
National Park Service
Cultural Landscapes Inventory

2018



Portsmouth Life-Saving Station Complex
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,

- Landscapes 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.

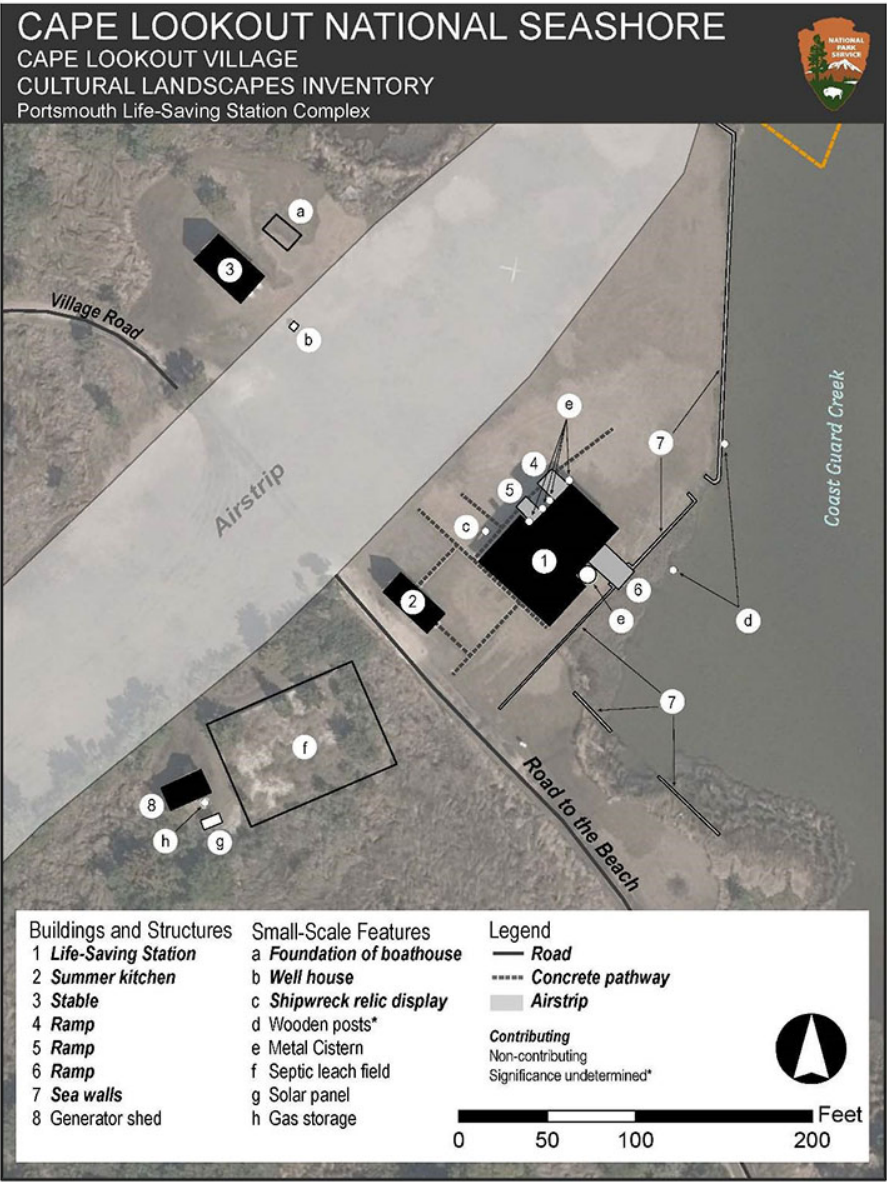
The period of significance for the Portsmouth Village Historic District begins in 1753 and concludes in 1971, encompassing the establishment of the community through the time when the last permanent residents left the island. The district is significant at the state level under Criteria A, C, and D of 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.

