initial eighteenth century development period and only a handful of structures remain from the nineteenth century. The site lacks integrity for this early period. Other modifications to the historic district include changes in circulation, vegetation, and alterations to accommodate the administration of Cape Lookout National Seashore.

Site Plan



Site plan of Doctor's Creek and East Portsmouth Village component landscape

Property Level and CLI Numbers

Inventory Unit Name:	Doctor's Creek and East Portsmouth and Village Environs
Property Level:	Landscape
CLI Identification Number:	976090
Parent Landscape:	976096

Park Information

Park Name and Alpha Code:	Cape Lookout National Seashore - Doctor's Creek and East Portsmouth and Village Environs - CALO
Park Organization Code:	5210
Park Administrative Unit:	Cape Lookout National Seashore

CLI Hierarchy Description

The Portsmouth Village parent landscape contains five component landscapes: Haulover Point and West Portsmouth Village, Doctor’s Creek and East Portsmouth Village, Portsmouth Life-Saving Station Complex, Road to the Beach, and Schoolhouse Environs

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The information in this CLI was derived from the Portsmouth Village Cultural Landscape Report, which was signed by acting Superintendent Michael McGee on November 13, 2007. Further fieldwork was completed by the Southeast Regional Office in June 2017 to update the district's existing conditions for this CLI.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	08/08/2018
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	05/09/2000

National Register Concurrence Narrative:

The Portsmouth Village Historic District nomination was determined to meet the National Register criteria by the SHPO and was entered in the National Register of Historic Places on November 29, 1978. North Carolina SHPO reviewed and signed the CLI in August 2018.

Concurrence Graphic Information:

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

Attachment File Path



IN REPLY REFER TO:
1.A.2 (SER - CRD)

United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303



Memorandum

To: Superintendent, Cape Lookout National Seashore

From: Division Chief Cultural Resources, Research, and Science - Southeast Region 

Subject: Certification of List of Classified Structures (LCS) and Cultural Landscapes Inventory (CLI) records

In our continuing efforts to update cultural resource data as directed by the WASO Park Cultural Resources Program we seek your concurrence on the condition assessment and management category for records in the LCS and CLI databases.

Attached herewith is documentation related to the condition assessment and management category for the recently reassessed CALO LCS structures and the Cape Lookout Village Historic District and Portsmouth Village Cultural Landscapes Inventories. Staff of the Cultural Landscapes program, Margaret (Meg) Frisbie and Mary Scales English, prepared this documentation in consultation with Curtis Rintz of your staff. Please review the attached documentation, indicate your concurrence by signing the forms, and return a copy to our office. If you have any questions or wish to make changes to the information, contact David Hasty, Senior Historical Landscape Architect, Cultural Resources Division at 404-507-5780 or David_Hasty@nps.gov.

Upon receipt of the signed concurrence forms, the LCS and CLI databases will be updated accordingly. Please return the signed concurrence forms to the address below by **24 August 2018**.

Letter to Superintendent p. 1

Resource Management Categories

Management categories are hierarchical, and are based on the significance, use, condition, and location of the resource as it relates to the National Register criteria. The below-listed management categories function for both the LCS and CLL. This hierarchy is represented by four Management Category Codes as described below:

Category A: Resources that MUST be Preserved and Maintained

A resource meeting any of the following criteria must be classified in Category A:

- the resource's preservation is specifically legislated;
- the resource is related to the park's legislated significance;
- the resource is nationally significant as defined by the National Historic Landmark criteria (Category of Significance Ia);
- the resource is less than nationally significant, but contributes to the park's national significance (Category of Significance Ib);
- the resource is prehistoric.

Category B: Resources that SHOULD be Preserved and Maintained

A resource must individually meet all of the following criteria to be placed in Category B (failure to meet any of the conditions moves it to a lower category):

- the resource may meet the National Register criteria individually or as a contributing element of a site or district (Categories of Significance II and III);
- the resource is not incompatible with the park's legislated significance;
- the resource has a continuing or potential use based upon design and location.

Category C: Resources that MAY be Preserved or Maintained

A resource that meets either of the following conditions must be placed in Category C:

- the resource may meet the National Register criteria individually or as a contributing element of a site or district, but because of condition, location, or other factors does not qualify for Category B;
- the resource does not meet the National Register criteria, but a decision has been reached through the planning process to manage the structure as a cultural resource.

Category D: Resources that may be or have been disposed of, altered for some other management purpose, or have been destroyed by natural forces or accident

A resource that meets any of the following criteria may be placed in Category D:

- the resource is an irreparable hazard to public health and safety;
- the resource has lost its historical integrity;
- the resource is a physical or visual intrusion on the park's legislated significance;
- the resource has been disposed of by planned action or destroyed by natural forces or accident.

Letter to Superintendent p. 5

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

CULTURAL LANDSCAPES INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET – 29 JUNE 2017

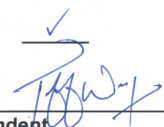
Park Information

Park: Cape Lookout National Seashore
District: Portsmouth Village Historic District
State: North Carolina
Counties: Carteret

Cultural Landscape Information

Inventory Name	CLI Id #	Condition	Condition Date
Portsmouth Village HD	550012	Good	6/29/2017
Haulover Point to Post Office And T.T. Potter Environs			
Doctor's Creek and East Portsmouth and Village Environs	976090	Good	6/29/2017
Portsmouth Life-Saving Station Complex	976092	Good	6/29/2017
Road to the Beach	976094	Fair	6/29/2017
Schoolhouse Environs	976096	Good	6/29/2017

Park Superintendent Concurrence

Concur ☒ **Do Not Concur** ☐

Superintendent **Date** 8/8/13

Superintendent Signature

List of Classified Structures – FY18 Recertification Documentation

This review of LCS structures coincides with the recent reevaluation of structure conditions at CALO, which is completed on a 6-year cycle, and supports the maintenance of “complete, accurate, and reliable” records in the LCS database. Reassessment of structure condition (Good, Fair, Poor, Unknown) will be solicited in future correspondence based on the 6-year cycle of reassessment, or when circumstances warrant. LCS listings for individual parks are generally not all reassessed at the same time due to workload, date of original LCS listing, and date of most recent assessment.

As stated in the LCS technical guidance for assessing condition, historic structures listed on the LCS will fall into one of four condition categories, Good, Fair, Poor, or Unknown as described below.

Good: For historic structure purposes, structures listed on or eligible for listing in the National Register of Historic Places are in good condition when,

- a) the structure possesses integrity of location design, setting, materials, workmanship, feeling, and association to the historically significant period(s) based on the National Register Criteria for Evaluation (36 CFR 60.4), and, b) the structure and important features are intact, structurally sound, and performing their intended purpose.

For prehistoric or historic ruined structures listed on or eligible for listing in the National Register of Historic Places, the assignment of condition should be based on the goal of maintaining the structure’s integrity of location, design, setting, materials, workmanship, feeling, and association, and stability of the structure as acquired, excavated, or existing.

Structures managed as a cultural resource based on legislation or the park planning process are in good condition when the structure and important features are intact, structurally sound, and performing their intended purpose.

Good condition, as defined for GPRA Goal 1a5 and LCS listing, is NOT the same as good condition as defined for facility management purposes. DO NOT use the Facility Condition Index (FCI) results when reporting LCS condition, as the FCI does not take into consideration the integrity of the location, design, setting, materials, workmanship, feeling, and association.

Fair: The structure is in fair condition if either of the following conditions is present:

- a) There are early signs of wear, failure, or deterioration though the structure and its features are generally structurally sound and performing their intended purpose;
- b) There is failure of a significant feature of the structure.

Poor: The structure is in poor condition if any of the following conditions are present:

- a) The significant features are no longer performing their intended purpose;
- b) Significant features are missing;
- c) Deterioration or damage affects more than 25% of the structure;

Letter to Superintendent p. 2

d) The structure or significant features show signs of imminent failure or breakdown.

Unknown: Not enough information is available to make an evaluation.

Generally, structures that are listed in Fair or Poor condition are those that either require repair or rehabilitation or have permanent structural wear or damage that would be prohibitively expensive or impractical to repair or replace.

Cultural Landscapes Inventory – FY 18 Documentation

There are two parent cultural landscapes at Cape Lookout National Seashore. The first identified cultural landscape is the Cape Lookout Village Historic District, which contains three component landscapes: the Cape Lookout Lighthouse Complex, Cape Lookout Village, and the Cape Lookout Coast Guard Station. Portsmouth Village is the second identified cultural landscape. It contains five component landscapes: Haulover Point and to Post Office and T.T. Potter Environs, Doctor’s Creek and East Portsmouth and Village Environs, Road to the Beach, Portsmouth Life-Saving Station Complex, and Schoolhouse Environs.

Wiss, Janney, Elstner Associates, Inc. and John Milner Associates, Inc. completed the Cultural Landscape Reports (CLRs) for the Cape Lookout Village Historic District and Portsmouth Village in 2005 and 2007, respectively. The CLI effort used information from the CLRs as a basis for their work. In order to update existing conditions for the CLIs, the cultural landscapes team conducted a site visit at Cape Lookout National Seashore from June 27 to 29, 2017. In addition to photographing and documenting cultural resources, the team also collected georeferenced data to create a robust geographic information systems (GIS) database. Combined data has functioned to inform the condition re-certification efforts for the LCS, as well as the establishment of the CLI inventory units.

In order for the CLIs to be considered complete and certified, the State Historic Preservation Office (SHPO) or Keeper of the NR needs to concur on the eligibility of the property for listing. David Hasty, Senior Historical Landscape Architect, SERO, will submit the CLIs to North Carolina SHPO for review and consensus determination signature. If the CLI condition assessments are agreed upon, please sign the attached approval form and return it to our office to David Hasty by e-mail (david_hasty@nps.gov) or Google docs. If you have any questions, please contact David Hasty by e-mail or phone (404.507.5780).

Cultural Landscape Inventory Condition Assessment

As stated in the Professional Procedures Guide – Section 8 for assessing condition, CLI resources will fall into one of four categories: Good, Fair, Poor, or Undetermined. The following data elements in this table provide information on the current condition of the inventory unit as well as condition reassessments.

Good: Indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit’s cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Letter to Superintendent p. 3

- Fair:** Indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.
- Poor:** Indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.
- Undetermined:** This pick can be used during consultation with the park regarding the landscape's condition. Condition must be determined before a record can be approved as complete.

Letter to Superintendent p. 4

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore



United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303



IN REPLY REFER TO:
H22 (SERO-CRD)

12 July 2018

Ramona Bartos
Administrator and Deputy State Historic Preservation Officer
North Carolina State Historic Preservation Office
Department of Natural and Cultural Resources
Office of Archives and History
109 E. Jones St.
Raleigh NC 27601

Dear Ms. Bartos:

Enclosed please find a copy of the Cultural Landscapes Inventories (CLIs) for Cape Lookout Village Historic District and Portsmouth Village Historic District, both located in Cartaret County, North Carolina, at Cape Lookout National Seashore.

The CLI is an evaluated list of landscape properties in the National Park System considered eligible for listing on the National Register of Historic Places or that contribute to an existing historic property. In order for CLI data to become certified, National Park Service regulations require concurrence from the SHPO on the eligibility of these properties. We are requesting your review of these CLIs and ask that you sign and return the enclosed concurrence form.

The *Cape Lookout Village Historic District* was listed on the National Register of Historic Places in 2000, completed by Ruth Little of Longleaf Historic Resources in 1998 and amended by the North Carolina SHPO. The 2000 nomination focuses primarily on historic structures within the district and contains a brief description of the circulation networks and landscape features that emphasize the connection between the natural landscape and built environment. Overall the nomination lacks adequate documentation of landscape features.

The National Register nomination lists the district as significant under Criteria A and C, and Criterion Consideration B, while the cultural landscape documentation expands the criteria to include Criterion D, for data potential as there may be archeological sites that yield important information in prehistory or history. Further, the cultural landscape documentation adds Archeology and Military History as areas of significance to the previously listed areas of Social History, Maritime History, and Architecture (Vernacular). Although few above-ground resources



Letter to SHPO p. 1

Doctor's Creek and East Portsmouth and Village Environs Cape Lookout National Seashore

associated with this period have survived, the cape was extensively used to defend the coast during World War II, in addition to military operations during World War I and the Civil War.

The cultural landscape documentation suggests that if further research and documentation is completed, the boundaries of the historic district might be expanded to include World War II military-related sites and the 1910s jetty to the west.

The *Portsmouth Village Historic District* National Register nomination was completed by Lenard E. Brown of the National Park Service Southeast Regional Office in 1977 and listed on the National Register the following year.

The 1977 nomination contains a historic overview of the district and short descriptions of the extant buildings and structures. Overall the nomination lacks adequate documentation of landscape features and some of the information is outdated. The investigation into the Portsmouth Village cultural landscape suggests an additional significance criterion and a more precise period of significance than the 1977 nomination.

The National Register nomination lists the district as significant under Criteria A and C, while the cultural landscape documentation expands the criteria to include Criterion D, for data potential as there may be archeological sites that yield important information in prehistory or history. Areas of significance for the National Register nomination include Commerce and Social/Humanitarian; the cultural landscape documentation includes Community and Maritime History, Military History, Architecture (Vernacular), and Archeology.

The 1977 National Register nomination lists the period of significance of the village as covering the nineteenth and twentieth centuries. This broad period of significance does not reflect the development, evolution, and decline of the village, or any specific dates associated with its history. The cultural landscape documentation suggests a period of significance from 1753-1971 to be utilized in an updated nomination; 1753 is the date at which the village was founded and 1971 is the date at which the last permanent residents left the village.

An updated National Register nomination is scheduled for 2018. Further investigation of the landscape could result in expanding the current 280 acre boundary of the Portsmouth Village Historic District to include the former Middle Community and Sheep Island settled areas. Although these areas do not retain integrity of above-ground resources, they were an important part of the community historically, and archeological information potential appears to exist that supports their inclusion within the district. While some survey and limited subsurface excavation has been conducted, additional investigations are needed to determine the extent to which evidence of these earlier eras survives in the archeological record that may contribute to the information potential of the district.

Letter to SHPO p. 2

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

With concurrence from your office, the findings become certified in the CLI database. Your concurrence also gives us justification to submit proper additional documentation to you at a future date. If you have any questions about these documents, please contact David Hasty, Senior Historical Landscape Architect, Southeast Region, at (404) 507-5780 or by e-mail at david_hasty@nps.gov. If the findings are agreed upon, the concurrence form can be returned by e-mail to David Hasty.

We greatly appreciate your office's assistance with the project.

Sincerely,



Dan Scheidt
Chief, Cultural Resources, Partnerships, and Science Division
Southeast Region

Enclosures

Letter to SHPO p. 3



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

August 24, 2018

Dan Scheidt, Chief
NPS Cultural Resources, Partnerships, and Science Division
Southeast Regional Office
100 Alabama Street, SW
Atlanta, GA 30303

Re: Cultural Landscapes Inventory, Cape Lookout Village Historic District, Cape Lookout National Seashore, Core Banks, Carteret County, H22 (SERO-CRD), ER 18-1796

Dear Mr. Scheidt:

Thank you for your July 31, 2018, submittal of the National Park Service's Cultural Landscapes Inventory 2018 for the National Register-listed Cape Lookout Village Historic District (CR 0266). We find that the inventory report provides a thorough and concise analysis and evaluation of the existing condition of the thirteen landscape characteristics identified for the Cape Lookout Village Historic District *wiz*: archaeological sites; buildings and structures; circulation; cluster arrangement; constructed water features; cultural traditions; land use; natural systems and features; small-scale features; spatial organization, topography; vegetation; and views and vistas.

We have reviewed the inventory report and concur with the findings/recommendations as follows:

- The Cape Lookout Village Historic District retains sufficient integrity to convey the important associations of its period of significance.
- Based upon further research, documentation, and evaluation, the National Register nomination could be expanded to include Criterion D for information potential as intact prehistoric and historic archaeological sites, features, and deposits may exist throughout.
- The National Register nomination could be expanded to include Archaeology and Military History as additional areas of significance.
- Based upon further research, documentation, and evaluation, it may be possible to expand the district boundaries southward and westward to include World War II-era military sites (both terrestrial and under-water) and the 1910s jetty.
- The inventory report indicates that the 2005 Cultural Landscape Report suggests that an end date of 1945 for the district's period of significance may be more consistent with the surviving resources. To date, sufficient documentation to fully support revising the period of significance has not been discovered. Should documentation supporting such a revision be discovered, a revision of the period of significance may be warranted.

Location: 109 East Jones Street, Raleigh NC 27601 Mailing Address: 4617 Mail Service Center, Raleigh NC 27699-4617 Telephone/Fax: (919) 807-6570/807-6599

SHPO Concurrence Signature p. 1

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

- Based on our review of the inventory report, we further recommend that should the nomination for the district be revised, the revised document should include a more thorough documentation of the landscape features.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@nccdc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,



for Ramona M. Bartos

cc: David Hasty, NPS, David.hasty@nps.gov

SHPO Concurrence Signature p. 2

We have reviewed the submitted documentation that identifies cultural landscape features at Portsmouth Village Historic District and Cape Lookout Village Historic District at Cape Lookout National Seashore in Cartaret, North Carolina. We concur with the findings of the Cultural Landscapes Inventories, and understand that these features have the potential to contribute to the existing National Register of Historic Places nominations for the park.



