



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

November 13, 2017

MEMORANDUM

TO: Shelby Reap, Architectural Historian sreap@ncdot.gov
NCDOT/PDEA/HES

FROM: Renee Gledhill-Earley *RGE*
Environmental Review Coordinator

SUBJECT: Construction of Superstreet on US 258 (Richlands Highway) between
SR 1212 (Pony Farm Road) and NC Highway 53 (Burgaw Highway), U-5739,
Onslow County, CH 17-1523

Thank you for your letter of October 25, 2017, transmitting the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the report and offer our comments.

We concur that the following properties are not eligible for listing in the National Register of Historic Places due to the loss of historic integrity and them not possessing the level of significance necessary to meet the National Register Criteria for Evaluation:

- Nick and Ella Burton House (ON 0080)
- Humphrey-Armstrong House (ON 0313)
- Pine Forest Acres Sections 1 and 3 (ON 1062)

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 any questions concerning the above comment, please contact me at 919/807-6579.

cc: Mary Pope Furr, NCDOT mfurr@ncdot.gov

**Historic Structures Survey Report
Construction of a Superstreet on US 258 (Richlands Hwy) and
SR 1212 (Pony Farm Road) to NC 53 (Burgaw Hwy)
Onslow County, North Carolina**

TIP# No. U-5739

WBS# 54028.1.1

PA# 15-05-0071

Prepared for:

Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:

MdM Historical Consultants Inc.
Post Office Box 1399
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October 21, 2017

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October 21, 2017

Jennifer F. Martin, Principal Investigator
MdM Historical Consultants, Inc. Date

Cynthia de Miranda, Principal Investigator
MdM Historical Consultants, Inc. Date

Mary Pope Furr, Supervisor
Historic Architecture Group
North Carolina Department of Transportation Date

**Historic Structures Survey Report
Construction of a Superstreet on US 258 (Richlands Hwy) and
SR 1212 (Pony Farm Road) to NC 53 (Burgaw Hwy)
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TIP# No. U-5739
WBS# 54028.1.1
PA# 15-05-0071

Survey Site Number and Property Name	Address and PIN	NRHP Eligibility Recommendation	NRHP Criteria
ON0080 Nick and Ella Burton House	3897 Richlands Hwy Jacksonville NC 28540 435709271141	Not eligible under any criteria	n/a
ON0313 Humphrey-Armstrong House	3834 Richlands Hwy Jacksonville NC 28540 435710268630	Not eligible under any criteria	n/a
ON1062 Pine Forest Acres Sections 1 and 3	West side Richlands Hwy Multiple PINS	Not eligible under any criteria	n/a

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to build a superstreet on US 258 (Richlands Hwy) from SR 1212 (Pony Farm Road) to NC 53 (Burgaw Hwy) in Jacksonville, Onslow County, North Carolina. The project area is on the western side of Jacksonville, a city with a population of 70,145, making it the 14th largest city in North Carolina.

The Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The APE for the project is delineated on a map on page 7 of this report.

Beginning in August 2017, Mdm conducted a historic architectural eligibility study of the three properties located in the APE. Mdm principals Jennifer Martin and Cynthia de Miranda conducted the fieldwork on September 14 and 15, 2017, photographing and mapping all the built resources and landscapes associated with the three properties

located within the APE. Ms. Martin conducted research at the Onslow County Register of Deeds office, on the Onslow County GIS website, and at the North Carolina Collection at the Durham Public Library. She interviewed Marlene and Kevin Millar, owners of the Humphrey-Armstrong House (ON0313) and the current renters of the Nick and Ella Burton House (ON0080). Ms. Martin authored this report.

After an intensive evaluation following the National Register of Historic Places (NRHP) criteria for eligibility, none of the evaluated resources is recommended eligible under any criteria.

The historic architectural survey within the APE associated with the building of the superstreet on US 258 (Richlands Hwy) from SR 1212 (Pony Farm Road) to NC 53 (Burgaw Hwy) in Jacksonville, Onslow County, North Carolina was carried out in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.



US 258 (Richlands Highway): view from Diane Lane to the North



US 258 (Richlands Hwy), view from Old Tar Landing Road to the South

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I. Project Location Maps

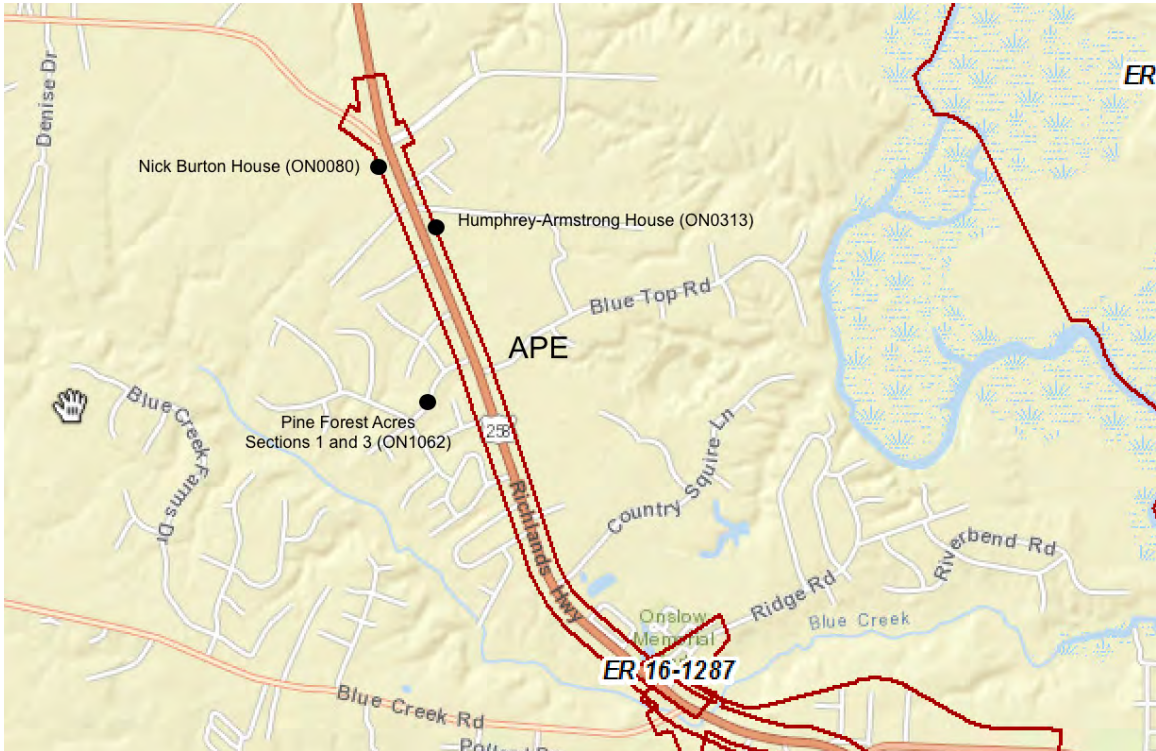


Location of Onslow County in North Carolina (image from the NC Department of Commerce)