The village of Portsmouth was initially established by an act of North Carolina colonial legislature and flourished 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. In addition to maritime uses, Portsmouth was an active village with a customs house, marine hospital, and post office, with a population that peaked at 600 residents and over 100 dwellings in 1860. Additional land uses included agriculture and military activities. With the transfer of land management to the National Park Service (NPS) in 1966, land use shifted primarily to public recreation and limited residential use.

Within the Portsmouth Village Historic District is the Portsmouth Life-Saving Station Complex component landscape. The Portsmouth Life-Saving Station Complex contains the Life-Saving Station, summer kitchen, and stable, in addition to several ramps, sea walls, and a generator shed. The landscape also includes a 1940s airstrip. Small-scale features include a boathouse foundation, well house, shipwreck ruin display, wooden posts, a metal cistern, a large septic leach field, solar panels, and gas storage, while circulation features include the Village Road and Road to the Beach.

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 Portsmouth Life-Saving Station Complex component landscape

Property Level and CLI Numbers

Inventory Unit Name:	Portsmouth Life-Saving Station Complex
Property Level:	Landscape
CLI Identification Number:	976092
Parent Landscape:	976096

Park Information

Park Name and Alpha Code:	Cape Lookout National Seashore - Portsmouth Life-Saving Station Complex - 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:	11/29/1978

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.

Concurrence Graphic Information:

Portsmouth Life-Saving Station Complex
Cape Lookout National Seashore

Attachment File Path



United States Department of the Interior



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

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

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



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

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

Portsmouth Life-Saving Station Complex
Cape Lookout National Seashore

CULTURAL LANDSCAPES INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET – 29 JUNE 2017

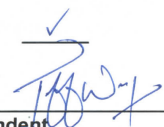
Park Information

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

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

Portsmouth Life-Saving Station Complex
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

Portsmouth Life-Saving Station Complex
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@nps.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) 5.5

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. 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.

Within the Portsmouth Village Historic District is the Portsmouth Life-Saving Station Complex. The eastern boundary of the Portsmouth Life-Saving Station Complex is Coast Guard Creek. The boundary travels along the creek and south to include the Life-Saving Station and onto land to cross over Road to the Beach. From there the boundary travels west to include the large septic leach field and nearby structures. The western boundary of the component landscape includes portions of the 1940s airstrip and travels north to cross over Village Road. The boundary includes the stable and nearby boathouse foundation. The northern extent of the component landscape runs along the water to reconnect with Coast Guard Creek.

Boundary Coordinates:

Source: USGS Map 1:24,000
Type of Point: Area
Latitude: 35.068902856767
Longitude: -76.0578784452804
Narrative:

Source: USGS Map 1:24,000
Type of Point: Area
Latitude: 35.0679491360377
Longitude: -76.0597086364883
Narrative:

Source: USGS Map 1:24,000
Type of Point: Area
Latitude: 35.0672283341821
Longitude: -76.0586135765411
Narrative:

Source: USGS Map 1:24,000
Type of Point: Area
Latitude: 35.0679133178685
Longitude: -76.0576134342088
Narrative:

Location Map:



Location of Portsmouth Village Historic District in red circle.

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.

Cape Lookout National Seashore includes Shackleford Banks, Core Banks, Portsmouth Island, and a portion of eastern Harkers Island where the park headquarters and visitor center are located. Portsmouth Village can only be reached by boat. Most of its 2,000 annual visitors arrive from either Cedar Island, located forty miles north of Harkers Island, or by private ferry from Ocracoke Island.

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.

Evacuated during the Civil War, Portsmouth never fully recovered its population or its economic vitality, and the customs house was abolished in 1867. As the population declined, the number of residences in the town dwindled as well, falling to fifty-nine in 1870 and forty-four by 1880. By the late nineteenth century, the shifting sands of the Outer Banks had closed Ocracoke Inlet to shipping, forcing a dwindling population to turn to fishing for its livelihood. Many buildings sat abandoned, including the marine hospital, which burned in 1894; those that survived hurricanes and a generally harsh environment were dismantled or relocated as the village slowly contracted. A hurricane in 1913 destroyed the Primitive Baptist and Methodist Churches. The community remained strong enough to support reconstruction of the Portsmouth Methodist Church by 1915, however.