North Carolina State Historic Preservation Officer

8.24.18
Date

SHPO Concurrence Signature p. 3

Geographic Information

Geographic Information & Location Map

State and County:

State:	North Carolina
County	Carteret County

Size (Acres) 35

Land Tract Number(s)

Inventory Unit Boundary Description:

Cape Lookout National Seashore forms a portion of North Carolina's Outer Banks in the easternmost portion of the state. To the east lies the Atlantic Ocean and leeward are a series of named sounds, including Pamlico Sound, Core Sound, and Back Sound. The park includes North and South Core Banks, with Portsmouth Village located at its northern end.

The Portsmouth Village Historic District extends over approximately 280 acres on the lee side of Portsmouth Island (Figure 7). The island is edged by Ocracoke Inlet to the north; Baymarsh Thorofare and Sheep Island, which are in turn edged by Core Sound, to the west; marshes and large expanse of tidal flats-known as Portsmouth Flats-to the east and south; and Warren Creek and shrub savannah to the southwest.

The Doctors Creek and East Portsmouth Village Environs component landscape is in the eastern and northeastern portion of the historic district. The western boundary of the component landscape runs along the east side of Haulover Point Road. The northern boundary runs along the waterfront from the east side of Haulover Point Road, past Doctors Creek, to the east side of the Harry and Lida Dixon House. The eastern boundary of the district travels south through undeveloped land to the south side of Village Road. The southern boundary of the district is to the south of Village Road, to include the resources associated with the Lionel and Emma Gilgo House, the Washington Roberts House, and the George and Patsy Dixon House.

Boundary Coordinates:

Source:	GPS-Differentially Corrected
Type of Point:	Area
Latitude:	35.0699163813989
Longitude:	-76.0636494513162
Narrative:	

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 35.0719422387552
Longitude: -76.0639828273816
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 35.0695345597183
Longitude: -76.0588517291773
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 35.0678808517213
Longitude: -76.0602999837897
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 35.0687457719677
Longitude: -76.0634697577445
Narrative:

Regional Context:

Type of Context: Physiographic

Description:

Portsmouth Village Historic District is located at the far northern end of Cape Lookout National Seashore just below the Island of Ocracoke along North Carolina's Outer Banks. The historic district covers approximately 280 acres of the lee side of Portsmouth Island. The island is edged by Ocracoke Inlet to the north; the Baymarsh Thorofare and Sheep Island to the west; the Portsmouth Flat marsh and tidal flats to the east and south; and Warren Creek and shrub savannah to the southwest. Middle Community, a former component of the village that no longer includes substantial above-ground evidence of its cultural developments, is located on Portsmouth Island to the west of the historic district. Sheep Island, located across Baymarsh Thorofare, was also traditionally associated with Portsmouth Village, but little evidence of this portion of the community survives. Casey Island is located in the inlet north of the island's primary dock facility at Haulover Point. Wallace's Channel, an important site for lightering in the eighteenth century, is located beyond the historic district to the north and east.

Type of Context: Cultural

Description:

English settlement of coastal North Carolina began in the 1670s. During colonial times, the Outer Banks were thinly settled and used primarily for grazing stock. Portsmouth Village was initially established by an act of the colonial legislature of North Carolina in 1753 on fifty acres at the north end of North Core Bank. Prior to the opening of Hatteras Inlet in 1846, Portsmouth flourished as one of North Carolina's primary seaports due to its location on the principal access into Pamlico Sound and proximity to other ports across the sound. The federal government established a customs house at Portsmouth in 1806, a marine hospital in 1827, and a post office in 1840. The town reached the zenith of its growth in 1860, with more than 600 residents and 109 dwellings.

Type of Context: Political

Description:

Cape Lookout National Seashore is a federally protected unit of the National Park System that has been administered by the NPS since 1966. Portsmouth Island is located within east-central North Carolina's Carteret County. Relatively rural, the county has an estimated population of 60,000 and extends over 532 square miles (U.S. Census Bureau, 2000). Local residents have traditionally derived their livelihood from farming and commercial fishing; in recent years, however, tourism and real-estate development have become important components of the local economy since the region is a popular destination for summer vacationers. Portsmouth Village itself is inhabited seasonally through a historic lease program. Six of the historic houses are available through the program. Volunteers and NPS personnel are also present at Portsmouth Village periodically throughout the year.

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 08/08/2018

Management Category Explanatory Narrative:

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement:

Type of Context:

Management Agreement Explanatory Narrative:

NPS Legal Interest:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Public Access:

Type of Interest: Unrestricted

Explanatory Narrative:

While the public can openly access the inventory unit via boat, many of the buildings and structures are closed to the public. Some buildings contain exhibits and are open to the public on select days.

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Land Narrative:

National Register Information

Documentation Status:

Entered Inadequately Documented

National Register Explanatory Narrative:

Several National Register of Historic Places nominations have been completed for Cape Lookout National Seashore between 1972 and the present day. The Portsmouth Village Historic District National Register nomination was completed by Lenard E. Brown of the National Park Service Southeast Regional Office in 1977 and listed on the National Register the following year.

The 1977 nomination contains a historic overview of the district and short descriptions of the extant buildings and structures. Overall the nomination lacks adequate documentation of landscape features and some of the information is outdated. The cultural landscape investigation into the Portsmouth Village landscape suggests an additional significance criterion and a more precise period of significance than the 1977 nomination.

The National Register nomination lists the district as significant under Criteria A and C, while the cultural landscape documentation expands the criteria to include Criterion D, for data potential as there may be archeological sites that yield important information in prehistory or history. Areas of significance for the National Register nomination include Commerce and Social/Humanitarian; the cultural landscape documentation includes Community and Maritime History, Military History, Architecture (Vernacular), and Archeology.

The 1977 National Register nomination lists the period of significance of the village as covering the nineteenth and twentieth centuries. This broad period of significance does not reflect the development, evolution, and decline of the village, or any specific dates associated with its history. The cultural landscape documentation suggests a period of significance from 1753-1971 to be utilized in an updated nomination; 1753 is the date at which the village was founded and 1971 is the date at which the last permanent residents left the village.

An updated National Register nomination is scheduled for 2018. Further investigation of the landscape could result in expanding the current 280 acre boundary of the Portsmouth Village Historic District to include the former Middle Community and Sheep Island settled areas. Although these areas do not retain integrity of above-ground resources, they were an important part of the community historically, and archeological information potential appears to exist that supports their inclusion within the district. While some survey and limited subsurface excavation has been conducted, additional investigations are needed to determine the extent to which evidence of these earlier eras survives in the archeological record that may contribute to the information potential of the district.

Concurrence Narrative:

The Portsmouth Village Historic District nomination was determined to meet the National Register criteria by the SHPO and was entered in the National Register of Historic Places on November 29, 1978. North Carolina SHPO reviewed and signed the CLI in August 2018.

NRIS Number: 78000267

National Register Eligibility

National Register Concurrence: Eligible -- SHPO Consensus Determination

Contributing/Individual: Contributing

National Register Classification: District

Significance Level: State

Significance Criteria: A - Associated with events significant to broad patterns of our history

Significance Criteria: C - Embodies distinctive construction, work of master, or high artistic values

Significance Criteria: D - Has yielded, or is likely to yield, information important to prehistory or history

Period of Significance:

Time Period: CE 1753 - 1971

Historic Context Theme: Creating Social Institutions and Movements

Subtheme: Recreation

Facet: General Recreation

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Creating Social Institutions and Movements

Subtheme: Social and Humanitarian Movements

Facet: Historic Preservation Movement

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Developing the American Economy

Subtheme: Agriculture

Facet: Fish Farming

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Developing the American Economy

Subtheme: Shipping and Transportation by Water

Facet: Ships, Boats, Lighthouses, And Other Structures

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Expanding Science and Technology

Subtheme: Technology (Engineering and Invention)

Facet: Military (Fortifications, Weapons, And War Vehicles)

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Expressing Cultural Values

Subtheme: Architecture

Facet: Shingle Style (1880-1900)

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Expressing Cultural Values

Subtheme: Architecture

Facet: Vernacular Architecture

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Expressing Cultural Values

Subtheme: Landscape Architecture

Facet: Protection Of Natural And Cultural Resources

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Expressing Cultural Values

Subtheme: Landscape Architecture

Facet: Rural Cemeteries

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Peopling Places

Subtheme: Colonial Exploration and Settlement

Facet: English Exploration And Settlement

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Peopling Places

Subtheme: Development of the Colonies

Facet: Physical Development

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Peopling Places

Subtheme: Development of the Colonies

Facet: Social And Economic Affairs

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Shaping the Political Landscape

Subtheme: Political and Military Affairs 1783-1860

Facet: The Army And Navy

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Shaping the Political Landscape

Subtheme: Political and Military Affairs 1783-1860

Facet: War Of 1812, 1812-1815

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Shaping the Political Landscape

Subtheme: The Civil War

Facet: Battles In The North And South

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Shaping the Political Landscape

Subtheme: World War II

Facet: The Home Front

Other Facet: None

Time Period: CE 1753 - 1971

Historic Context Theme: Transforming the Environment

Subtheme: Conservation of Natural Resources

Facet: Scenic Preservation

Other Facet: None

Area of Significance:

Area of Significance Category:	Social History
Explanatory Narrative:	Community History
Area of Significance Category:	Maritime History
Explanatory Narrative:	
Area of Significance Category:	Military
Explanatory Narrative:	
Area of Significance Category:	Architecture
Explanatory Narrative:	Vernacular
Area of Significance Category:	Archeology
Explanatory Narrative:	

Statement of Significance:

In order for a site to be eligible for inclusion in the National Register, it must possess significance under one of four criteria. The Criteria for Evaluation (Code of Federal Regulations, Title 36, Part 60) state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

The 280 acre Portsmouth Village Historic District is located on the lee side of Portsmouth Island on the far northern end of Cape Lookout National Seashore. The 1977 National Register nomination lists the Portsmouth Village Historic District as eligible at the state level under Criteria A and C of the National Register, significant in the areas of Commerce and Social/Humanitarian. The cultural landscape research and analysis further illustrate and expand upon the themes established by the National Register nomination. Based on research and survey since the nomination was completed, Portsmouth Village can also likely be considered significant under National Register Criterion D, for the potential to yield important information in prehistory or history. Additional survey is suggested to further understand the archeological record. The National Register areas of significance are Community and Maritime History, Military History, Vernacular Architecture, and Archeology. Although the two communities have somewhat different histories and settings, a description used in reference to Cape Lookout Village applies equally well to Portsmouth: it is one of the last surviving and relatively intact historic settlements on the Outer Banks with an “inextricable connection of the natural landscape and the built environment” (Cape Lookout Village National Register nomination 2000, 19).

The National Register nomination lists the period of significance of the village as covering the nineteenth and twentieth centuries. This very broad period of significance does not reflect the development, evolution, and decline of the village, or any specific dates associated with its history. If the significance of the village is considered to be primarily related to its existence and survival as a community, then a reasonable starting date for the period of significance is 1753, the date when the village was founded, and a reasonable ending date is 1971, the date at which the last permanent residents left the village.

The period 1753 through 1971 is also supported by the characterization of Portsmouth Village presented in the 1977 National Register nomination form. The village is significant as a “surviving remnant of the thriving pre-Civil War port that reached its zenith in the decade prior to 1860. Its significance today is as the only existing village on the Core Banks south of Ocracoke Inlet—an existence that can be traced back over 200 years to the 1760s” (Brown, 1977). Although very few built resources that pre-date the 1860s survive, the period of significance is relevant in that archeological remains may exist from the earliest settlement of Portsmouth. Furthermore, the late nineteenth and early twentieth century buildings that do survive represent the continuation of the earliest patterns of construction, land use, and way of life.

Criterion A: Community and Maritime History

The history of Portsmouth Village is directly related to its geography and is eligible under Criterion A of the National Register in association with Community and Maritime History. As with other communities on the Outer Banks, the settlement, development, and historic land use of the town of Portsmouth was closely interrelated with geographic changes and alterations to the inlet and its channels. The village was initially established as a place for lightering and grew into an active village. Edmund Ruffin, an agricultural scientist from Virginia, described Portsmouth in the late 1850s as follows (Ruffin, 1861, 123-124):

The village of Portsmouth owes its existence to the fact of its adjoining the nearest water of Pamlico sound, where vessels must anchor and wait for fair winds and tides to cross the shallow and dangerous bar of Ocracoke inlet—and after passing outward, as usual but partly laden, to wait to receive the remainder of the cargo, carried across the bar by lighters. The occupations of the whole resident population of Portsmouth are connected with the vessels which have to wait here. Pilots, and sailors, or owners of vessels, make up the greater number of the heads of families and adult males—and the remainder are the few, who as shopkeepers, &c., are necessary to minister to the wants of the others. If Ocracoke inlet should be closed by sand, (which is no improbable event,) the village of Portsmouth would disappear—or...remain only for its other use, as a summer retreat for transient visitors, sought for health and seabathing.

While its channels remained accessible, and while other inlets to the north remained closed, Ocracoke Inlet was the key port for shipping of goods from North Carolina. Its shallow entrance and changing channels made the role of marine pilots essential and provided a source of work to inhabitants of Portsmouth for many decades. The village grew up around activities related to the sea, particularly piloting and later the Life-Saving Service. The population peaked at around 600 residents and over 100 dwellings in 1860.

By the mid-nineteenth century, the channel and inlet were becoming unusable for commercial traffic, and the opening of Hatteras Inlet provided an alternate entrance along the North Carolina coastline. Together these factors led to the gradual and steady decline of Portsmouth as a maritime port in the middle nineteenth century. However, the community survived and evolved with an economy based on fishing and recreation into the second half of the twentieth century. Public amenities such as the Life-Saving Station, Portsmouth Methodist Church, Schoolhouse, and Post Office and General Store survived into the period of the mid twentieth century. New construction and development in the early decades of the twentieth century were a continuation of the way of life and cultural landscape of Portsmouth Village.

The village is characterized by informally placed residential buildings and outbuildings, located along narrow roads or grassy lanes. The buildings are sited on high grounds amidst the low salt-marsh vegetation characteristic of the Outer Banks. The relationship of the individual dwellings is typical of early coastal villages. The National Register nomination notes, “Except for these lanes, small cleared building sites and a grass landing strip for light planes, the environment of the district gives the appearance being untouched by the incursions of man” (Ruffin, 1861, 123-134). The features that characterized the village throughout its history—and particularly its relationship to its setting, which governed its evolution—remain intact today.

Criterion A: Military History

The historic district is also eligible under Criterion A in association with Military History. From the Revolutionary War, when the British landed at Portsmouth and Ocracoke to attack New Bern in 1777, to the War of 1812 when a British fleet attacked Portsmouth and Ocracoke, and the Civil War when Union forces landed and took control of Cape Hatteras, Cape Lookout has been a part of several military operations. In 1915 the U.S. Life-Saving Service was merged with the Merchant Marine to form the U.S. Coast Guard that took over the operation of the Life-Saving Station. In 1937, the Coast Guard decommissioned the Portsmouth station as part of a consolidation of resources, although it was reactivated for a brief period during World War II. Cape Lookout played a role in coastal defenses from the start of U.S. involvement in World War I in 1917 through World War II, when soldiers were stationed at Cape Lookout to defend the harbor. While no significant aboveground features associated with the early military history of Portsmouth Village remain, the area played a role in several campaigns associated with coastal defense of the United States for two hundred years.

Beyond the historic district boundary along the island's eastern beach front in the vicinity of the mud flats, two garrisoned fortifications were established to protect the mouth of Pamlico Sound. The first was provided for by the same act that established a town at Portsmouth Village in 1753. Known as Fort Granville, the complex included a fascine battery, garrisoned with forty men and equipped with eight, 18-pound guns facing the Ocracoke bar, and twelve, 12-pound guns trained on the harbor. These fortifications were used for coastal defense during the French and Indian Wars, and rebuilt for use during the War of 1812 and the Civil War, but subsequently abandoned. During the War of 1812, 500 British soldiers attacked Portsmouth and Shell Castle Islands. Soldiers pitched tents on the banks, and Admiral Sir George Cockburn set up his headquarters at David Wallace's house. The British army destroyed much property on the island and appropriated hundreds of head of livestock, indicating that the raising of livestock was a primary agricultural pursuit of island residents at the time.

The inlet was blockaded during the Civil War. Confederates first established outposts in the area at Fort Morgan on Beacon Island in the Ocracoke Inlet and Fort Washington on Portsmouth Island. Five hundred troops were stationed at Portsmouth in barracks on the beach, and the fort was armed with thirty-pound guns. Union forces destroyed the Confederate garrison in August 1861 and maintained control of the region for the remainder of the war. One of their strategies was to block the inlet with sunken vessels.

While there are no aboveground resources associated with the island's early military history within the district boundaries, the island played important roles in several military campaigns from the mid-eighteenth century through World War II. Further investigation into the military history of Portsmouth Village is suggested for the planned National Register update.

Criterion C: Architecture

The Portsmouth Village Historic District is eligible for listing under Criterion C for embodying the distinctive characteristics of architectural types, in association with Vernacular Architecture adapted to the coastal environment. In the 1977 National Register nomination, the buildings at Portsmouth Village were not recognized as having architectural significance. Based upon information obtained as part of the present study, consideration should be given to the significance of the Life-Saving Station as an example of federal architecture in the Shingle Style and to the residential buildings as examples of mid-nineteenth-century coastal vernacular types.