Project location noted on Onslow County Township Map

TIP U-5739: Construction of a Superstreet US 258 (Richlands Hwy) from SR 1212 (Pony Farm Road) to NC 53 (Burgaw Hwy), Jacksonville, Onslow County, North Carolina October 2017



Map showing project APE and evaluated properties (Map from HPO Web)

II. Introduction

The project area for U-5739 is located just west of Jacksonville, North Carolina. Jacksonville is the county seat for Onslow County, which was formed in 1731 from New Hanover County. Jacksonville is well known as the home of Camp Lejeune and the Marine Corps Air Station New River, which were established just before World War II.

Three properties were evaluated for this report: the Nick and Ella Burton House (ON0080) at 3897 Richlands Hwy, the Humphrey-Armstrong House (ON0313) at 3834 Richlands Hwy, and Pine Forest Acres Sections 1 and 3 (ON1062), a mid-twentieth-century subdivision on the west side of Richlands Hwy.

The project area is along US 258 (Richlands Hwy), a busy four-lane road with a median turning lane, from Pony Farm Road (SR 1212) to NC 53 (Burgaw Hwy) in central Onslow County. The project area is just outside the city limits of Jacksonville and experiences high traffic volume, especially during morning and afternoon rush hours.

III. Methodology

The field survey was conducted on September 14 and 15, 2017. All resources historically associated with the Nick and Ella Burton House (ON0080) at 3897 Richlands Hwy, the Humphrey-Armstrong House (ON0313) at 3834 Richlands Hwy, and Pine Forest Acres Sections 1 and 3 (ON1062) were photographed and recorded. Research on the project area was conducted by consulting Onslow County GIS and tax records, the Onslow County Register of Deeds website, the North Carolina Collection at the Durham Public Library, and census and other archival documentation available online. The principal investigators contacted all the property owners prior to conducting the fieldwork and interviewed Marlene and Kevin Millar, owners of the Humphrey-Armstrong House (ON0313) and renters of the Nick and Ella Burton House (ON0080) during site visits.



Project area on US 258, view to the south toward Blue Top Road

IV. Nick and Ella Burton House: Property Description and Evaluation

Resource Name	Nick and Ella Burton House
HPO Survey Site #	ON0080
Location	3897 Richlands Hwy
PIN	435709271141
Construction date	Ca. 1900
Recommendation	Not Eligible for the National Register under any criteria



East (front) elevation of the Nick and Ella Burton House, view to southwest

Description

Setting

The Nick and Ella Burton House faces east-northeast overlooking US 258 (Richlands Hwy), just south of its intersection with Pony Farm Road (SR 1212). The house is northwest of the city of Jacksonville in a built-up suburban area in the community of Tar Landing. The Burton House and its two outbuildings occupy a mostly wooded four-acre parcel on the west side of US 258. An unpaved driveway from US 258 extends along the north side of the dwelling.

Nick and Ella Burton House, ca. 1900

The one-story, asymmetrically-massed frame dwelling resting on a brick foundation features an off-center, front-facing gable. A gabled ell and a former semi-detached gable-roofed kitchen and dining room attach to the rear of the house by an enclosed breezeway.

A hip-roofed pantry was later added to the rear of the kitchen. Original four-over-four windows remain in place throughout. On the façade, replacement aluminum-clad square posts on brick plinths support the hip-roofed porch extending along the front of the side-gabled wing. The porch shelters an original single-leaf, half-glazed, paneled door flanked by three-lite sidelights above simple wood panels. Three chimneys—all sheathed in vinyl siding—rise from the interior. Vinyl covers the dwelling's exterior. A modern deck extends from the rear elevation.

The interior is organized around an asymmetrical plan with the front door opening into a parlor. Tongue and groove ceilings, simple crown molding, wood floors, and plaster walls are original, as is the post-and-lintel mantel with a decorative frieze located in the parlor.



Rear elevation, view to the east (former kitchen in the foreground)

Shed, ca. 1940

A small, gable-front, weatherboard garden shed displays a metal roof and a two-lite central window above a central plywood door.

Garage, ca. 1970

The single-story, front-gable-roofed frame building with weatherboard siding accommodates two cars. The rear of the building contains a storage room.

A large barn recorded in the 1987 survey of Onslow County stands overgrown with vegetation in the woods northwest of the house (no photo) on a parcel now separate from the dwelling lot. Another barn, which stood behind (west of) the house no longer stands.



North elevation, former detached kitchen to the right, view to the south



Front parlor, view to the southeast



Garage, view to the west-southwest



Shed in rear yard, view to the northwest

History

Onslow County native Nicholas Armstrong Burton (1873-1962), a teacher, married fellow teacher Eleanor (Ella) Gurganus (1881-1967) on February 4, 1903. After their marriage, Nick Burton brought his wife to the house at Tar Landing he and his brother, Mike, built after their childhood home had burned. Nick Burton taught at Marines, a community later taken over by Camp Lejeune, Sneads Ferry, and Jacksonville, while Ella became a homemaker and involved in Home Demonstration work. In addition to teaching, Nick Burton farmed, served as the county clerk of court, worked with the North Carolina Banking Commission, and supervised the WPA in the county. The Burtons raised four children on the farm and lived in the house the remainder of their lives.¹



Students of all grades and their teachers pose on the steps of the old Jacksonville School, located in the downtown Jacksonville vicinity on what was commonly known as "schoolhouse lot," facing Third Street and bounded by Mill Avenue. Schoolmaster Nick A. Burton stands in the center of the fifth row. He taught at many different schools throughout the county from the 1890s to about 1905. (Courtesy of Onslow County Museum.)

Nick Burton (rear row, center) featured in *Onslow County: Images of America* by Patricia Hughey, Arcadia Publishing, 2016.

¹ Nicholas Armstrong Burton grave, *Find A Grave* website, <http://www.findagrave.com/cgi-bin/fg.cgi>, accessed September 19, 2017; Nick A. Burton, 1900 Census Returns, Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2004, accessed September 19, 2017; Ella Burton grave, *Find A Grave* website, <http://www.findagrave.com/cgi-bin/fg.cgi>, accessed September 19, 2017; Hilda Burton Fountain, "Burton Family of Tar Landing," *The Heritage of Onslow County* (Jacksonville: Onslow County Historical Society, 1983), 91.