On August 23, 1933, a moderate hurricane swept across Hatteras, bringing heavy rain but not particularly strong winds to Portsmouth. Less than one month later, a much stronger hurricane hit the area, with winds over 100 mph and torrential rain. Most of the island was flooded and many houses were destroyed. So much damage was done that most residents left the island to resettle on the mainland. In 1937, the Coast Guard (Life-Saving) Station was closed, and by 1940, there were only forty-two full-time residents; by 1950 that number stood at fourteen. The post office closed in 1959.

During this period, a number of the old buildings were adapted for temporary use by sport fisherman, especially after World War II. The Life-Saving Station, for example, was used as a sportsmen's club in the 1950s and 1960s. In the twentieth century, the availability of motorboats allowed commercial fishermen to reside on the mainland, leading to the decline of permanent settlement on the Outer Banks, but providing for increased access by recreational users.

In 1966, the Cape Lookout National Seashore was authorized "to preserve and enhance the natural character and recreational opportunities" of the barrier island system. At that time, only a handful of permanent residents remained; those that were interested were offered life leases on their properties. With the death of the village's last surviving male resident, Henry Pigott, in 1971, the only other full-time residents, Elma Dixon and her niece Marion Babb, left Portsmouth. Portsmouth Village was thereafter used seasonally by locals and park visitors.

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.

The closest towns are Beaufort (population 3,771), a fishing community and the county seat located approximately forty miles southwest and about four hours travel by boat and car, and Morehead City (population 7,707), a shipping and rail terminus that lies five miles to the southwest of Beaufort along U.S. Route 70 (U.S. Census Bureau, 2000).

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 08/08/2018

Management Category Explanatory Narrative:

Portsmouth Village meets National Register criteria and is compatible with the park's legislated significance. The historic district was listed on the National Register on November 29, 1978.

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.

NRIS Number: 78000267
Primary Certification Date: 11/29/1978
Other Certifications and Date: MM/dd/yyyy

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: Social and Humanitarian Movements
Facet: Historic Preservation Movement
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: 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: 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: 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
Area of Significance Category:	Maritime History
Area of Significance Category:	Military
Area of Significance Category:	Architecture
Area of Significance Category:	Archeology

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:	Coast Guard Facility
Other Use/Function	Other Type of Use or Function
Beach	Current, Historic
Government Office-Other	Current,
Interpretive Landscape	Current,
Military Facility (Post)	Historic
Scenic Landscape	Current, Historic
Water-Related-Other	Current, 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 1871	Established	Congress established the U.S. Life-Saving Station to rescue vessels in distress
CE 1878 - 1883	Established	Many new Life-Saving Stations were along the Atlantic Coast, including three stations on the Core Banks
CE 1878 - 1888	Established	A Life-Saving Station at Cape Lookout was authorized in 1878, but did not begin operation until 1888

Year	Event	Annotation
CE 1880 - 1890	Developed	At the end of the nineteenth century, Portsmouth Village had two major roads, crossing near the Post Office, two churches, and the Life-Saving Station, in addition to residences
CE 1893	Planned	The new proposed Portsmouth Life-Saving Station is visible on a survey at the northeast corner of the hospital property
CE 1894	Built	The Portsmouth Life-Saving Station was completed by June 1894 and manned by Ferdinand G. Terrell. Two outbuildings – a privy and an oil and coal storage shed were built along with the station. A brick cistern may have been constructed this year but is not documented until 1903
CE 1896	Built	A stable associated with the Life-Saving Station was constructed. This building was later destroyed in a hurricane
CE 1908	Built	The Life-Saving Station kitchen was constructed
CE 1928	Built	A Life-Saving station stable (also called the Life-Saving Station shed) replaced an earlier stable destroyed in a hurricane. An associated shed and cool house were constructed in the 1920s
CE 1928	Established	The Revenue Cutter Service and the Life-Saving Service merged to form the U.S. Coast Guard
CE 1938	Abandoned	Portsmouth Coast Guard Station was deactivated
CE 1940	Abandoned	Core Banks Coast Guard Station was deactivated
CE 1942	Altered	The Life-Saving Station kitchen was extended to include a dining room addition to the east
CE 1945 - 1949	Purchased/Sold	The former Life-Saving Station was sold to a private sportsmen's club and a landing strip was built
CE 1960 - 1969	Altered	The Life-Saving Station stable was altered
CE 1966	Established	Cape Lookout National Seashore was established
CE 1978	Established	Portsmouth Village was listed on the National Register of Historic Places
CE 1978 - 1984	Rehabilitated	The Life-Saving Station kitchen was rehabilitated by the NPS
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 2017	Established	June. Fieldwork was completed for the Portsmouth Village CLI