During the 1870s and 1880s a series of small picturesque life-saving stations were built along the Outer Banks. The Portsmouth Life-Saving Station, completed in 1895, was one of twenty-one stations constructed with similar designs. Of the ten surviving stations, the Portsmouth station is the least altered of the group. These stations survive at Cape Lookout (1888), at Portsmouth Village (1895), and at Oak Island (1891).

Several of the privately-built houses of the village are surviving examples of mid-nineteenth-century vernacular construction adapted to the coastal environment. These include the Washington Roberts House and the Walker and Sarah Styron House, both of which date to circa 1850. Residential buildings in the village are generally vernacular wood-frame houses of a consistent type. Although lacking individual significance, collectively these houses can be considered significant as examples of the particular vernacular dwelling type tailored to the

Outer Banks environment. The houses are typically supported on piers or pilings that lift the structure off the ground and allow storm surges and shifting sand to move underneath. The houses are conventionally wood framed using dimensional lumber. Roofs typically have a very low pitch, a structurally desirable configuration for a hurricane-prone area. Although most of the buildings are simple and unadorned, a few buildings include decorative details relating to popular architectural styles of the time, such as the Craftsman-style front porch of the Harry and Lida Dixon House. Similarly, the Portsmouth Methodist Church incorporates Gothic Revival details but can mainly be considered a vernacular structure.

Criterion D: Archeology

The district has the potential to yield archeological information about prehistoric and historic habitation on the cape. Specific subject areas of potential interest for archeological investigation include prehistoric settlement, early settlement, Revolutionary War-era activities, and Civil War-era activities. Underwater surveys near the shoreline and offshore investigation could be performed to identify vessels from shipwrecks along the coast.

Recent archeological investigations by staff of the NPS Southeast Archeological Center (SEAC) and as part of the present study suggest that areas outside of the historic district boundaries at Middle Community and Sheep Island contain numerous archeological resources, such as gravesites, ruins, road traces, and probable house sites. The existing village historic district also contains numerous known house sites and ruins with archeological potential.

In 2008, pedestrian survey was completed in Portsmouth Village and the Middle Community area. Much of the Middle Community area was overgrown with dense vegetation, but one shovel test pit was excavated near the Middle Community Schoolhouse. Dense vegetation limited overall survey efforts and additional fieldwork was recommended to further consider the archeological potential of the site.

The 2015 Cape Lookout National Seashore Archeological Overview and Assessment completed by SEAC recommended more detailed subsurface testing be conducted at Portsmouth Village and the nearby Middle Community to identify early historic sites. The historic district can be considered eligible under this criterion due to its clear archeological potential, and this criterion suggests that the boundaries of the district could be revised based on the findings of further systematic survey.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Vernacular Landscape

Current and Historic Use/Function:

Primary Historic Function: Outdoor Recreation

Primary Current Use: Village Site

Other Use/Function	Other Type of Use or Function
Administrative Office (HDQS)	Current,
Beach	Current, Historic
Fishing Facility (Hatchery)	Historic
Interpretive Landscape	Current,
Overlook	Current, Historic
Secondary Structure (Garage)	Historic
Single Family House	Historic
Water-Related-Other	Historic

Current and Historic Names:

Name	Type Of Name
Portsmouth Village	Both Current And Historic
Portsmouth	Both Current And Historic
Core Banks	Both Current And Historic
Portsmouth Village Historic District	Current

Chronology:

Year	Event	Annotation
CE 1753	Established	An act was established “laying out a Town on Core Banks, near Ocacock Inlet, in Carteret County, and for appointing Commissioners for completing the Fort at or near the same place.” Portsmouth existed as a place for lightering.
CE 1760	Developed	By 1760, the town had developed into the largest English port south of Virginia.

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

Year	Event	Annotation
CE 1770	Settled	Portsmouth Village was one of the largest settlements on the Outer Banks.
CE 1775	Established	Henry Mouzon's map of North and South Carolina shows a road running southwest from the center of Portsmouth Village along the banks, likely the existing Old Straight Road.
CE 1845 - 1850	Built	Late 1840s. The Washington Roberts House was constructed.
CE 1860 - 1869	Established	By the 1860s, Portsmouth was an established village. Some residences had fencing and there were scattered groups of loblolly pines and other dense vegetation.
CE 1870 - 1879	Altered	Fishing replaced shipping as the primary occupation for islanders returning to Portsmouth Village. More for subsistence and barter than for commercial.
CE 1880 - 1899	Developed	At the end of the nineteenth century, Portsmouth Village had two major roads, crossing near the Post Office, and two churches, in addition to residences.
CE 1887	Built	The George and Patsy Dixon House was constructed. There is a wood cistern on the property.
CE 1895	Built	The Harry and Lida Dixon House (also known as the Dennis Mason House or Captain Dave Willis House) was constructed. There is an associated shed with an unknown construction date.
CE 1899 - 1901	Destroyed	The Methodist church was destroyed in a hurricane in August 1899 and rebuilt in 1901.
CE 1900 - 1909	Built	The Pigott shed and privy were constructed
CE 1902	Built	The Henry Pigott House was constructed
CE 1910 - 1919	Built	The Ed, Nora, and Elma Dixon House, and associated cool house, shed, and privy were constructed
CE 1913 - 1915	Destroyed	The Methodist Church and Primitive Baptist Church were destroyed by a hurricane in 1913. The Methodist Church was rebuilt in 1915 and still stands
CE 1918	Purchased/Sold	One of Harry Dixon's sons purchased the Harry and Lida Dixon House and remodeled it in the following decade
CE 1920 - 1929	Built	Mid-1920s. The Tom and Lucy Gilgo House was constructed
CE 1926	Built	The Lionel and Emma Gilgo House was constructed on the site of the marine hospital
CE 1928	Moved	The Tom and Lucy Gilgo House was moved to its current location
CE 1930 - 1939	Built	The Babb generator house, Babb garage, Babb privy, and Babb kitchen, associated with the Jesse and Lillian Babb House, were constructed
CE 1930 - 1939	Built	The Carl Dixon House and associated summer kitchen were constructed
CE 1930 - 1939	Built	The Frank Gaskill House was constructed. There is a brick cistern and metal shed outbuilding

Doctor's Creek and East Portsmouth and Village Environs
Cape Lookout National Seashore

Year	Event	Annotation
CE 1932	Altered	The Henry Pigott House was raised to prevent flooding
CE 1932	Built	The Pigott summer kitchen and cool house were constructed
CE 1933	Built	The Ed and Kate Styron House was constructed; it likely was constructed after the 1933 hurricane damaged the Styron family home
CE 1935	Built	The Jesse and Lillian Babb House was constructed
CE 1935	Moved	The Lionel and Emma Gilgo House was moved to its current location
CE 1939	Moved	Ed Dixon moved the Ed, Nora, and Elma Dixon House from the Life-Saving Station area to near the Methodist Church
CE 1950 - 1959	Rehabilitated	The Ed and Kate Styron House was used as a part-time fishing lodge and remodeled
CE 1950 - 1969	Inhabited	Several houses were occupied seasonally by hunters and fishers. Houses were remodeled for seasonal use
CE 1950 - 1969	Purchased/Sold	The state of North Carolina began to acquire land from private owners
CE 1952	Purchased/Sold	The George and Patsy Dixon House was sold and significant alterations were made
CE 1955	Altered	An addition was built on the southwest end of the Ed, Nora, and Elma Dixon House
CE 1957	Built	Construction of a paved highway and regular ferry service across Hatteras Inlet made Ocracoke a vacation destination
CE 1960	Established	Ferry service connected Ocracoke to Cedar Island
CE 1963	Land Transfer	By 1963, the state had acquired about 80% of the land between Ocracoke Inlet and Cape Lookout
CE 1965 - 1970	Established	Late 1960s. Tree and shrub cover had regrown. The settled area contracted to the village core
CE 1966	Established	Cape Lookout National Seashore was established
CE 1970 - 1989	Altered	The National Park Service began clearing brush and trees from the post-WWII era. Mown turf was established around the houses
CE 1978	Established	Portsmouth Village was listed on the National Register of Historic Places
CE 1980	Restored	The National Park Service undertook stabilization and restoration efforts in Portsmouth Village
CE 1980 - 1985	Restored	The Harry and Lida Dixon House was restored
CE 1984	Removed	The addition to the southwest end of the Ed, Nora, and Elma Dixon House was removed
CE 1993	Established	The last former resident with life estate rights passed away

Year	Event	Annotation
CE 1999	Damaged	Hurricane Dennis came ashore at Cape Hatteras in August-early September; Hurricane Floyd followed in September. Buildings were lost including the Jesse and Lillian Babb House and privy at the Styron and Bragg House, in addition to two barns
CE 2002	Stabilized	The Ed and Kate Styron House was stabilized
CE 2002	Stabilized	The Tom and Lucy Gilgo House was stabilized
CE 2003	Damaged	The district was affected by Hurricane Isabel, which overturned more than 400 trees and damaged numerous landscape features. Archeological resources were exposed and new water channels cause loss of land associated with a cemetery
CE 2004	Rehabilitated	The septic tank at the Jesse and Lillian Babb House was replaced
CE 2005	Damaged	Hurricane Ophelia led to the loss of more trees. The district has not been fully evaluated and is in need of stabilization and repair
CE 2006	Established	Fieldwork for the Portsmouth Village Cultural Landscape Report was completed
CE 2007	Established	The Portsmouth Village Cultural Landscape Report was certified
CE 2007	Rehabilitated	The Washington Roberts House was rehabilitated by the NPS
CE 2017	Established	June. Fieldwork was completed for the Portsmouth Village CLI

Physical History:

Doctors Creek and East Portsmouth Village Environs Physical History

Please see parent Portsmouth Village CLI for complete History Section

Ocracoke Inlet and the Founding of Portsmouth

As with other settlements on the Outer Banks, the development of the town of Portsmouth was closely interrelated with geographic changes and alterations to the inlet and its channels. As noted in the 1982 Historic Resource Study (Olson, 1982, 10):

The settlements that have arisen on the Outer Banks, including Portsmouth, have generally been associated with a navigable inlet and have been established primarily to ease the navigational detriments to North Carolina's commerce. The tenuous existence of these towns has depended upon the erratic commercial progress of the inland ports and upon the unpredictable changes in the Outer Banks caused by natural forces... Portsmouth has been so thoroughly involved with Ocracoke Inlet... virtually every geographic change that occurred at the inlet was reflected in what happened at Portsmouth.

Inlets at Curratuck, Roanoke, and Hatteras were closed or closing by the 1730s, and ships traveled to Ocracoke Inlet to gain passage between the sound and the Atlantic Ocean from that period until well into the nineteenth century. North Carolina's commercial interests were in naval stores including tar, pitch, and turpentine, and in exportation of shingles and other lumber products. The importance

of Ocracoke to North Carolina's economy as a point of transshipment is illustrated by a description in 1835 as "the outlet for all the waters of North Carolina, excepting the Cape Fear and its tributaries" (Olson, 1982, 13). However, Ocracoke Inlet presented several obstacles to navigation, including the bar at the entrance and the shoal or swash within the inlet. The extent to which the bar and swash were passable varied widely. Even in optimum conditions, when many ships could cross the bar, larger ships could not cross the swash. Several channels led from the bar to deeper water within the inlet, but the degree to which these channels were passable also varied widely. When the northern channels became shallower and were unusable for commercial passage, Wallace's Channel to the south became more frequently used by larger ships, also encouraging development at Portsmouth.

Portsmouth existed primarily as a place for lightering, a process in which cargo was removed from ocean-going vessels to warehouses until they were light enough to cross the bar at Ocracoke Inlet. Goods were stored for trans-shipment inland. Departing vessels were reloaded outside the bar, with the cargo carried across the inlet by small boats known as "lighters."

The need for skilled mariners to guide ships through the changing channels and assist in the lightering process led to large numbers employed as pilots in and around the inlet. The pilots, working from twenty foot vessels with three to five hands per ship, also marked channels and posted signals for larger vessels. An act in 1715 by the colonial assembly provided for pilots at both Roanoke and Ocracoke inlets, and provision in 1723 authorized beacons or buoys to be placed at these inlets. These acts may not have been put into effect, and in 1738, a third act was passed for these improvements (Olson, 1982, 17, 23, 25).

In 1753, an act was established "laying out a Town on Core Banks, near Ocacock Inlet, in Carteret County, and for appointing Commissioners for completing the Fort at or near the same place." The commissioners were instructed "to lay out fifty acres of land on Core Banks, most convenient to the said harbour, adjoining the said Banks, for a town, by the name of Portsmouth, into lots of half an acre each, with convenient streets, as they may think requisite" (Stick, 1958, 40). The same act provided for establishment of a fortification to be known as Fort Granville.

A lot in the town could be acquired for 20 shillings, which was paid to one of the appointed commissioners and then turned over to the owner of the land, John Kersey (Olson, 1982, 27). Purchasers were required to build a frame or brick house or warehouse, not less than twenty feet long by sixteen feet wide (Olson, 1982, 25). In 1757, the first tavern was opened by Valentine Wade (Stick, 1958, 42). By 1760, Portsmouth had developed into the largest English port south of Virginia (Davis, 1982, 63). In the same year, St. John's Parish appointed John Toalson as reader at Portsmouth (Burke, 1958, 16).

By 1770, Portsmouth Village was one of the largest settlements on the Outer Banks. Collet's map of North Carolina, published in 1770, shows Portsmouth shaded to indicate settlement. Henry Mouzon's map, published in 1775, also shows Portsmouth having eight structures, one of which may be a church.

The Landscape in the Mid-Nineteenth Century

In the 1860s, Portsmouth was an established village with numerous small residences spread over a wide area. Some residences included fences enclosing private yards. The settled portion of the village extended beyond the current National Register of Historic Places district boundaries. A factory was located on Haulover Point and the U.S. Marine Hospital was located east of the center of the village (a structure labeled "Grey's Factory" is shown on Topographic Survey T 1016, U.S. Coast and Geodetic Survey, Washington, D.C., 1866). Scattered groupings of loblolly pine trees or other dense vegetation broke up the open landscape.

Village Development

Portsmouth Village at the end of the nineteenth century included numerous individual residences over a wide area, reaching as far south as Sheep Island. Two major roads, crossing near the Post Office and General Store, were the primary circulation and development corridors for the village. Two churches were located within the village, and the new Life-Saving Station complex was sited to the east of the residential area. A few new houses were built in the village in the late nineteenth century,

including the George and Patsy Dixon House, built circa 1887 (Jones, 2004).

In the great hurricane of August 1899, the Methodist Church was destroyed (Willis and Salter, 2004, 67-69). It was rebuilt in 1901. In 1913, both the Methodist Church and the Primitive Baptist Church were destroyed during a hurricane. The Methodist Church was rebuilt in 1915 and still stands today (Jones, 2004, 163; Holland, 1968, 48).

Maritime shipping through Ocracoke Inlet, already greatly reduced by the end of the nineteenth century, was brought to an end around 1910. New canals were developed that linked North Carolina's rivers and sounds to Chesapeake Bay to the north and the natural harbor at Beaufort to the south. The privately-owned Albemarle and Chesapeake Canal in Virginia opened in 1859. This canal was purchased by the federal government in 1913 and made toll-free. By 1910, the Adams Creek Canal connected Beaufort Inlet directly with Pamlico Sound to the north. Thereafter, Ocracoke and Hatteras Inlets ceased to be used as ports of entry for ocean-going shipping, although federal engineers continued to maintain and mark the inlets for local fishing boats (Stick, 1958, 182-183).

By about 1910, the use of motorboats for fishing was widespread. The use of motorboats made it possible for fisherman to live on the mainland and still fish near the cape. In the same way, motorboats also made the Outer Banks more accessible for vacationers and part time recreational users.

Interwar and World War II

The village in the 1920s and 1930s was described by Dorothy Bedwell, who spent summers on the island with her family from 1922 to 1940. Her family's summer house, no longer extant, stood just to the south of the Carl Dixon House. Bedwell wrote (Bedwell, 1984, 16):

Houses in the village were scattered at random, generally facing the narrow roadways but some set back among the trees, accessible only by footpaths. The larger houses were two-story with steep dormer windows, and many smaller ones consisted of only one, two or maybe three rooms. Regardless of size, all had a front porch or piazza as the residents called it. Most everyone had a fig tree, and many a jar of fig preserves was boiled off in late summer. Some of the houses had kitchens apart from the main house. A few had what they called their summer kitchens with lots of windows where families cooked and ate in hot weather.

Postwar and the National Seashore

The decades after World War II on the Outer Banks saw the continued decline of full time residential use. After World War II, changes in the role of the federal government in the region contributed to this process, as the Coast Guard, which had provided for continuous employment opportunities at Portsmouth since the establishment of the Life-Saving Service in the late nineteenth century, gradually disappeared. The federal government instead began to serve as steward of the natural and recreational environment through the efforts of the National Park Service.

In describing the economic improvements of the 1950s on the upper Outer Banks, related primarily to tourism, David Stick commented on the lack of development on the lower Outer Banks (Stick, 1958, 253):

But on the lower Banks, at Portsmouth, Core Banks, Cape Lookout, and Shackleford Banks, where stock continued to graze on an open range through World War II and afterwards with no effort made to control erosion, where there was no one . . . to push through the construction of roads and bridges, and where there still is no connection with the mainland, the long stretches of bald beach remain, devoid of vegetation and flooded by every storm tide— but the people have long since departed.