Context

The Nick and Ella Burton House is a modest, vernacular interpretation of a one-story Queen Anne-style dwelling. The form enjoyed popularity in Onslow County and throughout eastern North Carolina in the late nineteenth century, especially in those communities touched by the railroad. L-plan and T-plan houses like the Burton House marked a shift away from earlier rectangular forms and signaled the development and availability of sawn lumber and machine produced hardware. Porches and stairs could be fashioned with factory-turned spindles, newel posts, and balustrades and the railroad made such materials readily accessible to builders and carpenters.

A few notable examples of the one-story Queen Anne-style form stand in Onslow County. The ca. 1900 Ransom and Ellie Hinton House (ON0626) at 210 New Bridge Street epitomizes the style with its asymmetrical form, gabled wings and wrap around porch with turned posts and balusters. The Montford House (ON0383) near Swansboro dates to the 1890s and is a one-story frame dwelling with an asymmetrical front wing with scalloped wood-shingle sheathing and a circular louvered vent in the gable. The detailed and intact house displays peaked window surrounds.² A similar wing-and-gable weatherboard dwelling (ON0643) stands at 314 New Bridge Street in Jacksonville. Dating to circa 1905, the one-story Queen Anne house includes hip and gable roofs with brick chimneys and turned posts supporting a hip-roofed porch.³



Queen Anne-style house at 314 New Bridge Street in Jacksonville

² Pezzoni, 197.

³ J. Daniel Pezzoni, *The Architectural History of Onslow County, North Carolina* (Richlands, NC: Onslow County Museum, 1998), 190.

Evaluation

The Nick and Ella Burton House stands in its original location and therefore retains integrity of location. The house, including the chimneys, is sheathed in vinyl siding and has replacements porch posts. These alterations compromise the dwelling's integrity of materials and integrity of workmanship. The vinyl siding and new porch posts also compromise the dwelling's overall integrity of design. Once the center of a rural farmstead, the altered house stands on the west side of US 258 in an area congested with traffic, which compromises its integrity of setting, feeling, and association.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Although the property once functioned as a farm, the house, its remaining outbuildings, and the associated acreage do not convey significance in the area of agriculture because of a lack of resources and landscape related to the history of farming in Onslow County. The Nick and Ella Burton House is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to local, state, or national history.

Nick Burton was a teacher, farmer, and clerk of court, but did not make any specific contributions to those fields on a national, state, or local level. The house therefore is not recommended eligible for the NRHP under Criterion B.

The Nick and Ella Burton House is a vernacular, asymmetrically-massed frame Queen Anne-inspired house common in Onslow County and eastern North Carolina. The Burton house does not retain sufficient integrity to convey the distinctive characteristics of this dwelling type. It does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Nick and Ella Burton House is recommended not eligible for the NRHP under Criterion D.



Southeast (front) corner of the Nick and Ella Burton House, view to the northwest



Site plan of Nick and Ella Burton House

V. Humphrey-Armstrong House: Property Description and Evaluation

Resource Name	Humphrey-Armstrong House
HPO Survey Site #	ON0313
Location	3834 Richlands Hwy
PIN	435710268630
Construction date	ca. 1850, ca. 1890
Recommendation	Not Eligible for the National Register under any criteria



Humphrey-Armstrong House facade, view to the northeast

Description

Setting

The Humphrey-Armstrong House at 3834 Richlands Hwy faces southwest overlooking a stretch of NC 258 (Richlands Hwy) at its intersection with Old Tar Landing Road (SR 1531). The house is northwest of the city of Jacksonville in a built-up suburban area in the community of Tar Landing. The Humphrey-Armstrong House and an automobile repair shop building occupy the one acre parcel on the west side of US 258. A large magnolia tree stands just off the northwest corner of the house.

Humphrey-Armstrong House, ca. 1850, ca. 1890

The two-story, asymmetrically-massed, vernacular Queen Anne-style dwelling with aluminum siding features an off-center, front-facing gable with returns. The side-gabled block dates to around the mid-nineteenth century, while the front-facing gable section

was built in the late nineteenth century. Later additions are located on the rear elevation. Windows have recently been replaced throughout the dwelling.

Craftsman-style battered wood porch posts on concrete block plinths support the one-story, shed-roofed porch fronting the side-gabled wing. A brick chimney rises from the center of the roof ridge on the side wing. The porch shelters a brick bordered concrete floor and a single-leaf door with three-lite sidelights with lower wood panels. A later one-story kitchen ell extends from the rear of the side wing. A shed-roofed porch with square supports is located just to the south of the kitchen ell.

The interior contains a central passage created when the front-facing wing was added. A stair with a Victorian-era newel post was added along the south wall of the central passage. Interior finishes include wood-sheathed walls and floors and post and lintel mantels.



Rear elevation, view to the west



Central passage stair, view to the southeast



Mantel in first floor parlor in mid-nineteenth-century section, view to the southwest

History

According to oral tradition, Franklin Shakleford Humphrey built the original section of the house in the mid-nineteenth century. He served as one of the first county commissioners after Jacksonville was named the county seat. On December 17, 1833, he married Mary Ann Murrill.⁴ The house passed to their daughter, Alice Humphrey, who married Dr. N. E. Armstrong of Duplin County.⁵ They doubled the size of the house in the late nineteenth century. The house passed to their daughter, Margaret Armstrong Simpson, and her husband, Roscoe Simpson, and then to their daughter, Alice Simpson Caulk (1913-2003). Upon Alice Caulk's death, her daughter sold the house to the current owners in 2003.⁶

Context

Like its one-story counterpart, the two-story, asymmetrically-massed, Queen Anne-style house enjoyed popularity in towns and rural areas of eastern North Carolina during the late nineteenth and early twentieth centuries. Several little-altered examples remain in Onslow County. One of the most intact is the Zinnie Eubanks House (ON0591) at 2928 Belgrade-Swansboro Road in northeastern portion of the county. The two-story frame



Zinnie Eubanks House, built circa 1900, at 2928 Belgrade-Swansboro Road, view to the northeast

⁴ *The Heritage of Onslow County*, 208.

⁵ Mrs. Roscoe Taylor, "Whitehead D. Humphrey I Family," *The Heritage of Onslow County* (Jacksonville: Onslow County Historical Society, 1983), 246.