Physical History:

Life-Saving Service

In 1871 Congress established the United States Life-Saving Service to rescue vessels in distress. From 1878 to 1883, many new life-saving stations were established all along the Atlantic coast. The Life-Saving Service established three stations on the Core Banks. A Life-Saving Station at Cape Lookout was authorized as early as 1878 but did not begin operation until January 1888. Additional stations were proposed for Portsmouth and a location halfway between Ocracoke Inlet and Cape Lookout, the Core Banks Station (Holland, 1968, 36). The position of the Portsmouth Station was given as Latitude 35° 04' 00" Longitude 76° 03' 05". Although in 1893 the former marine hospital was still standing and could have been used as a life-saving station, local tradition in Portsmouth says that the hospital was deliberately burned in order to force the construction of a new station building (Olson, 1982, 76). An 1893 survey of the site shows the proposed Life-Saving Station at the northeast corner of the hospital property.

The Portsmouth station was completed by June 1894 and manned by the first keeper, Ferdinand G. Terrell, by September 1894. The station was fully manned by November 1894. Two outbuildings—a privy and an oil and coal storage shed—were built along with the station in 1894. A stable was constructed in 1896. A brick cistern was also presumably built in 1894 as part of the original station development, but this structure is not documented before 1903 (Olson, 1982, 89).

The United States Life-Saving Station was a source of employment and influence in the Portsmouth community, with crews made up of local citizens. A nightly guard scanned the waters for vessels in trouble and foot patrols walked the ocean beaches. Rescues were enacted by oar-powered surfboats, taken by ramp from the boathouse to sea, and by rescuers walking out through the water to stranded vessels. One of the most dramatic rescues from the Portsmouth station was the rescue of 421 persons from the Vera Cruz VII during a nor'easter on May 8, 1903 (Holland, 1968, 37; Olson, 1982, 92). As with other areas of the Outer Banks, activities of the Life-Saving Service were an important component of village life. There were at least seven wrecks at Portsmouth between 1899 and 1918 (Stick, 1952, 180-185, 252-254). In 1915, the Revenue Cutter Service and the Life-Saving Service were merged to form the U.S. Coast Guard.

Postwar and the National Seashore: Recreation, Conservation, and the Changed Federal Role

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.

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.

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 Life-Saving Station served as a seasonal lodge for a hunting and fishing club. 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. A 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).

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 Life-Saving Station was also damaged by the storm. 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 focuses on the Portsmouth Life-Saving Station Complex 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 Portsmouth Life-Saving Station Complex possesses integrity of location as the original site of the Life-Saving Station established to support navigation through the treacherous shoals of the Ocracoke Inlet. Despite the demise of these activities, the complex occupies its original site and many of the twentieth century features remain in their original locations.

The district also possesses integrity of design, materials, and workmanship for the late nineteenth/early twentieth century period through the maintenance of existing institutional features of the Life-Saving Station and attendant landscape features. Little has been done to alter the architectural integrity, materials, or spatial organization of the surviving resources. 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 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 complex and the ocean environment has not been altered and the overall association between the district and the surrounding natural features is vital to the district's setting. The setting of the landscape is maintained through the cumulative effect of the natural systems and features, building and structures, topography, spatial organization, and views and vistas.