By 1950, Portsmouth Village had only fourteen residents (Stick, 1958, 307). By 1956, a postage stamp was the only item purchasable in the town, and in 1959, the Post Office closed. By the late 1940s, the former Life-Saving Station was sold to a private sportmen's club, and a landing strip was built, obliterating the site of the former marine hospital (Jones, 2004, 28). Some sources give a date

of the 1950s for the creation of the landing strip. Another club, the Salter Gun Club, used the Theodore and Annie Salter House beginning in 1965 (Olson, 1982, 95). Other houses in the village were occupied seasonally by hunters or fishermen throughout the 1950s and 1960s. Often, the older houses were remodeled or rehabilitated by these seasonal users.

In 1957, the construction of a paved highway on Ocracoke Island and the beginning of regular ferry service across Hatteras Inlet made Ocracoke village more accessible as a vacation destination. By circa 1960, ferry service connected Ocracoke to Cedar Island, the eastern terminus at that time of U.S. Highway 70 (Olson, 1982, 301). Some schemes for private resort-type development were proposed in the 1950s and 1960s, but intensive recreational development was forestalled by government action. The state of North Carolina had begun to acquire land from private owners on Portsmouth Island, Core Banks, and Shackleford Banks starting in 1959, and by June 1963, had acquired about 80 percent of the land between Ocracoke Inlet and Cape Lookout.

Cape Lookout National Seashore

North Carolina turned to the federal government for assistance in managing this large resource. Initially consideration was given to extending Cape Hatteras National Seashore to include the Cape Lookout area. However, Cape Lookout was established as a National Seashore in its own right in 1966, encompassing a fifty-four mile stretch of the Outer Banks from Cape Lookout to Ocracoke Inlet, and the nine mile long Shackleford Banks running westward to the Beaufort Inlet. From the founding of the National Seashore, the objective of the National Park Service has been to provide for natural and scenic recreational use while preserving the seashore in its natural condition (Cape Lookout Master Plan Draft, 1968).

By 1966, the village had only three permanent residents. Some buildings were used as vacation homes, and the Life-Saving Station served as a seasonal lodge for a hunting and fishing club. Other buildings were unoccupied, and some had fallen into disrepair. The remaining residents were given life estate rights to a home in the village, while most of the remaining properties were acquired by the National Park Service in the late 1960s. With the death of Henry Pigott in early 1971, the last two permanent residents, Elma Dixon and Marion Babb, left Portsmouth.

By the late 1960s, most of the houses in the village were abandoned or inhabited only seasonally. Tree and shrub cover had regrown within the village. The settled portion of the village had contracted to the core area currently included in the National Register Historic District; as noted above, the settlement of Sheep Island had been abandoned after the 1933 hurricane, and the vacant structures in Middle Community were later destroyed by fire.

Portsmouth Village was listed in the National Register of Historic Places in 1978, including the thirty primary structures, and numerous secondary structures and site features. The National Park Service undertook restoration and stabilization work at numerous structures in Portsmouth around 1980. For many structures, this included repainting or repair of historic wood siding and wood windows; removal of non-historic synthetic cladding materials; and replacement of asphalt-shingle roofing with wood shingles. The periodic seasonal occupation of some houses in the village that had begun after World War II continued under the National Park Service historic leasing program in the 1970s and 1980s. Also during the 1970s and 1980s, National Park Service staff began to clear brush and trees that had grown up in the decades after World War II, in part to reduce the risk of fire to the historic structures. Mown turf was established around many of the houses. In 1993, the last former resident with life estate rights in the village passed away (Cloud, 2006, 72).

In late August through early September 1999, Hurricane Dennis came ashore at Cape Hatteras and 19.13 inches of rain fell in Ocracoke. In mid-September 1999, Hurricane Floyd moved northward along the Atlantic coast and brought further heavy rain and severe flooding to North Carolina. During these storms, several buildings were lost, including a barn at the Jesse and Lillian Babb House and a privy at the Styron and Bragg House. In addition, a barn that had been sited near the shore between the McWilliams House and the water, near the creek, was lost during these storms. Another barn located near the Life-Saving Station stable, which had been dismantled by National Park Service and was to be reconstructed, was also lost (Personal interview, Mike McGee, Maintenance Supervisor,

Cape Lookout National Seashore, 2007). The 2006 List of Classified Structures (LCS) documentation includes mention of the Jesse and Lillian Babb Barn and the Styron and Bragg privy, although these structures are no longer extant.

In 2003, the district was heavily affected by Hurricane Isabel, which made landfall on the Core Banks between Cape Lookout and Portsmouth Village on September 18. The storm overturned more than 400 trees, and damaged fences, outbuildings, cemeteries, roads, pathways, and other historic features. The George and Patsy Dixon House, already noted to be in poor condition when surveyed for the Historic Structure Report in 2002, suffered heavy damage. Subsequent to the storm, the house was stabilized with plywood board-up and timber shoring, which remains in place. The Life-Saving Station was also damaged by the storm. Archeological resources were exposed, and the establishment of new water channels caused loss of land associated with a cemetery. Impacts from subsequent storms, including Hurricane Ophelia in September 2005, led to the loss of hundreds more trees; to date, the cumulative damage from these recent storms has not been fully evaluated or mitigated, and much of the district is in need of stabilization and repair. In 2006, the fieldwork for the Portsmouth Village Cultural Landscape Report was completed and the following year the document was certified.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Portsmouth Village Historic District retains sufficient integrity to convey the important associations of its period of significance to the visitor. The period of significance of 1753 through 1971 has been utilized to compare historic and existing landscape conditions within the district. As discussed previously, this period has been suggested to resolve the imprecise period recorded in the 1977 National Register nomination for the district. Documentation within the Analysis and Evaluation section focuses on the evolution of the community from its earliest establishment in 1753 to the time when the last permanent residents left the island in 1971, including the changes to the physical contexts of the Ocracoke Inlet and the Outer Banks, and the primary economic endeavors of commercial shipping and fishing. To indicate the changes that have occurred over time, the analysis describes the features and characteristics that have comprised the community since its establishment in 1753.

The Portsmouth Village Historic District most closely reflects its early to mid-twentieth century formation and character. The strong connections between the siting of buildings and structures and natural features and processes continue to be expressed in the surviving fabric of the historic district. The historic use of materials dating from the early twentieth century are built upon earlier developments that are no longer present. Important visual and spatial connections also survive to a great degree. Overall, extant cultural features primarily remain from the early to mid-twentieth century.

There are no extant structures from the initial development phase of Portsmouth Village in the eighteenth century and only a limited number from the nineteenth century. The site thus lacks integrity for the eighteenth and nineteenth century period of significance. Additional investigations are needed to determine whether evidence of these earlier eras survives in the archeological record that may contribute to the information potential of the district. The comparative analysis nonetheless includes a discussion of what is known about these early features due to their significance and influence on later development.

This analysis and evaluation section addresses the Doctors Creek and East Portsmouth Village Environs component landscape. The section links extant features to their period of origin and assesses whether they are contributing to the significant historic fabric. Those features that are not associated with the period of significance are identified as non-contributing. Changes that have been made to historic features are noted. Features that are known to have existed during previous periods but are no longer extant are identified as missing. Landscape characteristics are used as the basis for the comparative analysis. These include: Archeological Sites, Buildings and Structures, Circulation, Constructed Water Features, Land Use, Natural

Systems and Features, Small-Scale Features, Spatial Organization, Topography, Vegetation, and Views and Vistas.

Landscape Characteristics Summary

The primary organizing element of the former village is a pair of circulation routes that meet near the core of Portsmouth Village. These roads extend north/south from the dock at Haulover Point to the Old Straight Road and east/west from the marsh along Warren Creek to the Portsmouth Life-Saving Station complex and beyond to the beach and tidal flats. Modest wood frame dwellings, the Post Office and General Store, and Portsmouth Methodist Church edge these roads. Various unimproved access roads arise from the primary roads and lead to additional residences. Elevated landforms or hammocks dot the landscape. These have frequently been utilized to site important cultural features such as dwellings and cemeteries due to their higher topography and slight protection against flooding. Ruins of former dwellings are found on many of the hammocks. The landscape around each of the dwelling complexes is maintained in closely mown grasses; some cultural properties also include fencing around the dwelling precinct.

Dwellings and outbuilding structures such as sheds, cool houses, privies, cisterns, and above-ground septic tanks form cultural precincts associated with most properties. Beyond the precincts, much of the landscape is dominated by salt marsh, meadow or grasslands, and shrub savannahs and thickets. In the southern portion of the district and to its south, the landscape is dominated by shrub savannah that is difficult to penetrate and marshes along what is known as the Baymarsh Thorofare. The area around the Life-Saving Station is generally characterized by shrub savannah and grassland, with expansive tidal flats beyond. Between Haulover Point and the Old Main Road, the vegetation is generally a shrub thicket community. The village is edged on most sides by salt marsh, tidal flats, and creeks or Ocracoke Inlet. There is also a pine plantation that edges a portion of the village, including its grass airstrip.

The primary soil type associated with Portsmouth Island is Lafitte-Hobucken-Carteret. This is a poorly drained organic and mineral soil on nearly level land that sometimes includes mucky material formed from herbaceous plant remains over mineral sediments. It also occurs in marshes flooded frequently with salt water. These soils have a seasonal high water table and are subject to frequent flooding. Portions of the island are also associated with Newhan-Corolla Beaches soil. These soils are on dunes near beaches and waterways, and are formed from sandy marine sediments. They are sandy throughout their soil profiles, excessively drained with very rapid permeability, and a low shrink-swell potential. They also have seasonal high water tables, which has the potential to impact septic system.

NPS activities within the historic district include maintenance of the buildings and landscape, in addition to the staffing the Theodore and Annie Salter House, which functions as a visitor contact facility, periodically from April to November. Exhibits and restrooms are available to visitors here and at the Life-Saving Station. A historic lease program previously afforded opportunities for seasonal use of the village dwellings. In 1982, the General Management Plan noted that there were twelve special use permits in effect for occupancy of structures in Portsmouth Village at that time; there were six in 2006. These permits were intended to help protect the historic structures in the village (Final Environmental Impact Statement, 1982, 54).

When comparing the landscape of Portsmouth Village during its period of significance to present-day conditions, one of the primary differences is the increase in tree and shrub cover. By 1971, few residents remained on the island, and little care was taken to maintain vegetative growth. Much of the island became overgrown by trees and shrubs. More recently, park staff has worked diligently to remove much of this woody vegetation and enhance the legibility of the community's historic cultural resources. Hurricanes and other storms have contributed to this effort, but the tree cover remains more extensive than during the period when the village sustained an active community. Based on review of historic photographs and aerials, the landscape appears to have been even more open before the exodus of residents in the 1940s due to a series of severe storms. Little is known about the vegetative character of the community during the nineteenth century, but it is clear that most residents raised livestock that were allowed to roam and graze freely about the island. This would likely have resulted in very open vegetative cover.

Other changes include the loss of some of the buildings and structures that were present in 1971, which has diminished the extent of the historic community, and the deterioration of the many outbuildings and fences.

The visual and physical connection to Middle Community and Sheep Island, both areas of residential development associated with Portsmouth Village, has also been obscured by vegetative growth, and many of the features associated with these areas have been lost due to a lack of maintenance and a fire that burned many of the residences.

There are some features located within the historic district that post-date the period of significance such as a comfort station and NPS equipment buildings, signage to support visitor use and education, a new dock at Haulover Point, and septic tanks outside of many of the buildings.

Aspects of Integrity:

The Doctors Creek and East Portsmouth Village Environs component landscape possesses integrity of location as the original site of a residential community associated with commercial shipping activities and their navigation through the treacherous shoals of the Ocracoke Inlet remains. Despite the nineteenth century demise of these activities, the community survived and continued to occupy the same general area of the island first settled in the 1760s. Many of the twentieth century features remain in their original locations.

The Doctors Creek and East Portsmouth Village Environs landscape also possesses integrity of design, materials, and workmanship for the late nineteenth/early twentieth century period through the maintenance of existing institutional features as well as numerous dwellings, outbuildings, attendant landscape features, and cemeteries. Many residents began to abandon their properties within the community after World War II; little has been done since to alter the architectural integrity, materials, or spatial organization of the surviving resources, although there are examples of buildings that have been modified to accommodate seasonal hunting and fishing club use. Care must be taken in maintenance and repair projects to ensure that the integrity of these properties is maintained.

Integrity of setting is particularly strong within the component landscape due to the community's location on an island with no sites of late-twentieth century development within view of the community. The relationship between the town and the ocean environment has not been altered and the overall association between the component landscape and the surrounding natural features is vital to the setting. The setting of the Doctors Creek and East Portsmouth Village Environs component landscape is maintained through the cumulative effect of the natural systems and features, building and structures, topography, spatial organization, and views and vistas.

The component landscape also possesses integrity of feeling and association for the late nineteenth/early twentieth century due to the presence of the many dwellings, cemeteries, roads, and community buildings. With no modern construction and the proximity to the ocean, the feeling and association maintain integrity.

**Landscape Characteristic:
Archeological Sites -**

Limited archeological investigation has been conducted to date at Portsmouth Village. An archeological reconnaissance of Portsmouth Island and a portion of Sheep Island was conducted between February 26 and March 3, 2007, by a two-person crew during the cultural landscape field investigation. The purpose of the reconnaissance was to identify and locate cemeteries and other archeological features outside the boundaries of the established Portsmouth Village Historic District but known to local informants.

An assessment of archeological and historical resources within Cape Lookout National Seashore was completed in 1976, a 2006 archeological survey was prepared by the SEAC, and the previously mentioned pedestrian survey was completed during the cultural landscape documentation in 2007. Results from the 2007 survey are available in the Portsmouth Village Cultural Landscape Report, Appendix A. The 2007 survey encompassed Portsmouth Island and a portion of Sheep Island and concluded that intact archeological and landscape features from past occupations of the island have survived outside of the historic district. The CLR recommended that these features be further surveyed and mapped and could result in the expansion of the historic district boundary.

An archeological survey was undertaken by SEAC in 2008 to investigate historic properties as a result of the recommendation in the 2007 Cultural Landscape Report. Fieldwork consisted of a pedestrian survey and limited subsurface testing. Pedestrian survey was completed in Portsmouth Village and in the Middle Community area. One shovel test was completed near the purported home site of nineteenth century resident Dr. Samuel Dudley and another was completed near the Middle Community Schoolhouse. Ultimately, due to the dense vegetation and mixed results of the survey, additional survey within the Middle Community was recommended.

Further fieldwork was undertaken in 2009 in preparation for completing the Cape Lookout National Seashore Archeological Overview and Assessment, finalized in 2015. Fieldwork included recording several new historic sites on Sheep Island.

A Hurricane Irene Damage Assessment was completed in 2011 followed by further archeological site condition assessments in 2012 including within the Portsmouth Village area.

The 2015 Cape Lookout National Seashore Archeological Overview and Assessment recommended more detailed subsurface testing be conducted at Portsmouth Village and the nearby Middle Community to identify early historic sites. The document contains descriptions of the archeological sites throughout the National Seashore, including detailed descriptions of the individual gravesites in Portsmouth Village.

To date, no individual archeological sites at the Cape Lookout National Seashore have been listed on the National Register of Historic Places.

**Landscape Characteristic:
Buildings and Structures -**

Contributing Buildings and Structures

The Lionel and Emma Gilgo House is located south of Village Road. The Lionel and Emma Gilgo House, also known as the Roy Robinson House and the Robinson-Gilgo House, was constructed circa 1926 on the foundation of the U.S. Marine Hospital and moved to its current location by 1935. The Lionel and Emma Gilgo House is a one-story, hip roof structure supported on wood posts. The house is rectangular in plan with a hip roof porch extension along the north front and an open platform porch at the southeast rear corner. The walls are board-and-batten siding painted a light grey-blue. The double-hung windows are generally two over two, aside from two windows at the front

porch which are six over six. The roof is wood shingle, with a brick chimney; localized areas of the roof were replaced following Hurricane Isabel in 2003. A cool house formerly associated with this property is no longer extant.

Southwest from the Lionel and Emma Gilgo House is the Washington Roberts House. Constructed in the late 1840s, with a kitchen/dining room wing added circa 1910, this house is likely one of the oldest surviving structures within the village. According to Chester Lynn, the traditional house on the island is known as a "story and a jump," that is, one-and-one-half stories. The Washington Roberts House is one of the surviving examples of this house type.

The house includes two building masses: a main 1-1/2-story gable roof portion and an attached one-story wing at the west end. The one-story attached kitchen/dining wing was reconstructed by the NPS after it was destroyed by Hurricane Isabel in 2003. The house is supported on wood posts and is clad with unpainted clapboard siding and has a wood shingle gable roof. The windows are nine-over-six double-hung units. Wood posts mark the location of a missing rear porch. The house was rehabilitated in 2007, receiving new exterior siding, doors, and windows. The remains of an outbuilding appear to exist to the east of the main house, and mounds around the property may suggest the presence of other former outbuilding sites.

Heading north from the Lionel and Emma Gilgo House, on the north side of Village Road is the Portsmouth Methodist Church, also known as the Methodist Episcopal Church. The original Methodist Church, established on the island as early as 1840 on land acquired from Dr. Samuel Dudley, was destroyed in a storm in 1913. The location of the original church is not currently known, although it is possible the existing church occupies the same site. The current church building was completed to replace the earlier structure by 1915. This wood building survives today and occasionally hosts services and ceremonies; services became irregular after 1950. The building is listing towards the southeast, causing separation of some of the window frames from the interior walls.