⁶ Onslow County Deed Book 2147, page 400, dated November 12, 2003.

house features a one-story wraparound porch with tapered square wood posts on brick plinths. Sawtooth bargeboards with pendant arrow ornaments decorate the gables and brick chimneys rise from the interior and south gable end of the circa 1900 house. Like the Humphrey-Armstrong House, the Sylvester House (ON0809) in Richlands is a late nineteenth-century, two-story frame house that incorporates a mid-nineteenth-century dwelling. In the late 1800s, a front-gabled wing and two-tier porch were added to the antebellum house. On the interior, pilastered mantels, turned newel posts, and diagonal beaded wainscot reference the later construction period.⁷

Evaluation

The Humphrey-Armstrong House remains at the location where it was constructed and therefore retains its integrity of location. The house's integrity of setting has been compromised by encroachment of suburban development and the presence of a commercial business on the same parcel. The house's integrity of material has been compromised by the replacement of its windows and application of aluminum siding to the exterior. The house possesses integrity of association has been compromised by the alterations referenced above. Because the aluminum siding covers the exterior and any exterior elements that were originally on the house, the house lacks integrity of feeling. The house lacks the building technology or aesthetics of its historic period because of the aluminum siding and replacement windows and therefore does not possess integrity of workmanship. Finally, the composition of elements that constitute the form, plan, space, and style are not intact and therefore the house lacks integrity of design.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. None of the agricultural outbuildings or acreage historically associated with the house remains therefore the Humphrey-Armstrong House is not eligible for its agricultural significance. The house is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to the local, state, or national history.

Neither Franklin Shackleford Humphrey nor Dr. N. E. Armstrong, the two builders of the house, achieved any particular significance on the national, state, or local level. The house therefore is not recommended eligible for the NRHP under Criterion B.

The Humphrey-Armstrong House does not retain sufficient integrity to convey the distinctive characteristics of this dwelling type. Onslow County contains more intact examples of the two-story Queen Anne-influenced form. It does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

⁷ Pezzoni, 190.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Humphrey-Armstrong House is recommended not eligible for the NRHP under Criterion D.



Site plan for Humphrey-Armstrong House



Automobile repair shop on south side of house parcel, view to the northeast

VI. Pine Forest Acres Sections 1 and 3: Property Description and Evaluation

Resource Name	Pine Forest Acres Sections 1 and 3
HPO Survey Site #	ON1062
Location	On west side of US 258 on Diane Drive, Diane Court, Carole Drive, Carole Court, and Shirley Drive
PIN	multiple
Construction date	1959-1969
Recommendation	Not eligible for the National Register under any criteria

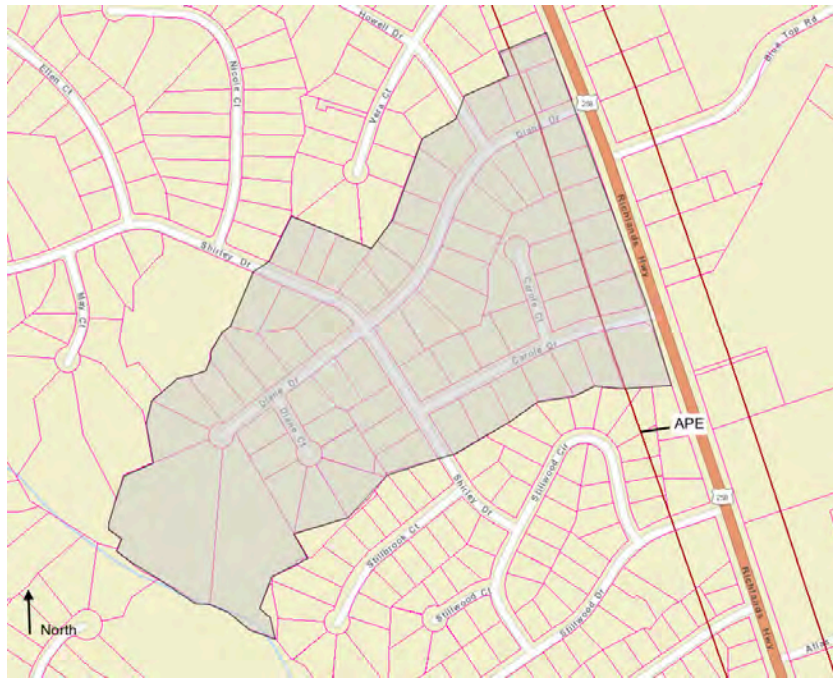


Carole Drive, view to the east

Description

Pine Forest Acres is a subdivision that developed primarily in the 1960s on the west side of US 258 (Richlands Hwy). Diane Drive, Diane Court, Carole Drive, Carole Court, and a portion of Shirley Drive make up Pine Forest Acres. Pine Forest Acres is a planned neighborhood based on three plats. Dwellings in sections 1 and 3 of Pine Forest Acres date primarily from 1959 to 1964. Only six of the seventy-four houses in sections 1 and 3 post-date 1964. The plat for Pine Forest Acres section 2 is dated March 18, 1960, but that part of the neighborhood contains houses built in the 1970s and later.

Pine Forest Acres Sections 1 and 3 contains seventy-four dwellings, almost all of them modest, side-gabled or hip-roofed brick Ranch houses built in the 1960s. The wide neighborhood streets with concrete curbs follow a curvilinear design common for platted neighborhoods of the period.