The Portsmouth Life-Saving Station Complex also possesses integrity of feeling and association due to the presence of the institutional buildings, small-scale features, and circulation features. The setting on the water also contributes to the feeling and association of the complex.

**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**

The Life-Saving Station, also known as the Coast Guard Station, Signal Corps, and Station 188 Seventh Coast Guard District, was constructed in 1894, and designed by federal architect George R. Tolman, who worked for the Life-Saving Service from 1891 to 1896. Located on the east side of the historic district, the Life-Saving Station is rectangular in plan with a modified hip roof. A hip roof porch is located at the south end of the station, wrapping around to the east and west sides. The exterior wall and roof surfaces are covered with wood shingles. Most of the windows are double-hung units with divided lights. The building is supported on wood posts, and there is a central brick chimney. The doors and trim are painted a dark red. The building has a lookout tower at the north end of the roof, affording a 360-degree view of the station's surroundings, including the ocean. There are concrete

ramps that lead from the double doors on the northwest and southeast sides of the building to the ground that are in fair condition.

The station is one of twenty-one Shingle style stations built along the eastern seaboard between 1894 and 1904, of which ten survive. The first station designed by Tolman was located at Quonochontuag, Rhode Island, and was constructed in 1891. The Quonochontuag station formed the prototype for the other stations, and its architecture was deemed the Quonochontuag style (Jones, 2006, 1). Portsmouth's Life-Saving Station retains a high degree of integrity and is one of the best preserved of these remaining stations.

The building was constructed on a portion of the abandoned U.S. Marine Hospital site. The station expanded in 1914 when the federal government acquired the rest of the property. The site was well protected on both the ocean and sound sides of the island, yet afforded special opportunities for the lookout and launching needs of the station. The land occupied is some of the highest within the village. Nearby was Mount Truxton, one of the highest points of the island. This knoll was used for patrols.

The building was adaptively reused in the early twentieth century (Jones, 2006, 1):

Technological advances in the early twentieth century reduced the need for the Life-Saving Service, and in 1915, it was merged with the United States Merchant Marine to form the United States Coast Guard. The Coast Guard continued the work of the Life-Saving Service, but as part of the country's military establishment the Coast Guard also played a major role in defense and in control of the nation's coasts against smuggling and illegal immigration. 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. Used as a hunting club after the war, the building was once again returned to government ownership after authorization of the Cape Lookout National Seashore in 1966.

The building was altered between 1940 and 1949 to accommodate a gun club. A sportsmen's club used the Life-Saving Station until at least 1958. The building was rehabilitated by the NPS in 1978–1980 and stabilized in 1998.

After construction of the main building, ancillary structures were added in the years after 1896. These included a summer kitchen, which survives; an outbuilding for oil and coal storage; a warehouse; and a privy, as well as the existing horse stables and cistern. A flagpole and wreck pole were later added. A horse pond and boathouse were added in 1913. A sand fence was later added that ran along the shore north of the station and to its east and south to protect against flooding. The privy survived at the station until circa 1940. The boathouse was lost during the early twenty-first century; evidence of this structure on the site today includes wood piers near the stables. Station logs and historic photographs suggest that the oil storage building and warehouse were removed between 1937 and 1942.

The associated Life-Saving Station Kitchen, also known as the Sugar Shack or Summer Kitchen, was likely constructed in 1908 as a single-room structure. In 1942, the building was extended to include a dining room addition to its east. The addition was finished with shiplap siding after construction, while the older part of the structure had shingled exterior walls. The summer kitchen was rehabilitated by the NPS in 1978–1984, including installment of wood shingles over the entire building. It is a one-story rectangular structures with a brick chimney on the northwestern side. Like the Life-Saving Station, the summer kitchen has dark red trim.