The church is supported on red brick piers and has wood siding painted white and a wood shingle gable roof. The church steeple features decorative cut shingles. Gothic Revival-style elements include the divided light pointed arch windows and the pointed arch door opening. The main entrance to the church is in the steeple tower at the southwest end, approached via concrete steps.

North and east from the Portsmouth Methodist Church is the Ed and Kate Styron House, which is also known as the Styron main house and referred to as the Kitty Cabin Home of Ed and Kate Styron in the National Register nomination. The Ed and Kate Styron House is one of the smallest houses on the island. This house was likely built after a severe hurricane in 1933 that damaged the original Styron family dwelling. The Styrons first lived on Sheep Island in a small two-story wood-frame house. A hurricane in 1933 is said to have greatly altered the landscape of Sheep Island and severely damaged the Styron House. The family thereafter built a new house close to the center of the village, which they appear to have occupied until near the end of World War II, when many other residents left following a 1944 hurricane. By the 1950s, the house was used as a part-time fishing lodge (Jones, 2004, 9). The house was remodeled in the 1950s, when asphalt shingles and siding were installed to replace wood shingles and siding, and an addition was constructed. It was leased as a temporary lodge for hunters and fishermen under a special use permit until 1989 (Jones, 2004, 1-2).

Stabilized in 2002, today the Ed and Kate Styron House is a simple rectangular one-story cottage supported on wood posts. The walls are unpainted board and batten siding. The roof is wood shingle, with a brick chimney. The windows were boarded over at the time of survey and an entry on the east side had a whole in it. An open platform porch extends across part of the north elevation. A brick pad at the northeast corner of the house marks the location of the historic cistern for the house. The tank was filled through a gutter from the rear shed of the roof; the tank and gutter are no longer present (Jones, 2004, 12, 15-16).

Traveling back south, located to the northeast of the Methodist Church, is the Ed, Nora, and Elma Dixon House. This house was reportedly moved to the village from near the Life-Saving Station, where it had served as the home of keeper Charlie McWilliams. Mr. Dixon appears to have bought the house circa 1937 and moved to its current site after the station closed and many buildings

became available for sale. An addition was built to its southwest end around 1955, but was later removed circa 1984 (Jones, 2004, 2). Elma Dixon, one of the island's last residents, lived in this house until 1971.

The house has an irregular plan and is clad with vertical wood siding painted light yellow and a wood shingle gable roof with a galvanized metal ridge cap. The house is supported on wood posts and has six over six double-hung windows and a porch across the south front with Queen Anne style posts. The house is surrounded by a wood picket fence, and within the enclosure behind the house is a cool house. A shed is located at the northwest corner of the fenced yard, and a privy is located behind (north of) the house, outside of the fenced area. The shed was used as a wash house and was relocated from the George and Patsy Dixon House site in the late 1930s. The associated cool house, shed, and privy were likely constructed in the 1910s and match the appearance of the house with vertical yellow wood siding and gable roofs clad in wood shingles. Some of the shingles are loose and the wood is deteriorating on both the house main house and outbuildings.

Southeast and adjacent to the Ed, Nora, and Elma Dixon House is the Jesse and Lillian Babb House, also known as the Marion Gray Babb House, and built circa 1935 by a cook and machinist employed at the Coast Guard Station. The septic tank was replaced in 2004. A barn associated with the property was lost in the 2000s to storm-related flooding. Its former location is marked by a scatter of shells.

The house is a dormer front bungalow supported on brick piers. The walls are clapboard siding painted yellow, and the windows are three-over-one double-hung units. The roof is wood shingle, with a brick chimney. A large porch extends across the south front of the house, and there is a second porch at the northeast rear corner. The house includes a number of Craftsman-style details, such as eave brackets.

Also known as Babb shed no. 1, the Babb generator house structure is thought to have been constructed in the 1930s. The generator shed is a small structure located north of the house and has a side gable roof and was re-roofed in the 2000s. To the northwest of the residence is the Babb kitchen, also known as Babb shed no. 2 that was constructed in the 1930s, and is a rectangular in plan with gable roof clad with wood shingles and vertical wood siding painted yellow. Immediately the west of the kitchen is the Babb Garage. The garage is square in shape and has a hip roof clad in wood shingles and vertical wood siding painted wood. Constructed in the 1930s, this structure is now used for vehicle and equipment storage. The garage was re-roofed in the early 2000s. Lastly, the Babb privy is located northeast of the house and has a front gable roof.

The final residence in the cluster is located east of the Jesse and Lillian Babb House. The Harry and Lida Dixon House, also known as the Captain Dave Willis House, was originally built circa 1895 with three rooms. It was later owned by Captain Dave Willis and Harry Dixon. One of Dixon's sons bought the house around 1918 and extensively remodeled it in the 1920s. The house was restored in 1980–1985.

The house is irregular in plan, featuring a front bungalow with two small one-story wings, one to the west side and one to the north. The house is supported on wood posts. The walls are clapboard siding painted yellow, and the windows are six over six double-hung units. Some of the windows on the backside of the house were boarded over at the time of survey. The roof is wood shingle, with a brick chimney. A large front porch with brick piers extends across the south front of the house. There is also a small rear porch at the northwest corner of the house. The addition on the west side has a separate entrance under a small gable roof entry. The house includes a number of Craftsman-style details, including tapered porch columns and eave brackets. Several capstones on the brick pillars on the front of the house have cracked or are missing material.

Behind the house is a small rectangular outbuilding on grade with unpainted board and batten siding and a wood shingle gable roof. While the roof is in good condition, large portions of the siding are missing. The date of origin of this structure is not currently known.

Located to the west of the previously described cluster and on the south side of Village Road is the

George and Patsy Dixon House. The George and Patsy Dixon House was constructed circa 1887. It was severely damaged by the storm surge of Hurricane Isabel, and has since been stabilized within the past decade.

The 2004 Historic Structure Report (HSR) indicates that the George and Patsy Dixon House “was leased as a temporary lodge for hunters and fishermen under one of the park’s special use permits until the mid-1980s. ...It is one of a handful of nineteenth century structures remaining in the village” (Jones, 2004, 1). The HSR also indicates that the house was first altered after World War II as a hunting and fishing lodge; many of the historic finishes were removed from the interior and exterior as part of that effort (Jones, 2004, 2). The HSR notes, “In spite of the damage done by termites, and insensitive remodeling, the building’s original form, floor plan, and fenestration remain mostly intact and readily discernible” (Jones, 2004, 2). The George and Patsy Dixon House was sold in 1952. The subsequent owners are said to have “made significant alterations to the house for use as a part-time residence” (Jones, 2004, 16). The house originally included a separate kitchen outbuilding connected to the main house by a porch or breezeway. This was torn from its foundation during a storm in the late nineteenth or early twentieth century. It was subsequently connected to the main house (Jones, 2004, 19). This feature was removed in the 1950s remodeling. Prior to the hurricane, the house had asphalt composition siding, six over six double-hung windows, a brick chimney, and front and rear porches. The house historically also had a kitchen/dining room wing.

Following post-Hurricane rehabilitation, the George and Patsy Dixon House is a one-and-a-half story wood frame rectangular plan residence on raised wood posts. The gable roof has a steep pitch and is clad in wood shingles and the walls are unpainted horizontal clapboard siding. There is an open porch across the north (front) façade with a shed roof. There is also a rear open porch; at the time of survey the rear shed porch roof was not attached and was laying across the porch decking. The windows were boarded over at time of survey.

Along an access road on the west side of the component landscape are the Tom and Lucy Gilgo House and thereafter the Henry Pigott House. The Tom and Lucy Gilgo House was built in the mid-1920s near the Life-Saving Station and moved to its current location in 1928. The small T-shaped house was substantially rehabilitated by the NPS in the 1990s. Further stabilization work was conducted in 2002, including the removal of an addition that was added in the 1950s; installation of new foundation pilings; repair and replacement of damaged sills, studs, and siding; and re-roofing of the structure. The house is supported on wood posts. Some walls are clad in unpainted board and batten, while other are clad in unpainted clapboard siding and the windows are six over six double-hung units. The intersecting gable roof is wood shingle. A small open porch extends across part of the front elevation and is sheltered by a flat porch roof.

The Henry Pigott House was constructed circa 1902 by Harmon Austin, a carpenter from Ocracoke. In 1904, the house was purchased by Rosa Abbot, Henry Pigott’s grandmother. The house was reportedly raised to prevent flooding in 1932. Two outbuildings appear to have been added to the property around the same time.

The house is roughly T-shaped in plan, with a gable on the front facade. The house is supported on wood posts and has clapboard siding painted yellow, a wood shingle gable roof, and a brick chimney. The windows are four over four double-hung units. A porch extends across the entire front façade and exhibits a balustrade and balusters painted white under a hipped porch roof clad in wood shingles. Following Hurricane Isabel in 2003, the building reportedly required repainting, roof replacement, and the porch rails, roofing, and siding required repair to damage.

The yard is enclosed by a wood picket fence painted white. Extant outbuildings include a summer kitchen, cool house, shed, privy, and cistern. The outline of a former outbuilding is marked on the ground by wood piers. The Pigott summer kitchen, constructed circa 1932, is currently used for general storage. It is rectangular in plan and has a board and batten exterior, painted yellow, and a gable roof clad in wood shingles. It has a collapsed brick chimney on the west elevation and is overall deteriorated. The Pigott cool house was constructed circa 1932 and is a small square raised structure painted white with a gable roof clad in wood shingles. Screening was absent at the time of survey. To the northwest of the house are the shed and privy. The shed was constructed circa 1900–1909 and is

a small rectangular building with yellow vertical wood siding and a shed roof clad in wood shingles. The Pigott privy was constructed circa 1900–1909 and is a small square structure with yellow vertical wood siding and a gable roof clad in wood shingles. There is a small dock on the east side of the property, extending into Doctor's Creek.

Further north of the historic district core towards the north end of the island and on the east side of Haulover Point Road are the Carl Dixon House and Frank Gaskill House. Constructed circa 1930s, the Carl Dixon House is a front gable structure supported on wood and brick posts. The walls are clad in white clapboard siding and the residence has a gable roof with wood shingles. An open front porch has a hip roof and is supported on brick piers. The windows are two over two double-hung units. There is a raised cistern on the west side of the house. To the east of the house is the Carl Dixon summer kitchen that was constructed in the 1930s. The rectangular structure has unpainted clapboard walls and a sheet metal roof. The windows were boarded over at the time of survey. A net house mentioned as part of the property in the National Register nomination appears to no longer be extant.

Just north of the Carl Dixon House is the Frank Gaskill House, also constructed in the 1930s. It is thought to be sited on the location of an earlier dwelling. The house has a hip roof covered with wood shingles and galvanized metal ridge caps. Many shingles were missing at the time of survey. The house is supported on wood posts and has painted clapboard siding that requires repainting. At the front door is a small open platform porch. The house has a brick chimney and six over six double-hung windows. This property includes a brick cistern on the west side of the building and a metal shed outbuilding to the north on the shore of the inlet (Figure 78). The associated shed is on raised wood piers with sheet metal walls. The shed is missing a few panels and is rusting. At high tide the shed piers were in the water.

Non-Contributing Buildings and Structures

Docks and Bridges

No docks survive from the period of significance, although a few appear on historic maps of the island. A small dock extends into Doctor's Creek behind the Henry Pigott House. This dock appears to be in good condition.

There are currently no jetties associated with Portsmouth Village. Historically, a jetty was built to help keep Wallace's Channel open during the mid-nineteenth century. It is no longer extant.

No bridges survive from the period of significance, although two appear on historic maps of the island. Existing non-historic bridges include three wooden bridges along Village Road and one wooden bridge along Old Straight Road. A wood plank bridge is located along the Old Straight Road to provide access across a wet area.

Character-defining Features:

Feature Name:	Frank Gaskill House
CLI Feature ID:	185693
Feature Contribution:	Contributing
Latitude:	0

Feature Name: Frank Gaskill Shed
CLI Feature ID: 185695
Feature Contribution: Contributing
Latitude: 0

Feature Name: Carl Dixon House
CLI Feature ID: 185697
Feature Contribution: Contributing
Latitude: 0

Feature Name: Carl Dixon Summer Kitchen/ Carl Dixon Shed
CLI Feature ID: 185699
Feature Contribution: Contributing
Latitude: 0

Feature Name: Henry Pigott House/Henry Pigott Cottage (NR Name)
CLI Feature ID: 185703
Feature Contribution: Contributing
Latitude: 0

Feature Name: Pigott Summer Kitchen
CLI Feature ID: 185705
Feature Contribution: Contributing
Latitude: 0

Feature Name: Pigott Cool House
CLI Feature ID: 185707
Feature Contribution: Contributing
Latitude: 0

Feature Name: Pigott Shed #2
CLI Feature ID: 185903
Feature Contribution: Contributing
CRIS-HS Resource ID: 91750
CRIS-HS Resource Name: Pigott Shed #2
CRIS-HS Resource Number: HS-511-E

Feature Name: Pigott Privy
CLI Feature ID: 185905
Feature Contribution: Contributing
Latitude: 0

Feature Name: Tom and Lucy Gilgo House (Tom Gilgo House)
CLI Feature ID: 185907
Feature Contribution: Contributing
Latitude: 0

Feature Name: Ed and Kate Styron House (Kitty Cabin, home of Ed and Kate Styron)
CLI Feature ID: 185909
Feature Contribution: Contributing
Latitude: 0

Feature Name: Ed, Nora, and Elma Dixon House (Elma Dixon House; McWilliams-Dixon House)

CLI Feature ID: 185911

Feature Contribution: Contributing

Latitude: 0

Feature Name: Ed, Nora, and Elma Dixon privy (McWilliams-Dixon privy)

CLI Feature ID: 185913

Feature Contribution: Contributing

Latitude: 0

Feature Name: Ed, Nora, and Elma Dixon shed (McWilliams-Dixon shed)

CLI Feature ID: 185915

Feature Contribution: Contributing

Latitude: 0

Feature Name: Ed, Nora, and Elma Dixon cool house (McWilliams-Dixon cool house)

CLI Feature ID: 185917

Feature Contribution: Contributing

Latitude: 0

Feature Name: Jesse and Lillian Babb House (Marion Gray Babb House; Jesse Babb House)

CLI Feature ID: 185919

Feature Contribution: Contributing

Latitude: 0

Feature Name: Babb Kitchen (Babb Shed #2)
CLI Feature ID: 185921
Feature Contribution: Contributing
Latitude: 0

Feature Name: Babb Garage
CLI Feature ID: 185923
Feature Contribution: Contributing
Latitude: 0

Feature Name: Babb Generator Shed (Babb Shed #1)
CLI Feature ID: 185925
Feature Contribution: Contributing
Latitude: 0

Feature Name: Babb Privy
CLI Feature ID: 185927
Feature Contribution: Contributing
Latitude: 0

Feature Name: Wood shed at Henry Babb house site
CLI Feature ID: 185929
Feature Contribution: Contributing
Latitude: 0

Feature Name: Portsmouth Methodist Church (Methodist Church)

CLI Feature ID: 185931

Feature Contribution: Contributing

Latitude: 0

Feature Name: Harry and Lida Dixon House (Dave Willis House; Dennis Mason House, Captain Dave Willis House)

CLI Feature ID: 185933

Feature Contribution: Contributing

Latitude: 0

Feature Name: Harry and Lida Dixon shed (Mason shed)

CLI Feature ID: 185935

Feature Contribution: Contributing

Latitude: 0

Feature Name: George and Patsy Dixon House (George Dixon House)

CLI Feature ID: 185937

Feature Contribution: Contributing

Latitude: 0

Feature Name: Lionel and Emma Gilgo House (Lionel Gilgo House; Roy Robinson House)

CLI Feature ID: 185939

Feature Contribution: Contributing

Latitude: 0

Feature Name: Washington Roberts House
CLI Feature ID: 185941
Feature Contribution: Contributing
Latitude: 0

Feature Name: Dock east of Henry Pigott House
CLI Feature ID: 185943
Feature Contribution: Undetermined
Latitude: 0

Feature Name: 3 wood bridges along Village Road
CLI Feature ID: 185945
Feature Contribution: Non contributing

Landscape Characteristic:
Circulation -

Historic Conditions:

Circulation within the Portsmouth Village Historic District that survives from the period of significance includes two primary routes—the Old Straight Road and the Village Road—as well as various secondary and access roads leading to the T.T. Potter House, Portsmouth Cemetery, Frank Gaskill House, Henry Pigott House, Babb-Dixon Cemetery, the Schoolhouse, and the 1940s airstrip. All of these routes existed on the site by the end date of the period of significance.

Circulation routes originally served pedestrians, horses, and wagons, and evolved to support automobile and powerboat traffic. During the period of significance, circulation within Portsmouth Village centered around a primary north/south route extending between Haulover Point and Middle Community—referred to today as the Old Straight Road. The 1866 survey of the community indicates the presence of this route, which survives today both as an extant route along its northern segment and a road trace along its southern segment past the Schoolhouse. Secondary routes are also shown to the west of the Old Straight Road extending to and between various residences. The history and date of origin of the other main route, the Village Road, is currently unknown.

Many of the village dwelling complexes are not shown as connected with the main road in any way on the 1866 survey. There were likely, however, paths and trails that were not developed enough to appear on the document. Additional secondary routes appear in the vicinity of the marine hospital complex, leading to the “Great River” tidal creek, and between one of the properties in the western-central portion of the village and the waterway of Baymarsh Thorofare. Two bridge crossings are also shown at Doctor’s Creek within the Middle Community area across Lawrence’s Creek. A dock extends into the ocean along the northeastern margin of the island near Coast Guard Creek. It is

likely that other docks existed at this time but are not represented on the survey.