Pine Forest Acres Sections 1 and 3 with APE indicated

History

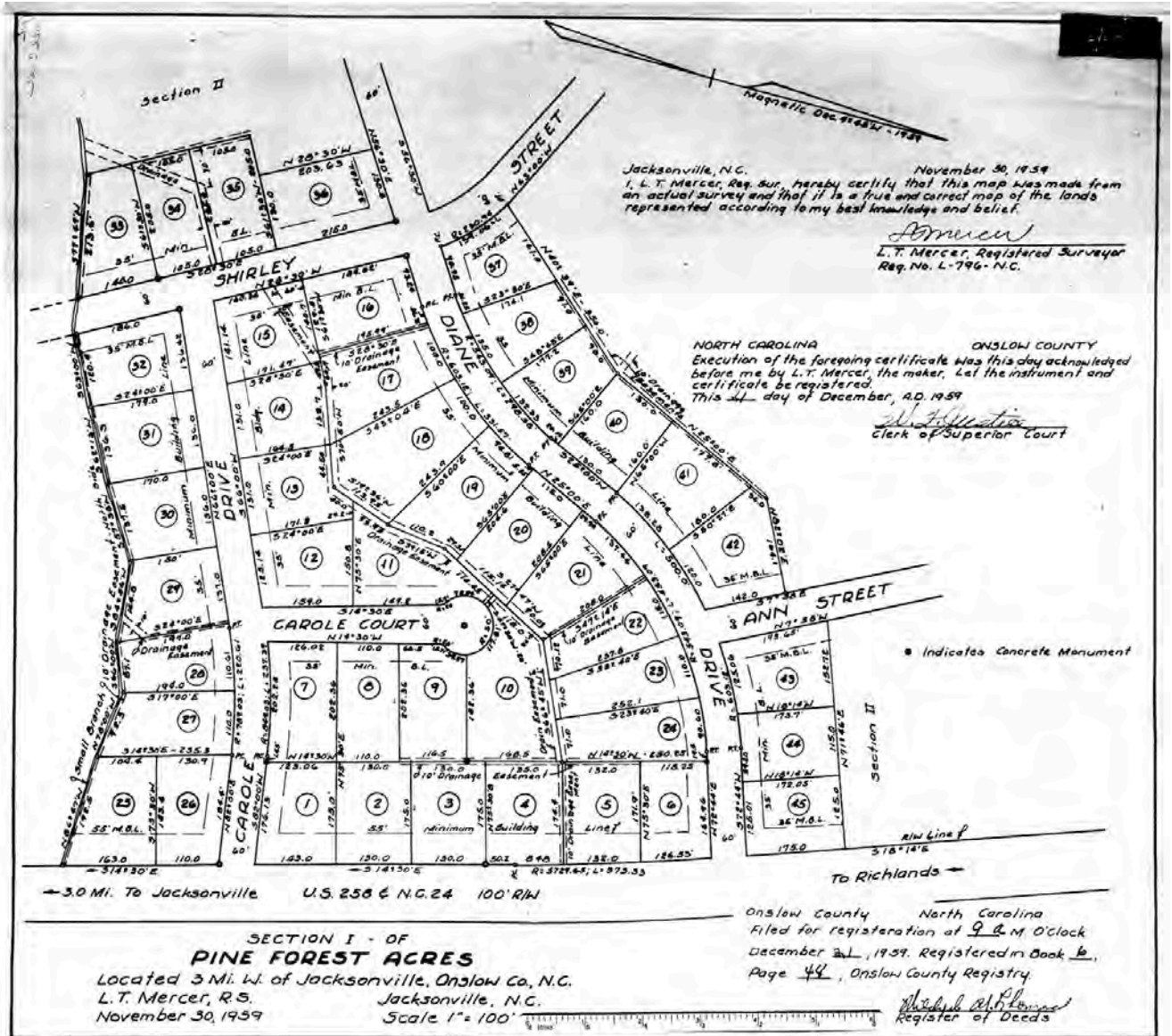
W. B. Quick and Cecil Morton, president and secretary-treasurer of Pine Forest Acres Inc. developed Pine Forest Acres mostly in the 1960s. William B. Quick worked in real estate and owned several buildings in Jacksonville. After serving in World War II, Cecil Morton started Morton Construction Company in Jacksonville. He served on the Onslow County Board of Commissioners and was instrumental in developing the Onslow county water and sewer service for the county.⁸ The two men established at least one other subdivision, Forest Hills, which was platted in 1957 and 1958. Forest Hills includes Henderson Drive, Clyde Drive, Vernon Drive and Doris Avenue and is situated just north of downtown Jacksonville.⁹

Quick and Morton issued protective covenants that guided construction and appearance in Pine Forest Acres. All parcels could contain only one dwelling no more than two-and-a-half-stories in height and a garage. The covenants spelled out guidelines for setback, building placement, and restricted the neighborhood to only residential development.¹⁰

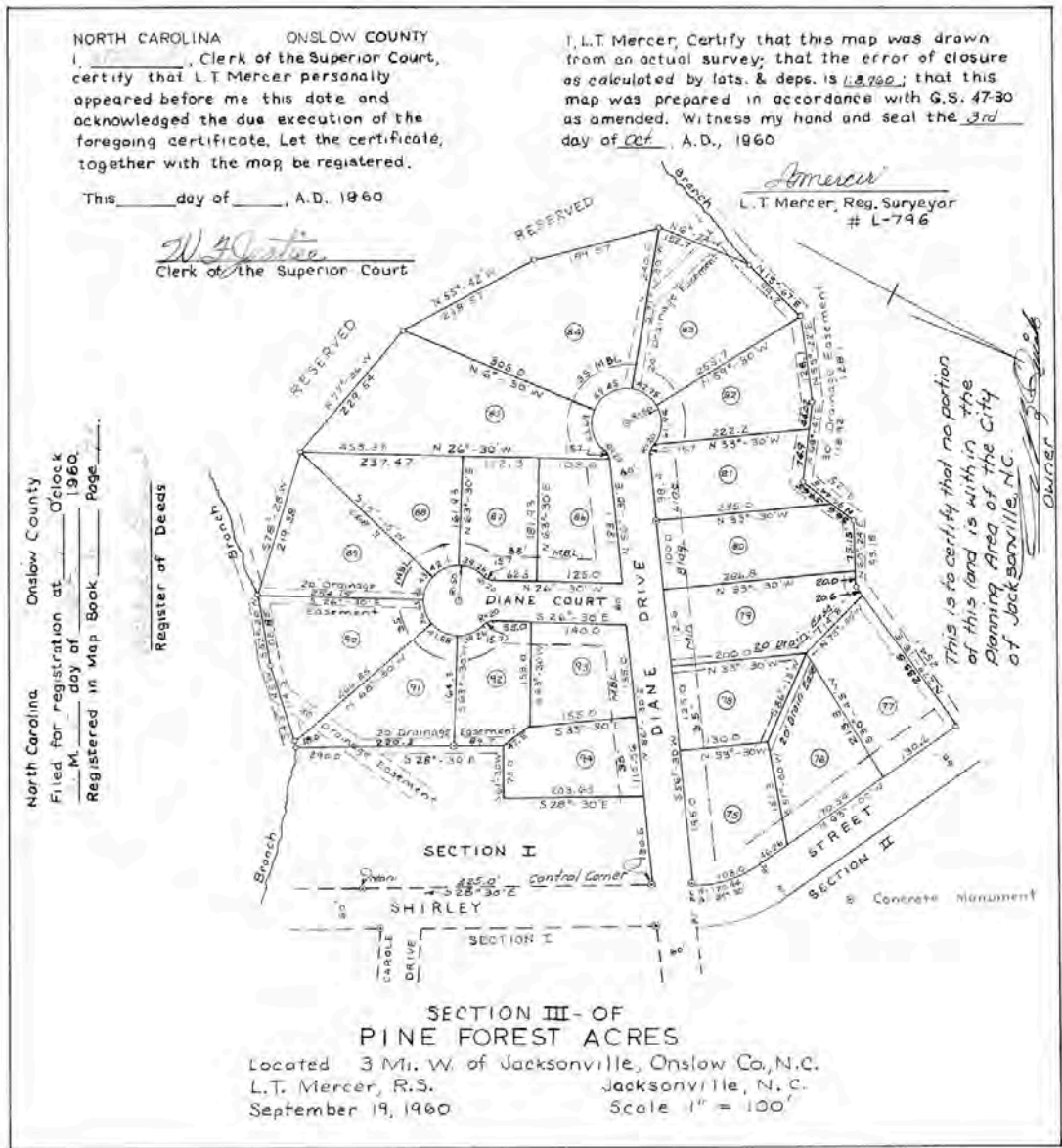
⁸ Obituary for Cecil Morton, *Jacksonville Daily News*, February 8, 2016.