Also associated with the Life-Saving Station, the Life-Saving Station stable, also known as the Portsmouth Life-Saving Station shed, was constructed circa 1928 northwest of the Life-Saving Station, across the airstrip. This building replaced an earlier stable that had been destroyed during a hurricane. After horses left the station in 1932, the building was used for storage and as a garage. The stable was altered between 1960 and 1969. The LCS documentation prepared in 2006 noted damage from Hurricane Ophelia in 2005 to exterior siding, sills, and wall framing, and the need for repair of three windows and doors at this building. The stable is a one-story gable roof structure set

atop a continuous concrete foundation. The roof is clad in wood shingles and the walls are board and batten. The doors and windows were boarded over at the time of survey.

A concrete seawall with a cap of flat stones embedded in a mortar slurry with seashell aggregate edges Coast Guard Creek in proximity to the east and north sides of the Life-Saving Station. This wall was cast-in-place, as were three concrete boat ramps that extend from the Life-Saving Station. The ramps and seawalls were constructed circa 1914–1918. Portions of the wall have become embedded in marshland and silt. The ramps are evidencing some deterioration and are in fair condition. There is vegetative growth in some of the control joints and chipping of the concrete. Some cracking and chipping is in evidence on the seawall.

Non-Contributing Buildings and Structures

There are non-contributing buildings south of the Life-Saving Station precinct. These include a generator shed south of the Life-Saving Station that was constructed in 1982. A gas storage unit and a solar panel system are on the south side of the generator shed.

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 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.

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 extending from the Village Road to the former Marine Hospital site that parallels the route leading to the Life-Saving Station. Very little is known about other routes in use prior to 1866. 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 dock at the Life-Saving Station located within Coast Guard Creek at the end of the period of significance is no longer present.

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.

Past the Life-Saving Station on the east side of the district, the Village Road veers south and becomes the Road to the Beach that accesses the beach and tidal mud flats that edge the historic district. This road is variously surfaced with graded sand and mown grass. Past a steel gate to the south of Coast Guard Creek, an access road leads northeast from the Road to the Beach to the two seamen's graves. This access road is generally in good condition.

The 1940s northeast-southwest trending airstrip adjacent to the Life-Saving Station is said to have been built to support access to the hunting, fishing, and gun clubs present on the island. It is no longer in use. It has a mown-grass surface and extends between the edges of the marshland to the north of the Life-Saving Station in a southwesterly direction for approximately 1,600 feet. It crosses between the Life-Saving Station and the Life-Saving Station Stables building. This feature is generally in good condition.

An access road to the airstrip begins north of the comfort station off of the Road to the Beach. The access road travels west and the northwest to connect with the southern end of the airstrip. The road also continues past the southern end of the airstrip.

There are also several small-scale features related to circulation within the component landscape (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.

There are also three concrete boat ramps at the Life-Saving Station. Two ramps are on the northwestern side of the building and one is on the southeast side. The ramps lead from double doors to the ground and are in fair condition. The ramps were used to facilitate transfer of rescue boats from the boathouse to the water.

**Landscape Characteristic:
Cluster Arrangement**

See Spatial Organization

**Landscape Characteristic:
Constructed Water Features**

See Land Use

Landscape Characteristic:
Cultural Traditions

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. Recreational land use, 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. 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.

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.

Historically, hunting, fishing, and gun clubs were present on the island and supported the sporting interests of members and guests. The Life-Saving Station was used as a hunting and fishing club after the federal government's departure. This use is no longer present.

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 outside of this component landscape are cemeteries.

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 opportunities for interpretation within the district the Life-Saving Station through exhibits, 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 including the Life-Saving Station kitchen. 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.

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.

Coast Guard Creek extends from the Life-Saving Station to Ocracoke Inlet along the eastern margin of the historic district. This creek was an important consideration in the siting of the Portsmouth Life-Saving Station. While the building is sited far enough inland to be relatively sheltered, access to the coastal waters for the Life-Saving Station rescue boats was afforded via this creek. In 1908, the Life-Saving Station crew dammed the western end of Coast Guard Creek just east of the station and backfilled with sand, which significantly shortened the creek (Jones, 2006, 30). A seawall and ramps were constructed in 1918 along the edge of the creek to facilitate access to the water for rescue boats. Siltation has occurred within the creek, evidenced by the portions of the seawall now embedded in its banks. Otherwise, this tidal creek appears to be in good condition.