During earlier periods, there were other circulation routes that appear on historic aerial photographs and maps that are no longer present. These include a route leading between the Frank Gaskill House and the Henry Pigott House; a route extending from the Village Road to the former Marine Hospital site that parallels the route leading to the Life-Saving Station; and a route leading to the Marine Hospital from the nearby tidal creek. A road is also shown within Middle Community leading west from the Old Straight Road to a tidal creek labeled as Bay Landing. It provided connections to several houses located in this area. Very little is known about other routes in use prior to 1866. Because much of the cultural development present during this time followed the northern margin of the island, there was likely a route linking this development with the Old Straight Road. Roads mentioned in historic documents dating to the mid-nineteenth century include the Old Cart Road and Main Cart Road, suggesting the type of vehicle use that was predominant at that time.

Some routes present during the twentieth century have since been lost, including a connection between the airstrip and the beach, a route leading south from the Schoolhouse, and various routes leading along the northeastern margin of the island between Haulover Point and the Life-Saving Station complex, including a bridge across Doctor's Creek. A route leading along the northern margin of the island toward Haulover Point from the vicinity of the Frank Gaskill House is also missing.

Existing Conditions:

At present, there are two primary road systems located within the historic district, and various secondary or access roads that lead to residences. Roads are all generally unimproved and composed of sand surfaces maintained through periodic grading. Circulation features listed on the LCS (LCS 012532) include twelve unimproved roads, described as eight to ten feet wide, with a total length of 8,400 feet, and in good condition. None are mapped or named, however, so it is not clear which of the roads described herein are specifically included on the LCS. The cultural landscape report documentation recorded twelve road corridors within the historic district.

At the core of the historic district, Haulover Point Road intersects the Village Road, which is the primary east/west trending road that extends on the west side to the Styron and Bragg House (and associated former dock). To the east, the road extends to the Portsmouth Life-Saving Station. This road crosses various tidal creeks and drainages, with wooden bridges serving as water crossings. This road is generally in good condition, although sections near the Methodist Church appear to experience ponding.

Additional roads lead off of the Village Road, providing access to various dwellings, and cemetery sites. North of the intersection of the Village Road and Haulover Point Road, an access road heads west from Haulover Point Road and travels along the north side of the Theodore and Annie Salter House towards the Portsmouth Cemetery. The road then travels back south past the Theodore and Annie Salter privy to reconnect with the Village Road. This road has a mown-grass surface. It is generally in good condition.

Heading east from Haulover Point Road, also north of Village Road intersection, an access road leads northeast to the Carl Dixon and Frank Gaskill houses at the northern end of the island. The access road has a mown-grass surface and is generally in good condition. One arm of the access road heads north to the Frank Gaskill shed on the coastline, while another arm veers west along the south side of the Carl Dixon House.

South of the two previously mentioned access roads, a road leads east/northeast from the intersection of the Village Road and Haulover Point Road to Walker and Sarah Styron House, Tom and Lucy Gilgo House, and extends to the Henry Pigott House on Doctor's Creek. The road has a mown-grass surface and is generally in good condition. The road partially parallels the access road to the Carl Dixon and Frank Gaskill houses and a small northwest-southeast trending spur road connects to the two on the north side of the Tom and Lucy Gilgo House.

No bridges survive from the period of significance, although two appear on historic maps of the island. Within the historic district, the 1866 survey indicates that there was once a bridge across

Doctor's Creek. Beyond the district boundary, a bridge is shown along the Old Straight Road near the Middle Community. The existing bridges all post-date the period of significance and are non-contributing resources (see Buildings and Structures).

Existing non-historic bridges include three wooden bridges along Village Road. The Village Road crosses wet areas, creeks, and channels in three locations. Each crossing is associated with a V-shaped wood bridge, constructed of tightly set timbers laid perpendicular to the road, and edged by 6 inch by 6 inch wood timbers nailed to their good condition.

There is also a wooden bridge along Old Straight Road. A small wood plank bridge is located along the Old Straight Road to provide access across a wet area. There is another small footbridge over a marshy area to access the Styron and Bragg House. The bridge is composed of wood planks, approximately three feet wide, and is currently in poor condition with vegetation growing in and around the footbridge and several boards missing.

There are also several small-scale features related to circulation throughout the historic district (see Small-scale Features). These generally include steps, ramps, and walkways used to approach and access buildings. At the Life-Saving Station, concrete walks approximately three feet wide edge the Life-Saving Station. One concrete walk runs along the front façade of the building and continues west into the airstrip. Another walk travels along the west side of the building and continues north towards Coast Guard Creek, with a short west bound section also leading into the airstrip. There are two walks that extend south from the Life-Saving Station, one of which accesses the summer kitchen. One walk extends east from the summer kitchen and connects with the other south-trending concrete walk. This system of concrete walks was built in 1914–1918, except for the walk to the summer kitchen, which was added in 1942. The paths exhibit some evidence of deterioration, including cracking and spalling, and vegetative growth within many of the control joints. They are in fair to good condition.

Character-defining Features:

Feature Name: Village Road (with modifications)

CLI Feature ID: 185749

Feature Contribution: Contributing

Latitude: 0

Feature Name: Access Road to Carl Dixon and Frank Gaskill Houses

CLI Feature ID: 185751

Feature Contribution: Contributing

Latitude: 0

Feature Name: Access Road to Walker and Sarah Styron, Tom and Lucy Gilgo, and Henry Pigott Houses

CLI Feature ID: 185753

Feature Contribution: Contributing

Latitude: 0

Feature Name: Docks at Haulover Point, T.T. Potter House, and Henry Pigott House

CLI Feature ID: 185755

Feature Contribution: Non contributing

Latitude: 0

Feature Name: 3 wood bridges along Village Road

CLI Feature ID: 185757

Feature Contribution: Non contributing

Latitude: 0

**Landscape Characteristic:
Cluster Arrangement -**

See Spatial Organization

**Landscape Characteristic:
Constructed Water Features -**

See Land Use

**Landscape Characteristic:
Land Use -**

Historic Conditions:

The principal land uses associated with Portsmouth Village Historic District today are museum, interpretive, and educational, in addition to recreational and cemetery. The recreational and cemetery land uses, in addition to limited residential uses, survive from the period of significance, while the museum and educational uses that take place on the property today post-date the period of significance and are non-contributing.

During the period of significance, the historic district supported many more land uses than are present today. These included full-time residential, industry, coastal navigation and maritime services, agriculture, coastal defense/military, commerce, medical facilities, and educational facilities. Industrial land uses included gristmilling associated with the windmill present during the late eighteenth and early nineteenth century, a fish processing plant present on the island between 1866 and 1869, and possibly a boat-building enterprise. Coastal navigation and maritime services were supported by the pilots who helped ships pass through the channels, shoals, sand bars, and swash of Ocracoke Inlet, and by the building complex along the southeastern side of the village that was variously utilized as a Life-Saving Station, Coast Guard Station, and Signal Corps facility from 1894 to 1937 and from 1942 to 1945. Historic records indicate that a telegraph line was established and maintained on the island between 1881 and 1885.

Agricultural activities conducted on the island focused primarily on the pasturing of livestock, including cattle, sheep, goats, horses, and fowl. Watering holes were sometimes dug for livestock. Ponies, rounded up biannually for transport to market, were one of the commercially raised species. The horses were driven into a pen established at the narrowest point on the island along Horse Island Channel located just off Portsmouth's north face, which was presumably named for the horses roaming that reef.

Many of the early residents were slave owners. Enslaved individuals were likely involved in lightering as well as agricultural occupations. Henry Pigott's family is said to have descended from enslaved people owned by a Portsmouth Village family (Cape Lookout: Henry Pigott interpretive pamphlet). Local residents were also involved in state politics. Early residents John Wallace, John Wallace's son David, Elijah Piggott, and John Mayo represented Carteret County in the state's House of Commons. It is currently unclear if Elijah Piggott and Henry Pigott are related. Wallace, who is buried on Sheep Island, served as one of the first provisional Governors of North Carolina in the 1790s.

Coastal defense and military uses included the establishment, beyond historic district boundaries, of earthen fortifications on the island that were garrisoned during the French and Indian Wars, the War of 1812, and the Civil War. Historic commercial endeavors included not only the commercial fishing and canning enterprise described above, but also various stores that have been located within the historic district over time. Today, one of the buildings that served as a store and post office survives, although it is no longer a commercial endeavor.

Medical uses focused on the U.S. Marine Hospital developed in the 1840s, although this building

complex was preceded by smaller medical facilities maintained by an island doctor during the 1820s and 1830s. The marine hospital was decommissioned circa 1866. An educational “academy” is known to have existed on the island during the early nineteenth century. The Schoolhouse that served the local population between the early 1900s and the 1940s survives on the island today.

Historically, hunting, fishing, and gun clubs were present on the island and supported the sporting interests of members and guests. There have been at least two sports clubs on the island to support such recreational pursuits as hunting, fishing, and shooting. The Pillintary Hunting Club existed on the island during the late nineteenth and early twentieth centuries. Czar Nicholas of Russia is said to have visited this club. Franklin Delano Roosevelt is also said to have visited before he became president.

Existing Conditions:

When the island became part of the Cape Lookout National Seashore in 1966, the diversity of land uses began to diminish. Today, the primary land uses of the district are educational, museum, and interpretive. Other land uses associated with the historic district include recreational and cemetery.

The primary land uses associated with Portsmouth Village Historic District are educational, museum, and interpretive. The NPS protects and maintains the historic properties located within the district and makes them available for visitor education and interpretation. There are numerous opportunities for interpretation within the district, including residences that are open to the public with interpretive information, and information conveyed about many of the other properties through signage and brochures. There was previously a historic leasing program for volunteers to live on the island part-time and today NPS personnel and volunteers periodically staff local dwellings. There are thus occasional part-time residential uses within the historic district.

Today, passive recreational uses of the site, such as walking, are enjoyed by visitors. The primary recreational land uses associated with the historic district are the opportunities to walk throughout the village landscape and to the beach, in addition to picnicking, fishing, and viewing wildlife. Cape Lookout National Seashore recorded 458,000 recreational visitors during fiscal year 2016.

There are numerous small cemeteries located throughout the historic district. While there have not been any burials in these cemeteries since the 1970s, it appears that there are no legal restrictions preventing descendants of former residents from being buried in one of the Portsmouth Island cemeteries (Personal communication, Michael Rikard, Resource Management Specialist, Cape Lookout National Seashore, 2007).

Character-defining Features:

Feature Name: Cemetery land use
CLI Feature ID: 185769
Feature Contribution: Contributing
Latitude: 0

Feature Name: Recreational land use
CLI Feature ID: 185771
Feature Contribution: Contributing
Latitude: 0

Feature Name: Informal educational land use
CLI Feature ID: 185773
Feature Contribution: Non contributing
Latitude: 0

Feature Name: Museum land use
CLI Feature ID: 185775
Feature Contribution: Non contributing
Latitude: 0

Feature Name: Interpretive land use
CLI Feature ID: 185777
Feature Contribution: Non contributing
Latitude: 0

Landscape Characteristic:

Natural Systems and Features -

The topography at Portsmouth Island is typical of a barrier island. The portion of the island facing the sound consists of stable dunes separated by salt marsh and low, wet ground containing small ponds of fresh water. The dunes are a few feet above sea level, well drained, and covered in long leaf pine and Eastern red cedar trees. The majority of these areas have a dense understory of brush, brambles, and marsh grass; hurricanes have knocked down large numbers of trees. The island is dotted with elevated landforms known locally as hammocks that were the focus of human habitation. At Portsmouth Island these hammocks were often named after the residents who lived on them.

Historic Conditions:

The Portsmouth Village Historic District landscape is generally low-lying, with little of the island extending more than five feet above sea level at high tide. Most of the historic district is currently characterized by marshes, level areas, and small hammocks. It is edged by the ocean at Ocracoke Inlet, Baymarsh Thorofare, and three tidal creeks: Doctor's Creek, Coast Guard Creek, and Warren Creek. These conditions have remained relatively consistent since the community's early establishment and all contribute to the character and significance of the district. Due to the fact that the community is sited on the western or leeward side of the island and away from the ocean surf, it is less affected by littoral drift and erosion than the eastern side of the island outside of the historic district.

There have, however, been modest changes to the margins of the island, including the shape and configuration of Haulover Point and to the northeastern and northwestern shorelines since the eighteenth century. The land mass of Portsmouth Island is thought to have gradually receded on the north and northeastern faces between 1753 and 1861. Warren Creek is currently in an erosional phase, threatening a graveyard associated with the Sheep Island settlement. It is not known to what degree changes such as these affected the community, although shifting sands in the area of Haulover Point have most likely altered boat docking and other activities numerous times over the years.

Unstable sand in the vicinity of the existing Life-Saving Station is known to have led to the relocation of many dwellings to the west during the early nineteenth century. Dry Sand Point, a regularly inundated sand flat located to the east of the village, was an important area for lightering operations and for horse round-ups during the nineteenth century. This landform is no longer extant.

While little is known about vegetation on the island prior to eighteenth-century settlement, scientists believe that Portsmouth Island was one of the few locations along the Outer Banks to sustain maritime forest. This live oak, loblolly pine, and Eastern red cedar-dominated community type was likely lost to early settlers as the trees were cut for firewood and building material. This vegetation type is generally rare on the Outer Banks. Although scattered remnants of cedar, pine, and oak remain, the historic maritime forest is missing from the landscape today.

It is also likely that a patchwork of grasslands, shrub savannah, shrub thicket, and dune and marsh plant communities was present at the time of settlement; these communities continue to be present today. The island, however, is known to have been heavily grazed by livestock owned by community members. Horses, sheep, and cattle were present in large numbers on the island and allowed to roam free. Grazing by livestock likely had a large impact on vegetation, affecting the composition and health of grasslands, and further diminishing the presence of woody vegetation (Barber and Pikley, 2001).

Shifts in deeper water channels through Ocracoke Inlet have had a profound effect on the community. Sand deposition within the inlet has led to problems for boats trying to gain access to the island since the eighteenth century, although approaches to the island are far more limited today than they were during the eighteenth and nineteenth centuries. Wallace's Channel, which was one of driving forces of commercial shipping through Ocracoke Inlet after it was opened by a hurricane in 1752, almost immediately began to fill with sand. Various measures were taken to keep the channel open through the early to mid-nineteenth century, but it eventually was lost and is no longer an important feature of the inlet. The island of Shell Castle, which supported a thriving lightering

business and various industrial endeavors at one time, was heavily affected by various storms, most notably a hurricane in 1933. Today the island is only about ten feet wide.

Various place names associated with the area's historic geography appear on historic maps of the island and surrounding Ocracoke Inlet. While many of these place names continue to appear on contemporary mapping, such as the most recent USGS quadrangle map, others have either fallen out of use, or the sites have been lost. These place names are listed below and annotated to indicate whether they survive. Additional information about these places is provided in the following Existing Conditions section.

Dry Sand Point. This feature is not labeled as such on the USGS map, but is the landform that curves to the east of the historic district.

Brant Shoal Marsh. This occupied a portion of Dry Sand Point. It is not labeled on current USGS mapping as such, but likely survives.

Brant Shoal Rocks. These are not labeled on the current USGS map; they were located northeast of Haulover Point.

Ayer's Rock. This feature is not labeled on the current USGS map; it was located south of Beacon Island in Ocracoke Inlet.

Beacon Island. This feature survives and is labeled on current USGS mapping; it is located northeast of Haulover Point.

Casey Point. This feature is not labeled on the current USGS map.

Casey's Bay. This feature survives and is labeled on the current USGS map. It is located below Baymarsh Thorofare, west of Middle Community.

Baymarsh Thorofare. This feature survives and is labeled on the current USGS map.

Lawrence's Creek. This feature is not labeled on the current USGS map.

White Shoal. This feature is not labeled on the current USGS map.

Haulover Point. This feature survives and is labeled on the current USGS map.

Sheep Island. This feature survives and is incorrectly labeled on the current USGS map as Evergreen Island; Sheep Island is incorrectly labeled to the west of the village.

Sheep Island Creek. This feature is not labeled on the current USGS map; it was located to the southwest of Casey's Bay.

Wallace's Channel. This feature survives and a label on the current USGS map indicates the Wallace Channel Light. The channel is far less prominent than it was historically.

Shell Castle Island. This feature survives and is labeled on the current USGS map. The island is far less prominent than it was historically.

Ocracoke Inlet. The channel is far less prominent than it was historically.

Pamlico Sound. Exists.

Horse Island Channel. This feature is not labeled on the current USGS map, but its location was between the village and the spit of land labeled Brant Shoal Marsh, and a similar feature may still exist. This channel is said to have been named for the horses pastured nearby.

Mount Truxton. This feature is not labeled on the current USGS map; the high point that was referred to as Mount Truxton overlooks the Life-Saving Station and mud flats. It likely still exists and could potentially be located.

Existing Conditions:

Natural resources associated with the Portsmouth Village Historic District include island landforms, tidal creeks, sandy hammocks, and vegetation communities ranging from salt marshes to shrub savannahs. All of the plant communities on the island have been heavily impacted by cultural activities, particularly the raising of livestock, which were allowed to graze over much of the island until the 1950s. Oral histories suggest that vegetation was periodically burned in the past to encourage new growth for grazing (Natural Resource Management Plan for Cape Lookout National Seashore, 1976, 18).