⁹ Onslow County Book of Maps 5, page 32, dated February 24, 1957; Onslow County Book of Maps 5, page 67, dated April 15, 1958; Onslow County Book of Maps, 5 page 73, dated December 19, 1958.

¹⁰ Onslow County Deed Book 292, page 121, dated December 29, 1959.



Section 1 of Pine Forest Acres, plat dated November 30, 1959



Sections 3 of Pine Forest Acres, dated September 19, 1960

Many of the first families to settle in Pine Forest Acres were associated with the United States Marine Corps. Gerard Hodum and his wife Florence purchased lot 29 in October 1964 and built a house soon thereafter. A native of Florida City, Florida, Gerard Hodum served in Alpha Company, a tank corps, during the Vietnam War.¹¹ The Hodums raised five children in their house at 407 Carole Street before selling the property in 1977 to the

¹¹ USMC Vietnam Tankers Association website, <http://www.usmcvta.org/our-organization/membership-roster-past-present>, accessed September 21, 2017.

current owners.¹² In March 1965, Joan and Neil Scarborough purchased lot 32 in section 1 of Pine Forest Acres. They built a Ranch house at 413 Carole Drive to occupy while Mr. Scarborough served at Marine Corps Air Station New River in Jacksonville. A native of Nebraska, Scarborough enlisted in the Marines in 1954 and completed his recruit training at Camp Pendleton.¹³



Florence and Gerard Hodum House at 407 Carole Street, view to the southeast

¹² The North Carolina Birth Index indicates the Hodums had five children between 1957 and 1969, *North Carolina, Birth Indexes, 1800-2000* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2005, accessed September 21, 2017.

Onslow County Deed Book 507, page 840, dated August 17, 1977.

¹³ Onslow County Deed Book 333, page 664, dated March 31, 1965; Neil H. Scarborough, 1954, Camp Pendleton, U. S. Marine Corps Muster Rolls, Ancestry.com. *U.S. Marine Corps Muster Rolls, 1798-1958* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2007, accessed October 1, 2017.



225 Diane Court, built in 1963, view to the southeast



208 Diane Court, built 1963, view to the east

Context: Post World War II Neighborhoods in Jacksonville and Vicinity

The Federal Housing Administration (FHA), created in 1934, established principles of neighborhood planning and design that influenced the appearance of hundreds of suburban domestic developments in the United States for decades. The FHA provided low-cost mortgages and helped developers secure private financing, but only for neighborhoods whose plans were approved by the agency. The FHA released a series of publications to promote its standards and recommended designs. Among the requirements for new subdivisions was a location where demand for housing was great and the location was suitable regarding topography, tree cover, and an absence of hazards, like flooding potential. The FHA recommended but did not require that subdivisions be adapted to the topography and natural features of their locations, that sharp corners and dangerous intersections be avoided, and that long blocks be installed to eliminate unnecessary streets. The FHA standards by which developments were assessed became the prevailing norms for suburban residential neighborhoods into the post-World War II era for places like Pine Forest Acres.¹⁴

Onslow County, especially the area around Jacksonville, contains numerous post-World War II suburban developments. The presence of these neighborhoods resulted from the substantial population expansion that occurred between 1940 to 1960 when the number of inhabitants in the county went from just under eighteen thousand to almost eighty-three thousand, an increase of 361 percent. No other county in North Carolina experienced such a significant population increase during that twenty-year period.¹⁵

The population spike was linked to the establishment of two major military facilities in Onslow County just before the beginning of World War II: Camp Lejeune and the Marine Corps Air Station New River (originally known as Peterfield Point).¹⁶ Just before the United States entered the war, the United States Marine Corps chose a large site on the New River in Onslow County for a new base later designated Camp Lejeune. The location's beaches and tributaries provided the Marines with the geography required to train soldiers for a variety of combat situations. George W. Carr of Durham served as architect for Camp Lejeune. Construction started in April 1941 and was mostly completed by August 1942. The United States government displaced about 720 families—or 2,400 people—from the 85,000 acres it acquired. Buildings, structures and known burials were removed from the site. Today, Camp Lejeune covers about 151,000 acres.¹⁷

¹⁴ "Historic Residential Suburbs," National Register Bulletin, online at www.NPS.gov, accessed September 12, 2017.

¹⁵ Richard L. Forstall, comp. and ed., *Population of the States and Counties of the United States: 1790 to 1990* (Washington, D. C.: Government Printing Office, 1996), 118.

¹⁶ Camp Davis was also established during this period and operated from 1941 to 1946. The government announced the closing of the camp in July 1945. By 1948, the base had been largely dismantled.

¹⁷ "Camp Lejeune," North Carolina Historical Highway Marker Program website, <http://www.ncmarkers.com/Markers.aspx?MarkerId=C-71>, accessed September 17, 2017.

The federal government also established the 3,600-acre Peterfield Point (now called Marine Corps Air Station New River) as part of Camp Lejeune as a location for the Corps' land and seaplane operations. In 1944, the Air Station became a separate entity and supplied bombers during World War II. The station was placed in caretaker status after the war, but reopened in 1951 and has operated since that time. Thousands of Marines and support staff have occupied and operated the station since its establishment.¹⁸

Enlisted troops and the personnel needed to construct, staff, and support Camp Lejeune and Marine Corps Air Station New River required housing for themselves and their families and developers and builders answered the call. In the years around World War II, thousands of dwellings were built in and around Jacksonville. Large and small housing developments containing mostly Ranch houses and Minimal Traditional dwellings, the styles most popular during the period, proliferated.