Warren Creek is a tidal creek that edges the historic district to the west. The Keeler-Styron Cemetery sits atop a hammock overlooking the creek. This creek also appears to be in good condition.

Ocracoke Inlet is a body of water that extends between Ocracoke Island and Portsmouth Island. The inlet, while currently too shallow for most boat traffic, once served as a primary shipping thoroughfare between Pamlico Sound and the Atlantic Ocean. Casey Island is located to the northwest of Portsmouth Island at the edge of the inlet; Shell Castle Island sits further to the west within Pamlico Sound. Wallace's Channel sits within the inlet and extends outside of the historic district. It can be reached via a pedestrian path that arises from the Road to the Beach. A dock is located along the edge of the channel.

On Portsmouth Island, there are numerous hammocks, sandy landforms that are slightly more elevated than their surroundings, located within the historic district. They have been utilized to site cultural features due to the slight protection against flooding afforded by their elevation. The hammocks generally appear to be stable and in good condition.

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, fimbristylus (*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.

Landscape Characteristic: Small Scale Features

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.

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 large wood retaining wall is located near the generator shed associated with the Portsmouth Life-Saving Station. The wall retains a raised soil area approximately 3-1/2 feet high used as a septic leach field. This feature appears 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.

In the eastern portion of the historic district, the U.S. Marine Hospital brick cistern is located adjacent to the airstrip. Reportedly constructed circa 1847, this brick structure is one of the largest cisterns still extant within the district. It measures ten feet in diameter and is eight feet deep. The brick structure is

round and open at the top. Standing water is visible within. The cistern appears to be in fair condition; it is evidencing biological growth, efflorescence, and a portion of the brickwork appears to have been repointed with incompatible mortar.

On the porch of the Life-Saving Station building is a large brick cistern structure with a wooden cover and hatch. The Portsmouth Life-Saving Station cistern is approximately ten foot long, four foot wide, and five foot high structure is painted red and matches the detailing of the Life-Saving Station. This structure appears to be in good condition. There is also a cylindrical metal cistern, originally erected in 1921, in storage.

Associated with the Life-Saving Station stable is a well house; a small, three by four foot structure consisting of a concrete block base and a wood shingle gable roof with a vent. The structure is set in the ground and appears to be in good condition.

Other Utilities:

Southwest of the Life-Saving Station Kitchen is the generator shed, constructed by the NPS in 1982. This outbuilding consists of a small gable roof structure with a wood shingle roof and unpainted plywood wall cladding. There is a gas storage unit and a solar panel system atop a wood frame on the south side of the generator shed.

Other Small-Scale Features:

There are several wood posts associated with the Portsmouth Life-Saving Station. Within Coast Guard Creek on the east side of the seawall, there are two square wooden posts set into the ground. The posts may be used to secure boat lines and are in good to fair condition. On the northwest side of the Life-Saving Station area four wooden posts. Also on the west side of the Life-Saving Station building area artifacts associated with a boat wreck. The remains are bolted to two wood posts. The exhibit is in good condition.

Remnant wood posts outline the rectangular form of a boathouse structure that once stood adjacent to the Life-Saving Station stable. This structure washed away during one of the early twenty-first century hurricanes that affected the island. These posts are in fair condition.

Circulation related Small-Scale Features:

At the Portsmouth Life-Saving Station, simple concrete steps lead to the porch and entrance. These steps are very narrow. They are in relatively good condition, with some evidence of wear. Narrow concrete steps provide access to the two entrances into the Life-Saving Station kitchen. They are in relatively good condition, with some evidence of wear. A flight of four simple wood steps without handrails leads to the door of the generator shed near the Life-Saving Station. The steps appear to be in good condition.

**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:

The Portsmouth Life-Saving Station complex was sited to take advantage of proximity to the water. The buildings are organized around the 1940s airstrip. The relatively open streetscape of the component landscape includes the Life-Saving Station, summer kitchen, stable, airstrip, several ramps, and a generator shed, in addition to numerous small-scale features.