There are several landforms noted on Portsmouth maps. These include Haulover Point, which is a natural extension of the island's landform that is used as a landing area. Mount Truxton is a high point in the eastern portion of the island that appears on historic maps. It is described as a lookout point for the village. The location of Mount Truxton was not identified during this study.

Two tidal creeks extend from the heart of the village to the shoreline. These include Doctor's Creek and Coast Guard Creek. Doctor's Creek is located in the central part of the village below Haulover Point. The Henry Pigott House was constructed along the creek margin to take advantage of the boat access once afforded from this location. A small dock extends from the house precinct into the creek. Pigott was once the mail carrier for the island and received mail deliveries at this dock. The creek has two branches that extend to the main east/west roadway and converge west of the Ed, Nora, and Elma Dixon House. Wooden bridges carry the road over these branches. This tidal creek appears to be in good condition, although sand deposits have made it very difficult to access this part of the island, and the creek likely does not serve boat traffic as well as it did in the past.

Salt and brackish marsh occupies much of the western portion of the district, its southern margins, and the margins of Doctor's and Coast Guard Creeks. These naturally-occurring plant communities arise over areas that are regularly inundated with salt water due to tides. The primary species characteristic of the low marsh are smooth cordgrass and saltwort (*Salicornia perennis*). Other glassworts, sea lavender (*Limonium carolinianum*), and salt grass (*Distichlis spicata*) may also be present. The high marsh is more diverse, and characterized by saltmeadow cordgrass, sea ox-eye (*Borrichia frutescens*), and various rushes (*Juncus* spp.). Brackish marshes are dominated by saltmeadow cordgrass, fimbriatylus (*Fimbristylis* spp.), little bluestem (*Andropogon virginicus*), foxtail grass (*Setaria geniculata*), and panic grass (*Panicum* spp.). Shrubby components of the marshes include marsh elder (*Iva frutescens*), silverling (*Baccharis halmifolia*), and sometimes wax myrtle. Needlegrass and sedges (*Scirpus americanus*) are also present in brackish marshes. These communities appear generally to be in good condition. No invasive alien plant species were observed to be threatening these communities during field investigations conducted for this project.

Shrub savannahs and shrub thickets are present over portions of the Portsmouth Village Historic District. These plant communities are characterized by species such as Eastern red cedar, yaupon holly (*Ilex vomitoria*), and wax myrtle but differ in their degrees of woody plant cover. Additional species that may be present include persimmon (*Diospyros virginiana*), poison ivy (*Rhus radicans*), Hercules' club (*Zanthoxylum clavaherculis*), live oak, silverling, marsh elder, beautyberry (*Callicarpa americana*), red mulberry (*Morus rubra*), dogwood (*Cornus stricta*), bamboo vine (*Smilax laurifolia*), Virginia creeper (*Parthenocissus quinquefolia*), pepper vine (*Ampelopsis arborea*), and muscadine grape (*Vitis rotundifolia*). Savannah communities are characterized by grasslands dotted with open grownshrubs and small trees. Thickets include more woody vegetation, and arise in response to increased protection against wind and salt spray from the ocean and overwashes. Both of these community types generally appear to be in good condition. No invasive alien plant species were observed to be threatening these communities during field investigations conducted for this project.

Also present within the historic district are open grasslands dominated primarily by grasses and forbs. These occur where woody growth is less apt to become established because of winds, salt spray, a lack of available soil moisture, and the potential for overwash or storm damage. Species characteristic of Portsmouth Village grasslands include: saltmeadow cordgrass (*Spartina patens*), water pennywort (*Hydrocotyle bonariensis*), seaside goldenrod (*Solidago sempervirens*), fimbriatylis, and purple muhly (*Muhlenbergia capillaris*). The grassland areas serve as habitat for various birds such as the common Eastern meadowlark, mourning dove, boat-tailed grackle, and marsh hawk. This plant community type generally appears to be in good condition. No invasive alien plant species were observed to be threatening these communities during field investigations conducted for this project. Both the shrub and grassland communities generally appear to be migrating toward the tidal flats, forming very clear bands of vegetation. Scientific study is being conducted by local natural resource specialists to determine the cause of this unusual successional pattern.

Character-defining Features:

Feature Name: Doctor's Creek and Coast Guard Creek

CLI Feature ID: 185779

Feature Contribution: Contributing

Latitude: 0

Feature Name: Ocracoke Inlet

CLI Feature ID: 185781

Feature Contribution: Contributing

Latitude: 0

Feature Name: Salt and brackish marshes

CLI Feature ID: 185783

Feature Contribution: Contributing

Latitude: 0

Feature Name: Hammocks

CLI Feature ID: 185785

Feature Contribution: Contributing

Latitude: 0

Feature Name: Shrub savannah and shrub thicket

CLI Feature ID: 185787

Feature Contribution: Contributing

Latitude: 0

Feature Name: Grassland
CLI Feature ID: 185789
Feature Contribution: Contributing
Latitude: 0

Feature Name: Docks and boardwalks
CLI Feature ID: 185791
Feature Contribution: Contributing
Latitude: 0

Feature Name: Seawall and three ramps
CLI Feature ID: 185793
Feature Contribution: Contributing
Latitude: 0

Feature Name: Siting of cultural features atop hammocks
CLI Feature ID: 185795
Feature Contribution: Contributing
Latitude: 0

Feature Name: Docks and boardwalks
CLI Feature ID: 185797
Feature Contribution: Contributing
Latitude: 0

Feature Name: Above-ground septic systems at many properties and the leach field near airstrip

CLI Feature ID: 185799

Latitude: 0

Feature Name: Warren Creek

CLI Feature ID: 185801

Latitude: 0

Landscape Characteristic:
Small Scale Features -

Historic Conditions:

Little is known about small-scale features associated with Portsmouth Village during the eighteenth and early nineteenth centuries. Fencing is indicated on the 1866 coastal survey in association with many of the properties. Cemetery headstones are another small-scale feature that has likely characterized the landscape since the early nineteenth century. The small-scale features described below date from the period of significance and contribute to the significance of the historic district.

The Babb-Dixon Cemetery, also known as Babb-Dixon-Pigott Cemetery, east of the historic district core, includes perimeter picket fencing, the headstones of five burials, and two family pet graves. This cemetery was established in 1945. Henry Pigott is buried here. Located in the western portion of the historic district, the Keeler-Styron Cemetery, which dates from circa 1900, includes at least ten headstones and one brick crypt. Some of the cemetery features are in need of repair.

Smaller grave sites also exist within the historic district. A single headstone marks the former burial site of the island's mid-nineteenth century physician, Dr. Dudley. Dr. Dudley's remains were reinterred off-island in the 1920s.

Historically, several of the individual buildings were enclosed by fencing as indicated on historic maps. The Henry Pigott House was and continues to be enclosed within a perimeter picket fence. The Ed, Nora, and Elma Dixon House was enclosed within a perimeter picket fence.

Existing Conditions:

Small-scale features generally have a shorter useful life than many other features and are typically more easily replaced. Thus, most of the small-scale features in the district date from after the period of significance and are associated with recreational uses and accommodation of visitors that date from after the establishment of the seashore in 1966. The noncontributing small-scale features located within the district today are primarily signage and other features associated with visitor interpretation and wayfinding and features associated with the adaptive reuse of buildings by the NPS, including more recent septic structures, and picnic tables. There are also numerous small-scale features associated with circulation.

Additionally, there are small-scale features associated with the historic cemeteries, cisterns and water boxes, and fencing remain that from the period of significance. There are a range of other small-scale features including remnants of buildings and structures in the form of brick rubble and wood post foundations.

Cemeteries

The Babb-Dixon Cemetery (LCS 012517) is located west of the Ed, Nora, and Elma Dixon House. This family cemetery includes seven burials. Three of the burials are set within brick-edged rectangular precincts, and two are set within concrete block precincts. The precincts also include granite headstones and footstones, and some are marked with silk flowers. The dates of the interments range from 1945 to 1971. Two of the burials are the tiny graves of pet parakeets.

An unmarked gravesite has been identified as that of Dr. Samuel Dudley, a physician stationed at the U.S. Marine Hospital during the early nineteenth century, although his body has been reinterred on the mainland. An interpretive sign is associated with the grave. In the northern portion of the district, a single marble headstone marks the grave of Elijah Gaskill. The grave is located near the Carl Dixon House. The headstone is in good condition.

Fences

The Babb-Dixon Cemetery is surrounded by a wood picket fence similar in design and construction to the Grace Cemetery fence, with a gate located along the southwestern face. The area enclosed by the fence is primarily rectangular, with a small bump-out along the southeastern side. This fence is in good condition.

Simple wood posts with remnant fence rails are located near in front of the Washington Roberts house. The remnant peeled cedar log fence posts are located in the yard to its west and are part of an incomplete fence system that is in poor condition. Remnant board fence materials are also located near the Mattie Gilgo house site and are in ruin.

A picket fence around the Ed, Nora, and Elma Dixon House is similar to other picket fences within the district. The fence exhibits peeling or lack of paint, but otherwise appears to be in good to fair condition. There is a picket fence with a missing gate around the Henry Pigott House precinct. This fence is similar to other picket fences within the district. The fence is generally in good condition but is missing the front gate and some sections in the rear and is thus rated in fair condition.

Signage

A unified sign system is utilized within the historic district to identify and provide information about historic structures, historic roads, and cemeteries. The signs are approximately two feet tall and composed of a rectangular metal base with an attached rectangular panel at an angle with an inset interpretive panel that includes the name of the structure and interpretive information. The bottom section of the interpretive panel includes an image.

The district previously exhibited signs composed of painted square wood posts and painted wood boards nailed to them that had a rectangular area for text. The rectangular area was oriented with the long dimension running horizontally. The upper left corner was punctuated by a carved extension fashioned to resemble the Portsmouth Methodist Church steeple. The signs were painted white, with a black border and black text.

Septic Structures

A metal covering in the lawn adjacent to the Harry and Lida Dixon House suggests that there may be an underground septic tank. This metal cover appears to be in good to fair condition, although there is rust in evidence that should be treated and painted. Many of the residential properties within the district include an aboveground fiberglass 500-gallon septic tank set in sand edged by a low wooden retaining wall. This type of septic system can be found at the Ed, Nora, and Elma Dixon House; the Lionel and Emma Gilgo House; the Henry Pigott House; and the Carl Dixon House. They appear to be in good condition.

Cisterns and water boxes

There are cisterns and water boxes associated with many of the properties located within Portsmouth Village. Although specific dates of construction are not known for many, they all appear to date from the period of significance and are contributing resources of the historic district.

On the northern end of the district, the Henry Pigott cistern is a wooden box located adjacent to one of the property's two sheds (LCS 091749). Wood roof gutters are connected to a pipe that feeds the cistern. This cistern appears to be in good condition.

A brick structure sits adjacent to the Carl Dixon House. The brick extends approximately 2-1/2 feet above the ground. This structure appears to be in fair to good condition. Some of the parging is missing along the bottom portion of the brick structure, and the lid needs painting. Similar to the Carl Dixon House cistern, the Frank Gaskill brick cistern is a rectangular in-ground structure edged by a two foot-high brick enclosure and covered with a pitched metal roof. The cistern is located further away from the house than the cistern at the Carl Dixon House. This structure appears to be in fair to good condition. Some of the parging is missing along the bottom portion of the brick structure, and the wooden lid needs painting.

The ruins of a cistern associated with the Henry Babb house site are located along the access road to the Frank Gaskill House. It is a rectangular cement structure with an arched roof that is in disrepair. This cistern is in poor condition.

A wooden structure attached to the side of the Ed, Nora, and Elma Dixon House appears to serve as the water collection and storage structure for the property. It sits adjacent to the steps leading to the side porch. This structure is in fair condition; it is in need of painting and some repair of the wooden planks. Similarly, the Jesse and Lillian Babb House has a wooden water box that is connected to the roof gutters. It is located adjacent to the rear facade of the building. This water box appears to be in relatively good condition.

Other Utilities

There are cool houses associated with the Henry Pigott House and the Ed, Nora, and Elma Dixon House. These are generally small rectangular structures raised on wood posts with overhanging gabled roofs and screened openings to access the interior space. Most of the cool houses no longer have their original screening.

Other Small-Scale Features

There are several small-scale features associated with the Henry Pigott House. There is a wooden storage bin attached to the house. The remains of a missing outbuilding associated with the house include wooden foundation posts and a sill plate. This feature is located behind the summer kitchen. These features are in fair condition. Adjacent to the privy are four wood posts, possible the foundation of an addition outbuilding, or the original location of the privy itself. At the end of the wooden dock associated with the Henry Pigott House there is a grey metal mailbox, with a red flag, on a square unpainted wooden post. This feature relates to Henry Pigott's role as the island's mailman for many years. The mailbox is in good condition.

Other residences have various small-scale features often associated with non-extant structures. On the backside of the Washington Roberts House are several wood posts and two concrete steps that supported and accessed the former back porch. Additionally, there are ten short concrete posts on the west side of the house that likely held a cistern. Further west is a brick rubble pile. There is also a brick pile to the northwest of the Ed, Nora, and Elma Dixon House.

There are simple wood picnic tables near the Washington Roberts House that appear to be in good condition. To the southeast of the Harry and Lida Dixon House are several short posts, likely a foundation, and remnants of a brick chimney.

Circulation related Small-Scale Features:

Four concrete steps lead from a concrete landing to the entrance of the Portsmouth Methodist Church. The concrete is parged with stucco. The steps and landing appear to be in good condition.

A flight of four painted wood steps without handrails lead to the front porch of the Jesse and Lillian Babb House. The steps appear to be in good condition. Likewise, flights of painted wood steps lead to the front and side porches of the neighboring Ed, Nora, and Elma Dixon House. Both have wood handrails with posts at the base. The rear porch handrail also has pickets. The steps appear to be in

good condition, although they may need to be painted.

Two sets of concrete steps lead to the porch of the Harry and Lida Dixon House, also to the east of the historic district core. The steps have brick side walls on either side, consistent with the brick porch columns. The steps appear to be in good condition.

A narrow flight of two simple wood steps provides access to the front porch of the Lionel and Emma Gilgo House, located to the south of Village Road on the east side of the district core. The steps appear to be in good condition. Steps also access the rear deck.

Two sets of painted wooden steps lead to the front and side porches of the Henry Pigott House on the north side of the district. Handrails with pickets edge the flights of four steps. The steps appear to be in good condition. Nearby, simple wooden steps without handrails lead to the porch along the front of the Tom and Lucy Gilgo House. The steps appear to be in good condition. Just further north in the district, simple wooden steps lead to the deck to the Frank Gaskill House. There are no handrails associated with the steps, which appear to be in good condition. Likewise, a set of three narrow wooden steps with no handrails lead to the porch of the nearby Carl Dixon House.

Additionally, Village Road is lined with lumber on both sides for portions of the road.

Character-defining Features:

Feature Name: Picket fence with gate around Babb-Dixon Cemetery

CLI Feature ID: 185803

Feature Contribution: Contributing

Latitude: 0

Feature Name: Babb-Dixon Cemetery headstones

CLI Feature ID: 185805

Feature Contribution: Contributing

Latitude: 0

Feature Name: Picket fence around Ed, Nora, and Elma Dixon House precinct, four gates

CLI Feature ID: 185807

Feature Contribution: Contributing

Latitude: 0

Feature Name: Picket fence with missing gate around Henry Pigott House precinct

CLI Feature ID: 185809

Feature Contribution: Contributing

Latitude: 0

Feature Name: Dr. Samuel Dudley grave headstone

CLI Feature ID: 185811

Feature Contribution: Contributing

Latitude: 0

Feature Name: Henry Pigott cistern

CLI Feature ID: 185813

Feature Contribution: Contributing

Latitude: 0

Feature Name: Ed, Nora, and Elma Dixon House water box

CLI Feature ID: 185815

Feature Contribution: Contributing

Latitude: 0

Feature Name: Carl Dixon cistern

CLI Feature ID: 185817

Feature Contribution: Contributing

Latitude: 0

Feature Name: Frank Gaskill cistern
CLI Feature ID: 185819
Feature Contribution: Contributing
Latitude: 0

Feature Name: Concrete landing at entrance to Portsmouth Church
CLI Feature ID: 185821
Feature Contribution: Contributing
Latitude: 0

Feature Name: Jesse and Lillian Babb House water box
CLI Feature ID: 185823
Feature Contribution: Contributing
Latitude: 0

Feature Name: Elijah Gaskill headstone
CLI Feature ID: 185825
Feature Contribution: Contributing
Latitude: 0

Feature Name: Septic tank and wooden enclosure, T.T. Potter House
CLI Feature ID: 185827
Feature Contribution: Non contributing
Latitude: 0

Feature Name: Septic tank and wooden enclosure, Ed, Nora, and Elma Dixon House

CLI Feature ID: 185829

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Septic tank and wooden enclosure, Henry Pigott House

CLI Feature ID: 185831

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Septic tank, Harry and Lida Dixon House

CLI Feature ID: 185833

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Septic tank and wooden enclosure, Carl Dixon House

CLI Feature ID: 185835

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Septic tank and wooden enclosure, Lionel and Emma Gilgo House

CLI Feature ID: 185837

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Septic cover, Harry and Lida Dixon House

CLI Feature ID: 185839

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Wood picnic tables at Washington Roberts House

CLI Feature ID: 185841

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Signs marking historic properties

CLI Feature ID: 185843

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Wayside exhibits

CLI Feature ID: 185845

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Porch furnishings

CLI Feature ID: 185847

Feature Contribution: Non contributing

Latitude: 0

Feature Name: Remnant fence posts, west of Washington Roberts House

CLI Feature ID: 185849

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood posts and brick chimney remnant, southeast of Harry and Lida Dixon House

CLI Feature ID: 185851

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood ramp to T.T. Potter shed

CLI Feature ID: 185853

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps to sheds, porches, T.T. Potter House

CLI Feature ID: 185855

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to front and rear porches, Jesse and Lillian Babb House

CLI Feature ID: 185857

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to front porch and side porch, Ed, Nora, and Elma Dixon House

CLI Feature ID: 185859

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Concrete steps leading to porch, Harry and Lida Dixon House

CLI Feature ID: 185861

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to front porch and rear deck, Lionel and Emma Gilgo House

CLI Feature ID: 185947

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to front and side porches, Henry Pigott House

CLI Feature ID: 185949

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to porch, Tom and Lucy Gilgo House

CLI Feature ID: 185951

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to deck, Frank Gaskill House

CLI Feature ID: 185953

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Wood steps leading to Carl Dixon House

CLI Feature ID: 185955

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Outbuilding remains, Henry Pigott House

CLI Feature ID: 185957

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Mail box on wooden post by dock, Henry Pigott House

CLI Feature ID: 185959

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Storage bin at Henry Pigott House

CLI Feature ID: 185961

Feature Contribution: Undetermined

Latitude: 0

Feature Name:	Brick rubble pile, Ed, Nora, and Elma Dixon House; Washington Roberts House
CLI Feature ID:	185963
Feature Contribution:	Undetermined
Latitude:	0
Feature Name:	Wood lining along roads in district
CLI Feature ID:	185965
Feature Contribution:	Undetermined
Latitude:	0
Feature Name:	Steel cattle guard crossings of wet area
CLI Feature ID:	185967
Feature Contribution:	Undetermined
Landscape Characteristic: Spatial Organization -	

Historic Conditions:

Over time, the broad patterns of spatial organization within the village have changed as settlement moved further inland. Initial settlement is described as occurring along the edge of the water, but few of these buildings survive today. A large concentration of built features that once occupied the district's high point near the surviving Life-Saving Station is also no longer extant.