Pine Forest Acres was just one neighborhood developed after the war, a period when Camp Lejeune remained an essential part of the country's military structure. Dr. R. W. Smith developed section one of Sunset Acres based on a plat from May 3, 1961. The neighborhood of thirty-six home sites initially contained two main streets—Sunset Road and Morning Drive—on the north side of U. S. highway 17 near Camp Lejeune. In 1963, the neighborhood was expanded by a subsequent developer, Sunset Building Company. The plat for this newer portion added East Donna Court and West Donna Court and Dixie Trail to the original development. Sunset Acres contains simple brick Ranch houses built throughout the 1960s and typical of the period.



Houses built in the early 1960s on Morning Drive in Sunset Acres, view to the west

¹⁸ "MCAS New River Station History," My Base Guide website, http://www.mybaseguide.com/marines/121-1123/mcas_new_river_station_history, accessed September 17, 2017.

Edgewood Park is located just northwest of Jacksonville at the southeast corner of Ramsey Road and Gum Branch Road. Platted in January 1964, the subdivision contained sixty-nine parcels centered around Hofmann Drive, Woodlawn Drive, Lanier Drive, and Edgewood Drive. Modest mostly brick Ranch houses built in the 1960s stand on small grassy lots in this compact neighborhood.



105 Lanier Drive, built in 1964 in Edgewood Park, view to the North

Forest Grove, a subdivision located within the limits of the city of Jacksonville, developed in the 1960s based on a plat dated March 1959. Three developers, Walter Morgan, Leo L. Lanier, and John W. Aman, subdivided the former farmland north of the city center where families built modest Ranch houses and Minimal Traditional dwellings. Oak Street, Summersill Drive, and Waltmore Street extend from Forest Grove Avenue, the main corridor through the neighborhood.

Evaluation

Pine Forest Acres Sections 1 and 3 is one of many neighborhoods developed in the post-World War II period in and around Jacksonville. The establishment and expansion of suburban development was tied to the creation and growth of Camp Lejeune and Marine Corps Air Station New River, which created a population boom in Jacksonville in the middle decades of the twentieth century. The neighborhoods developed in the 1940s through 1970s clearly document the impact of what is now the country's largest U.S. Marine Corps installation at Camp Lejeune. Pine Forest Acres Sections 1 and 3, containing typical house forms from the 1960s situated on curvilinear streets, holds no particular significance among post-World War II neighborhoods in and around Jacksonville.

Integrity

Pine Forest Acres Sections 1 and 3 remains at the location where it was constructed in the 1960s and later and therefore retains its integrity of location. The neighborhood possesses integrity of setting because it remains in a residential setting where it was constructed. The neighborhood's integrity of material has been compromised by the replacement of the original windows and the application of vinyl siding to the exteriors of many of the houses. Approximately forty percent of the dwellings have lost integrity because of alterations. The neighborhood retains integrity of association because as a district it is mostly intact and does retain the appearance it had when built. Pine Forest Acres evokes the aesthetic or historic sense of a 1960s neighborhood and therefore retains integrity of feeling. The neighborhood lacks the building technology or aesthetics of its historic period because of unsympathetic alterations and therefore does not possess integrity of workmanship. Finally, the composition of elements that constitute the form, plan, space, and style are intact and therefore the neighborhood retains integrity of design.

Significance

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Pine Forest Acres Sections 1 and 3 is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to the local, state, or national history.

No one associated with Pine Forest Acres Sections 1 and 3 achieved any particular significance on the national, state, or local level. The neighborhood therefore is not recommended eligible for the NRHP under Criterion B.

Pine Forest Acres Sections 1 and 3 does not retain sufficient integrity to necessary to convey the distinctive characteristics of this property type. The neighborhood does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this neighborhood would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Pine Forest Acres is recommended not eligible for the NRHP under Criterion D.

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Appendix: Professional Qualifications

JENNIFER FRANCES MARTIN

POSITION: Founding Principal

EDUCATION: M.A. History with Emphasis in Historic Preservation
Middle Tennessee State University

B.A. History and B.A. Sociology
University of South Carolina

Commission Assistance and Mentoring Program (CAMP)
Presented by the National Alliance of Preservation Commissions
Durham, North Carolina

Introduction to Section 106 of the National Historic Preservation Act, University of Nevada, Reno

PROFESSIONAL AFFILIATIONS: Preservation Durham
Preservation North Carolina
City of Durham Historic Preservation Commission
Vernacular Architecture Forum
Southeast Chapter Society of Architectural Historians

EXPERIENCE:

Jennifer F. Martin has worked as an architectural historian and preservation planner since 1991 and is a founding principal with MDM Historical Consultants. She has documented scores of historic properties through successful completion of architectural surveys, National Register of Historic Places nominations, and local landmark designation reports. She has worked with local governments and commissions on programs to identify, document, and protect historic and cultural resources. She has further contributed to the field through publication and well as by making presentations at academic and professional conferences.

Ms. Martin was previously the Carolinas Regional Manager for Edwards-Pitman Environmental, where she oversaw a staff of architectural historians, preservation planners, and archaeologists working on projects in the Carolinas and Virginia. Ms. Martin was responsible for scoping projects, preparing budgets, and monitoring and overseeing cultural resource surveys, nominations to the National Register of Historic Places, environmental documents necessary for compliance with federal and state laws, and consultations with historic preservation commissions throughout the region. Prior to joining Edwards-Pitman Environmental, Ms. Martin worked for the North Carolina State

Historic Preservation Office as the National Register Coordinator in Raleigh and as the Historic Preservation Specialist in Asheville. Ms. Martin is the award-winning author of *Along the Banks of the Old Northeast: the Historical and Architectural Development of Duplin County, North Carolina* and a co-author of *The Historic Architecture of Western North Carolina*.

Some projects Ms. Martin has been involved with are listed below.

- *North Carolina Department of Transportation Historic Structures Survey Report for NC 279 (Dallas-Cherryville Highway) Improvements from SR 1438 to NC 275, Gaston County, North Carolina (2017)*
- *North Carolina Department of Transportation Intensive-Level Architectural Field Survey NC 279 (Dallas-Cherryville Highway) Improvements from SR 1438 to NC 275, Gaston County, North Carolina (2016)*
- *North Carolina Department of Transportation Historic Structures Survey Report for the Construction of Roundabouts at the Intersection of SR 1315 and SR 1307 and the Intersection of SR1315 at SR 1316, Union County, North Carolina (2016)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Secondary Road Improvements to SR 1137, Watuaga County, North Carolina (2016)*
- *Golden Belt Historic District Preservation Plan, Durham, North Carolina (2016)*
- *Orange County Architectural Survey Update, Orange County, North Carolina (2015)*
- *Dr. Neil and Nancy Elizabeth Culbreth House National Register Nomination, Whiteville, North Carolina (2015)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 224, Stokes County, North Carolina (2015)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Interstate 26 Widening, Buncombe and Henderson Counties, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report for six bridges in Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 192, Macon County, North Carolina (2014)*
- *Penderlea Homesteads Historic District National Register Nomination, Pender County, North Carolina (2014)*
- *Brunswick County Historic Architecture, ongoing preparation of publication manuscript, Brunswick County, North Carolina (2012-2013)*
- *Sunset Hills Historic District National Register Nomination, Greensboro, North Carolina (2013)*
- *Wilkesboro School Historic Tax Credit Application, Wilkesboro, North Carolina (Approved 2013)*
- *Richard B. Harrison School National Register Nomination, Selma, North Carolina (2012)*

- *Bray-Paschal House National Register Nomination*, Chatham County, North Carolina (2011)
- *West Selma Historic District National Register Nomination*, Selma, Johnston County, North Carolina (2011)
- *Downtown Selma Historic District National Register Nomination*, Selma, Johnston County, North Carolina (2010)
- *Perry School National Register Nomination*, Franklin County, North Carolina (2010)
- *Johnson Farm National Register Nomination*, Harnett County, North Carolina (2009)

PUBLICATIONS:

“Biltmore Complex,” “Biltmore Forest School” and “Appalachian Rustic Architecture” in *The Encyclopedia of Appalachia*. East Tennessee State University, 2006

Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina. Duplin County Historical Foundation, 2000

A Guide to the Historic Architecture of Western North Carolina (co-author). University of North Carolina Press, 1999

PRESENTATIONS

“Introduction to Raleigh’s Historic Architecture,” Preservation North Carolina Annual Conference, Raleigh, North Carolina

“Restoration of the Morganton and Marion Depots,” Preservation North Carolina Annual Conference, Asheville, North Carolina

“Nominating Rosenwald Schools to the National Register of Historic Places,” National Rosenwald School Conference, Nashville, Tennessee

AWARDS:

2004 Award of Merit from the American Association for State and Local History for the series that includes *A Guide to the Historic Architecture of Western North Carolina*

2003 Special Book Award Recognizing an Outstanding Guide Book Series from the Southeast Society of Architectural Historians for the series

that includes *A Guide to the Historic Architecture of Western North Carolina*

2001 Certificate of Commendation from the American Association for State and Local History for *Along the Banks of the Old Northeast*

2000 Griffin Award for Notable Research and Publication presented by the Preservation Society of Asheville and Buncombe County

CYNTHIA DE MIRANDA

POSITION:	Founding Principal & Architectural Historian
EDUCATION & TRAINING:	B.A. Public Policy Studies Duke University Introduction to Section 106 of the National Historic Preservation Act, Washington DC Commission Assistance and Mentoring Program (CAMP) Presented by the National Alliance of Preservation Commissions, Lynchburg, Virginia
PROFESSIONAL AFFILIATIONS:	Preservation North Carolina Preservation Durham, Board Member Vernacular Architecture Forum Southeast Chapter Society of Architectural Historians

EXPERIENCE:

Cynthia de Miranda, a founding Principal of MDM Historical Consultants, has worked as an architectural historian and preservation planner since 1993. Ms. de Miranda has successfully prepared National Register nominations, local landmark designation reports, architectural surveys, design review guidelines, and preservation plans. She has documented historic properties in North Carolina, South Carolina, Virginia, Minnesota, Michigan, Illinois, South Dakota, Wisconsin, and Washington State. She has also contributed to the field through publications and presentations at academic and professional conferences.

Prior to forming MDM Historical Consultants, Inc., Ms. de Miranda worked as an architectural historian with Edwards-Pitman Environmental, Inc., in Durham, North Carolina, and with Hess, Roise and Company of Minneapolis, Minnesota. Ms. de Miranda has also worked on the staffs of the Advisory Council on Historic Preservation in Washington, D.C., and the Raleigh Historic Districts Commission (now the Raleigh Historic Development Commission) in Raleigh, North Carolina.

Some projects Ms. de Miranda has been involved with are listed below.

- *Owen and Dorothy Smith House Local Designation Report*, Raleigh, North Carolina (2015)
- *Leonard Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Tyler Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Crabtree Jones House National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)

- *Raleigh Business District Walking Tour for RaleighHistoric Mobile App*, Raleigh, North Carolina (2014)
- *Historic Architecture of Brunswick County*, publication, Brunswick County, North Carolina (2014)
- *Wachovia Building Company Tract House National Register Nomination*, Raleigh, North Carolina (2014)
- *Proximity Print Works National Register of Historic Places Nomination*, Greensboro, North Carolina (2014)
- *Garland S. and Toler Moore Tucker House Local Designation Report and National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)
- *St. Matthew's School Local Designation Report*, Raleigh, North Carolina (2014)
- *Merrimon-Wynne House Local Designation Report and National Register of Historic Places Nomination (2013)*
- *John and Belle Anderson House Local Designation Report*, Raleigh, North Carolina (2013)
- *William and Georgia Holleman House Local Designation Report*, Raleigh, North Carolina (2013)
- *John Beaman House Local Designation Report*, Raleigh, North Carolina (2013)
- *South Brick House National Register of Historic Places Nomination*, Wake Forest, North Carolina (2013)
- *Downtown Durham Historic District Additional Documentation*, Durham, North Carolina (2012)
- *Wrights Automatic Machinery Company National Register of Historic Places Nomination*, Durham, North Carolina (2012)
- *Scott and Roberts Dry Cleaners National Register of Historic Places Nomination*, Durham, North Carolina (2011)
- *Summerfield School Gymnasium and Community Center National Register of Historic Places Nomination*, Summerfield, North Carolina (2011)
- *Special Character Statement: S. Blount-S. Person Street Historic District*, Raleigh, North Carolina (2011)
- *Pope House Application for Determination of Statewide Significance*, Raleigh, North Carolina (2011)
- *Paul O. and Elsie Stahl House Local Landmark Designation Report*, Raleigh, North Carolina (2010)
- *Harwell Hamilton and Jean Bangs Harris House and Office National Register Nomination*, Raleigh, North Carolina (2010)
- *Carpenter Farm Supply Company Complex Local Landmark Designation Report*, Wake County, North Carolina (2010)
- *Dillard and Mildred Teer House Local Designation Report*, Durham, North Carolina (2009)
- *Fayetteville Modern Architectural Survey*, City of Fayetteville, North Carolina (2009)

- *Wilbur and Martha Carter House National Register Nomination*, Greensboro, North Carolina (2008)

PUBLICATIONS:

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Coauthored with Jennifer F. Martin.

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