Many of the institutional buildings have closely mown turf and collections of outbuildings oriented along the same axes as the Life-Saving Station, the primary building in the complex. These precincts are maintained in mown lawn and are relatively legible and therefore in good condition.

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 seawall constructed in association with the Life-Saving Station between 1914 and 1918 to facilitate access to the adjacent tidal creek for rescue boats likely involved earth-moving. An airstrip was established near the Life-Saving Station in the 1940s through grading by local residents with hand-held equipment; this endeavor is thought to have disturbed or destroyed archeological evidence of the Marine Hospital.

Mount Truxton, a high point indicated on an 1806 survey of the area, is known to have been used as a lookout for lightering operations as well as the Life-Saving Station and possibly for various coastal defense efforts. This landform was located near the site of the Wallace and Burns houses. It likely survives today but may be obscured by tree growth.

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 (Figure 153). 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.

Topographic modifications that post-date the period of significance include the establishment of the septic leach field along the airstrip behind the marine hospital cistern and grading of Haulover Point Road.

Although hammocks are only raised slightly above the surrounding elevation, they have traditionally afforded local residents a degree of protection against flooding and overwashes.

An example of man-made changes to the topography includes the airstrip. Personal communication with local residents suggests that the relatively level expanse of the airstrip was established through minor grading during the 1940s. This landscape feature continues to be maintained in mown grass and is in good condition.

**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. 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.

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. 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

Located south of the Village Road between the Washington Roberts House and the airstrip 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.

**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. The Life-Saving Station includes an elevated lookout tower to support lifesaving endeavors. This view survives today.

Existing Conditions:

Views associated with the landscape include short views within the complex, broader views to Ocracoke Inlet from the northern section of the landscape, longer views along road corridors, and expansive views from the Life-Saving Station watchtower. Groves of Eastern red cedar trees and shrub thickets limit expansive views.

Views include those from the watchtower located atop the Life-Saving Station that affords a 360-degree view of the island and its surrounds. Much of the village is visible from this vantage point. A linear view is afforded along the Village Road.

Boats arriving at Haulover Point dock from Ocracoke Island pass along the northern edge of the island. From this vantage point, there are numerous views of the resources within the greater district and the Portsmouth Life-Saving Station Complex component landscape.

Condition

Assessment Interval (Years): 6

Next Assessment Due Date: 09/30/2023

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 06/28/2017

Condition Assessment Explanatory Narrative:

The Portsmouth Life-Saving Station Complex component landscape is in Good condition. The majority of cultural features survive from the late 1800s and early 1900s. The landscape reflects this time period. 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: and Neglect

External or Internal: Internal

Impact Description: Maintenance has been deferred on several of the buildings within the historic district resulting in Fair condition assessments. These buildings include the Life Saving Station Stable. Additionally, there is evidence of deferred maintenance and/or neglect on several smaller structures including the concrete seawalls and ramps at the complex.

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. As noted above, some buildings and structures within the historic district are noted in Fair condition. Evidence of deterioration includes boarded windows, deterioration of roofing material, missing and rotting siding, among other examples (see Buildings and Structures section for additional details).

Type of Impact: Exposure to Elements

Other Impact: and Wind

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 cisterns.

Type of Impact: Inundation/Flooding

Other Impact: Inundation/Sea Level Rise and Erosion

External or Internal: Both Internal and External

Impact Description: Due to the proximity to water, the district is subject to erosion, tidal flooding, and larger flooding events. Like flooding, sea level rise is a significant impact to the historic district.

Type of Impact: Removal/Replacement

Other Impact:

External or Internal: Internal

Impact Description: The landscape has lost many historic features including buildings and structures, such as the boathouse. Structures have been demolished or moved during and after the period of significance. Removal/Replacement affects all the component landscapes within the district.

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:

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.

Bibliography and Supplemental Information

Bibliography

Citation Title:	Please see parent Portsmouth Village CLI for complete bibliography
Year of Publication:	