The 1753 act establishing the town indicated that the fifty-acre site was to be divided into lots, one-half acre in size, with "convenient" streets. The act noted that those buying lots were required to "build a good substantial habitable framed or brick house or a good substantial warehouse, of not less dimensions than 20 feet in length and 16 feet wide" (Stick, 1958, 40). One of the best primary source documents illustrating the composition of the village during its most populated period is the 1866 U.S. Coast and Geodetic Survey Map. This map indicates a high concentration of buildings south of Haulover Point, along the northeastern shoreline, and in the vicinity of the Marine Hospital. Below Portsmouth Village, there are various houses in the area locals referred to as Middle Community. There are many dwellings shown on the map set within a heavily vegetated landscape indicated as "bushes." Many of the structures are surrounded or enclosed by fencing forming a series of square or rectangular dwelling precincts. Much of the development edges the historic Haulover Point/Old Straight Road alignment. Few other roads are indicated.

Existing Conditions:

Today, the configuration of the village centers on the Haulover Point/Old Straight Road alignment as well as the Village Road that do not appear on the 1866 survey map. The composition of the community and its patterns of spatial organization survive from the period of significance but more closely approximate patterns representative of twentieth century adaptations to the changed economy after the filling of Wallace's Channel.

The Henry Pigott House is a primary example of cultural features that have direct connections to the water through docks and boardwalks. The relationship between the village and the water is partially obscured today by woody vegetation.

Creating a central village area, many of the features are sited along the Village Road between its intersection with the Haulover Point Road/Old Road and the Life-Saving Station complex. In addition to numerous dwellings, this relatively open streetscape also includes the Portsmouth Methodist Church. The streetscape of dwellings, the church, and post office is in relatively good condition, but trees sometimes obscure formerly important visual connections.

Many of the dwellings, institutional buildings, and cemeteries located within the historic district have distinct precincts delineated by perimeter fences, closely mown turf, and collections of outbuildings oriented along the same axes as the primary dwelling or building. These precincts are maintained in mown lawn and are relatively legible and therefore in good condition.

Character-defining Features:

Feature Name: Relationship of building sites to water transportation

CLI Feature ID: 185971

Feature Contribution: Contributing

Latitude: 0

Feature Name: Streetscape of dwellings, church, and post office/general store along main roads;
crossroads community

CLI Feature ID: 185973

Feature Contribution: Contributing

Latitude: 0

Feature Name: Precincts associated with cultural features

CLI Feature ID: 185975

Feature Contribution: Contributing

Latitude: 0

Landscape Characteristic:
Topography -

Historic Conditions:

The topography of the Portsmouth Historic District is primarily low-lying with wide sandy beaches. During the period of significance, there appear to have been few culturally derived topographic modifications that can be described with certainty. Those topographic conditions and modifications that survive from the period of significance and contribute to the village's significance are described below. The elevated sand mounds referred to as hammocks have been used since at least the nineteenth century to site buildings and cemeteries. The sand roads within the village are maintained through periodic grading. In the past, this was done with the use of a horse-drawn scraper or by hand using shovels. Outside the boundaries of the historic district, a dredging machine was used to maintain access along Wallace's Channel for shipping needs. The dredging machine does not appear to survive.

Existing Conditions:

Much of Portsmouth Island is relatively level. Most of the island is only about five feet above mean sea level at high tide. The highest elevation on the island is approximately eight feet above mean sea level, which occurs in two locations overlooking the tidal mud flats outside of the historic district. Within the historic district, the high point is generally considered to be the area where the marine hospital was once sited near the existing brick cistern. Otherwise, the landform of the island gently undulates between lower-lying areas and the slightly higher sand mounds known as hammocks. Although hammocks are only raised slightly above the surrounding elevation, they have traditionally afforded local residents a degree of protection against flooding and overwashes.

Character-defining Features:

Feature Name:	Hammocks
CLI Feature ID:	185977
Feature Contribution:	Contributing

Landscape Characteristic:
Vegetation

Historic Conditions:

Little is known about cultural vegetation associated with the historic Portsmouth Village community. The soils of the island are not highly conducive to raising crops or growing trees to produce edible fruits or nuts. Shade trees, similarly, may have been difficult to establish and maintain. However, there is a line of poplar trees across the road from the Methodist Church. These trees indicate the site of the former Ann Yurn House. Poplars within the former Middle Community also generally mark former house sites. Farming is said to have occurred on a limited basis through small domestic gardens. Sweet potatoes were one of the more successful crops grown. Otherwise a limited range of vegetables were attempted. Other attempts to grow fruit and shade trees at the U.S. Marine Hospital are known to have failed due to yearly overflow of salt water. Currently, there is evidence that peach trees have been grown within the village. Examples exist at the Ed, Nora, and Elma Dixon House where a fig shrub is present.

It is unlikely that the specimens survive from the period of significance, but similar plantings may have existed prior to 1971. There are also limited examples of perennial and ornamental shrub plantings

associated with some of the historic dwellings. These plantings generally have been established and maintained by those holding historic leases, but have likely changed over the decades.

Portsmouth Village community descendant Chester Lynn provided information about other ways that local residents acquired food and household goods on the island. Mr. Lynn indicated that sea kale was collected and cooked like collards. Residents also ate birds, fish, and shellfish, including clams, oysters, whales, porpoises, and sea gull eggs. Naturally-occurring bayberry was collected to make candles. The most popular wood used for cooking was oak. The stumps of cut oak trees were left to re-sprout. Ornamental vegetation was found in association with some properties; a popular plant was hydrangea.

Many residents raised livestock, fed on the naturally occurring grasses and shrubs. The island's tree cover is said have been kept closely clipped by free-roaming livestock. The raising of livestock is said to have been of little cost or trouble to owners; fences were not used to pen the animals, and no supplemental food was provided since they ate the native marsh grasses as fodder. The most prominent livestock were sheep, horses, and cattle. Chickens were also raised. No pigs were kept on the island, due to the damage they caused to vegetation.

Existing Conditions:

In addition to the vegetation described under Natural Resources and Systems, there are plantings and maintained vegetative conditions that are specific to cultural properties within the district. Each of the historic properties, for example, is surrounded by a mown grass precinct, while less closely mown grassland and shrubby growth typically edge the precincts. A few former residential properties also include ornamental and shade trees and shrubs or perennial and bulb plantings. There is a plantation of loblolly pines to the northwest of the airstrip.

The grass around most of the historic properties is closely mown, forming an open precinct for visitors to explore. The species of grasses are not currently known, but the lawn areas appear generally to be in good condition. There are Eastern red cedar trees located in association with many of the residential properties within the district. There are Eastern red cedars on the west side of the Jesse and Lillian Babb House.

Located south of the Village Road between the Washington Roberts House and the airstrip and behind the Lionel and Emma Gilgo House is a loblolly pine plantation. This planting has existed since at least the 1970s. Little is known about who planted the trees, when they were planted, and why, although Boy Scout troops are known to have planted pines elsewhere in the region, including Cape Lookout in the 1960s, and may have been involved in this planting. This plantation appears to be in good condition.

The cultural vegetation in Portsmouth Village varies from home to home. While most home surrounds are maintained in mown grass, several homes have foundation plantings that include non-native shrubs and shade trees. A fig tree, an oak tree, a mimosa tree, ilex, and several pear trees are growing in the yard of the Ed, Nora, and Elma Dixon House. The plantings appear to be relatively well tended and in good condition. Additionally, there is a mimosa tree at the Henry Pigott House.

The cultural vegetation has changed within the district over the past decade. The Cultural Landscape Report documented fall flowering bulbs in October 2006 growing to either side of the steps leading to the Jesse and Lillian Babb House porch. The CLR reported a rock-lined planting bed edging the Ed, Nora, and Elma Dixon House porch, and a circular planting bed in the yard in front of the house. Perennials such as gaillardia were growing in these beds and a rose bush was trained on the picket fence in front of the house. What appear to have been canna lilies were growing next to the steps leading to the back door. The stump of a poplar was also evident in the front yard. These elements were no longer present at time of survey in June 2017.

Character-defining Features:

Feature Name: Eastern red cedar trees scattered throughout the district

CLI Feature ID: 185979

Feature Contribution: Contributing

Latitude: 0

Feature Name: Mown grass precincts around residential complexes

CLI Feature ID: 185981

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Pine plantation

CLI Feature ID: 185983

Feature Contribution: Undetermined

Latitude: 0

Feature Name: Ornamental/cultural vegetation found in the village including mimosa tree at Henry Pigott House; and fig shrub, pear trees, mimosa tree, and oak tree in Ed, Nora, and Elma Dixon House yard

CLI Feature ID: 185985

Feature Contribution: Managed as cultural resource

Latitude: 0

Landscape Characteristic:
Views and Vistas

Historic Conditions:
Little is recorded about historic views and viewsheds at Portsmouth Island. Mount Truxston is marked on an 1806 map and was likely used for lookout purposes. The village was generally sited to view Wallace's Channel and the lightering activities occurring there. Earthen fortifications were constructed on the mud flats and beach front to the east of the village to protect Ocracoke Inlet and were likely to have included good views of ocean approaches to the inlet.

Existing Conditions:
Views associated with Portsmouth Village include short views of dwelling complex features, broader views of the community from the vicinity of the Portsmouth Methodist Church, views to Ocracoke Inlet from the northern and far western sections of the village, longer views along road corridors. Throughout the Portsmouth Village landscape, groves of Eastern red cedar trees and shrub thickets limit expansive views.

Boats arriving at Haulover Point dock from Ocracoke Island pass along the northern edge of the island. From this vantage point, there is a good view of the village, punctuated by the Portsmouth Methodist Church steeple.

Character-defining Features:

Feature Name: Views of the Portsmouth Methodist Church
CLI Feature ID: 185987
Feature Contribution: Contributing
Latitude: 0

Feature Name: View to village from boat approach along Ocracoke Inlet
CLI Feature ID: 185989
Feature Contribution: Contributing
Latitude: 0

Landscape Characteristic:
Cultural Traditions

See Land Use

Condition

Assessment Interval (Years): 6
Next Assessment Due Date: 09/30/2024

Condition Assessment and Impacts

Condition Assessment: Good
Assessment Date: 08/08/2018

Condition Assessment Explanatory Narrative:
The Doctor's Creek and East Portsmouth Village Environs component landscape is in Good condition. The majority of cultural features survive from the early to mid-twentieth century and the landscape most closely reflects this time period. Although some buildings and structures are in Poor and Fair condition, overall the landscape characteristics are in good condition and the site retains sufficient integrity to convey the associations of its period of significance to the visitor and maintains the seven aspects of integrity

Stabilization Measures:

Impacts

Type of Impact:	Deferred Maintenance
Other Impact:	
External or Internal:	Internal
Impact Description:	Maintenance has been deferred on several of the buildings within the historic district resulting in Fair and Poor condition assessments. These buildings include: the Walker and Sarah Styron House; Styron-Bragg House; T.T. Potter House; Frank Gaskill House; Ed, Nora, and Elma Dixon House; Lionel and Emma Gilgo House; and the Life Saving Station Stable. Additionally, there is evidence of deferred maintenance and/or neglect on several outbuildings, the ramp to the comfort station, cemetery headstones, and the dock associated with the Styron-Bragg House.
Type of Impact:	Structural Deterioration
Other Impact:	
External or Internal:	Internal
Impact Description:	Deferred maintenance has led to the structural deterioration of several historic buildings and structures in the district and within the Doctor's Creek and East Portsmouth Village Environs component landscape. As noted above, some buildings and structures within the historic district are in Fair and Poor condition. Evidence of deterioration includes boarded windows, deterioration of roofing material, missing and rotting siding, peeling paint, missing window screens, among other examples (see Buildings and Structures section for additional details). Small-scale features such as cisterns also show deterioration, as do cemetery headstones, many of which are eroded, leaning, and lying down.

Type of Impact: Exposure to Elements

Other Impact:

External or Internal: Both Internal and External

Impact Description: Salt water spray, wind, and impacts from storms including hurricanes have impacted the resources. Evidence of exposure to elements within the district include deteriorated small-scale features such as individual water boxes and the deterioration of ruins such as the Henry Babb cistern ruins in the and Doctor's Creek and East Portsmouth Village Environs landscape. The condition of the headstones, several of which are leaning or lying down, is likely the result of exposure to elements and neglect.

Type of Impact: Wind

Other Impact:

External or Internal: Both Internal and External

Impact Description:

Type of Impact: Inundation/Flooding

Other Impact:

External or Internal: Both Internal and External

Impact Description: Due to the proximity to water, the district is subject to erosion, tidal flooding including from Doctor's Creek, and larger flooding events. Like flooding, sea level rise is a significant impact to the historic district. Flooding and hurricanes affect the component landscape.

Type of Impact: Inundation/Sea Level Rise

Other Impact:

External or Internal: Both Internal and External

Impact Description:

Type of Impact: Removal/Replacement

Other Impact:

External or Internal: None

Impact Description: The district has lost many historic features including numerous buildings and structures. Several structures within the historic district have been demolished or moved during and after the period of significance. Fences have been removed from residences and cemeteries.

Stabilization Costs

Treatment

Treatment

Approved Treatment: Rehabilitation

Approved Treatment Document: Cultural Landscape Report

Document Date: 2007-01-01

Approved Treatment Document Explanatory Narrative:

Based upon the park's need to meet current and projected future interpretive, functional, and management goals, rehabilitation is recommended as the appropriate treatment approach for the Portsmouth Village Historic District landscape, with a strong emphasis on preservation of this unique community that survives with a very high degree of integrity. Because rehabilitation is defined as the act or process of making possible a compatible use for a property, this approach allows for protection of the site's historic character and resources while carefully addressing the needs for limited enhancement of interpretive opportunities and circulation routes, ecological maintenance and restoration, and the improvement of visitor amenities as outlined in the GMP.

Within the rehabilitation treatment, stabilization, protection, and preservation of historic and natural resources are actions that must occur to allow for the limited accommodation of new uses. As part of the treatment recommendations, those resources and systems within Portsmouth Village Historic District that are to be the focus of stabilization, protection, and preservation are noted. Sensitive habitats and biotic resources, as well as sites of known and potential archeological resources, for example, should be treated with great care. In general, the CLR recommends preservation of archeological resources unless a compelling research question or informational need justifies disturbance or excavation, or mitigation to accommodate unavoidable change is necessary.

In considering the other treatment alternatives recognized by the Secretary of the Interior for the Portsmouth Village Historic District landscape, the Cultural Landscape Report found them inappropriate for the following reasons. Preservation is overly restrictive because it does not allow for the enhanced interpretation and site access recommended in the GMP. Restoration and reconstruction are inappropriate for the Portsmouth Village Historic District landscape because they assume, as a prerequisite, that sufficient documentation exists to accurately portray a lost historic condition. At this time, it does not appear that there are documentary sources detailed enough to support restoration or reconstruction of the Portsmouth Village Historic District cultural landscape.

Approved Treatment Completed: No

Approved Treatment Costs

Landscape Approved Treatment Cost Explanatory Description:

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Bibliography and Supplemental Information

Bibliography

Citation Title: See CLI Portsmouth Village CLI for complete reference list.

Year of Publication: