

**Addendum To  
An Historical Architectural Survey Report  
For The**

**WILMINGTON BYPASS**

**New Hanover and Brunswick Counties  
Federal Aid No. STP-17(1)  
State Project No. 8.U250901  
TIP No. R-2633**

**Prepared For:**

**THE FEDERAL HIGHWAY ADMINISTRATION  
AND  
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

**Prepared By:**

**GREINER, INC.**

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1994  
part 3 of 3**

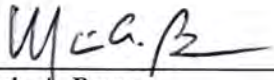
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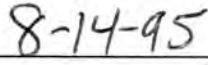
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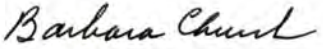
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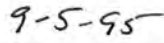
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## MANAGEMENT SUMMARY

On May 22, 1995, Greiner, Inc. received a copy of a letter dated May 11, 1995, which had been sent to the North Carolina State Historic Preservation Office by Mary R. and Eelco H. Tinga, Sr. The Tingas own a nursery located on the east side of Castle Hayne Road (US 117/NC 133) just north of Arlene Drive in New Hanover County's Wrightsboro community, within the Area of Potential Effect (APE) of the Wilmington Bypass project (Federal Aid No. STP-17(1), State Project No. 8.U250901, TIP No. R-2633) (Figures 1, 2, and 3). The letter included historical information on, and historic photographs of, the Tinga Nursery.

When Greiner initially surveyed the APE in 1992, it believed that the Tinga house was less than 50 years old--the south section of the house was less than 55 years old at the time--and not architecturally significant. Further, important historical aspects of the nursery were not apparent in the secondary sources covering the history of the area. Greiner therefore did not include the property in its historical architectural survey report. The information included in the Tingas letter alerted Greiner to the potential significance of the nursery. After reviewing it, Greiner immediately spoke with the North Carolina Department of Transportation, from which it had received the letter, and with Eelco H. Tinga, Sr. On May 30, 1995, Greiner Senior Architectural Historian Marvin A. Brown met at the nursery with Mr. Tinga, his wife Mary Roland Tinga, their son Eelco H. Tinga, Jr., Dr. W. Frank Ainsley of the University of North Carolina at Wilmington, and Beverly Tetterton of the New Hanover County Public Library. They provided Mr. Brown with photocopies of historic photographs of the nursery and historical information on the Castle Hayne settlement that spurred its creation. They also assisted him in his field examination of the nursery, providing oral history concerning its land and buildings.

After viewing the property, studying the historical information on it provided by the Tingas, Dr. Ainsley, and Ms. Tetterton, and evaluating it, Greiner believes that the Tinga Nursery is eligible for listing in the National Register of Historic Places under Criterion A within the categories of significance of Exploration/Settlement and Agriculture. The nursery is the last intact connection with Hugh MacRae's early-twentieth-century, European-settled Castle Hayne agricultural colony; it helped spawn the nursery industry in the area; and it continues to be cultivated as a nursery on its original lands by the descendants of Eelco I. Tinga, one of the colony's early settlers.



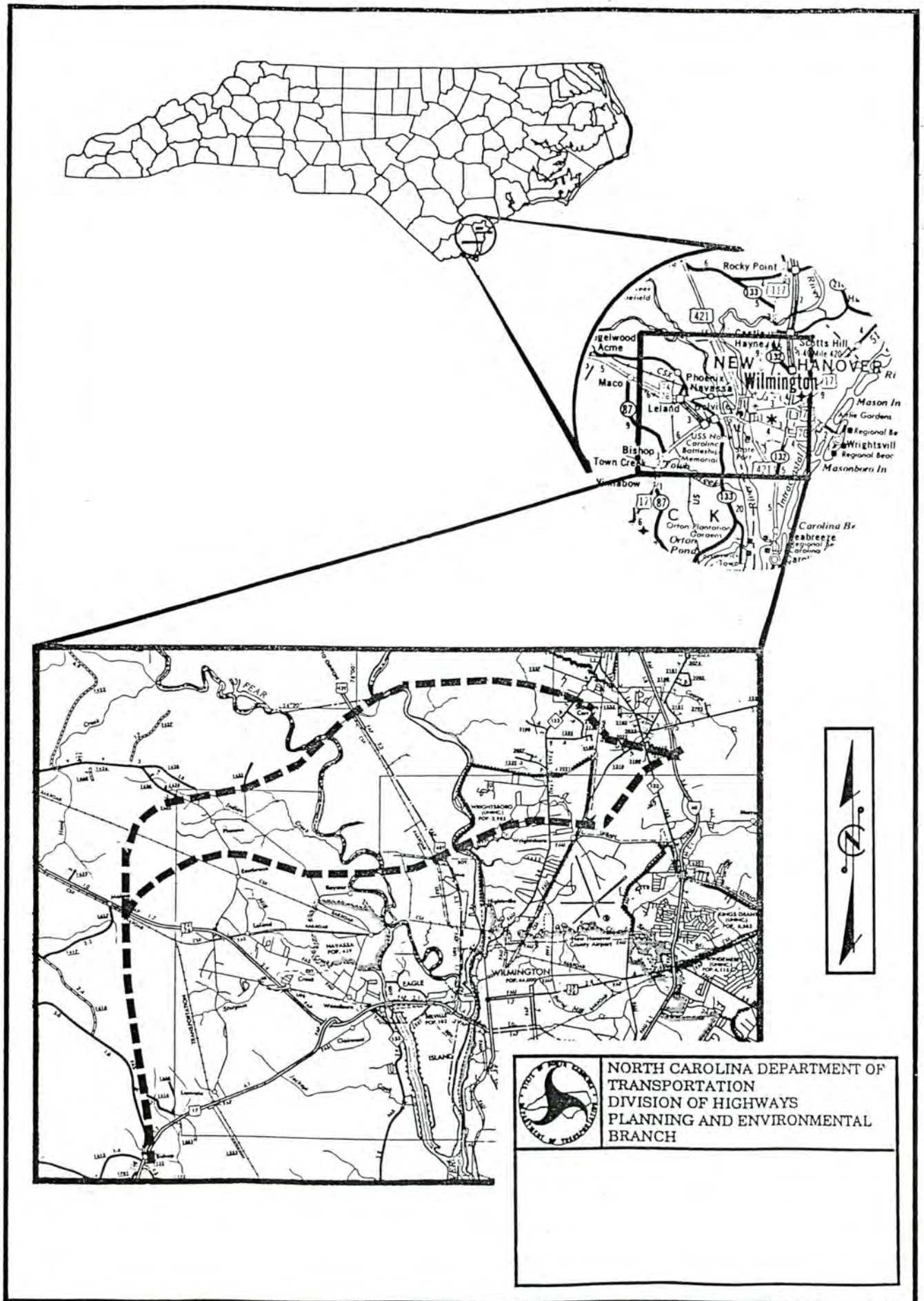
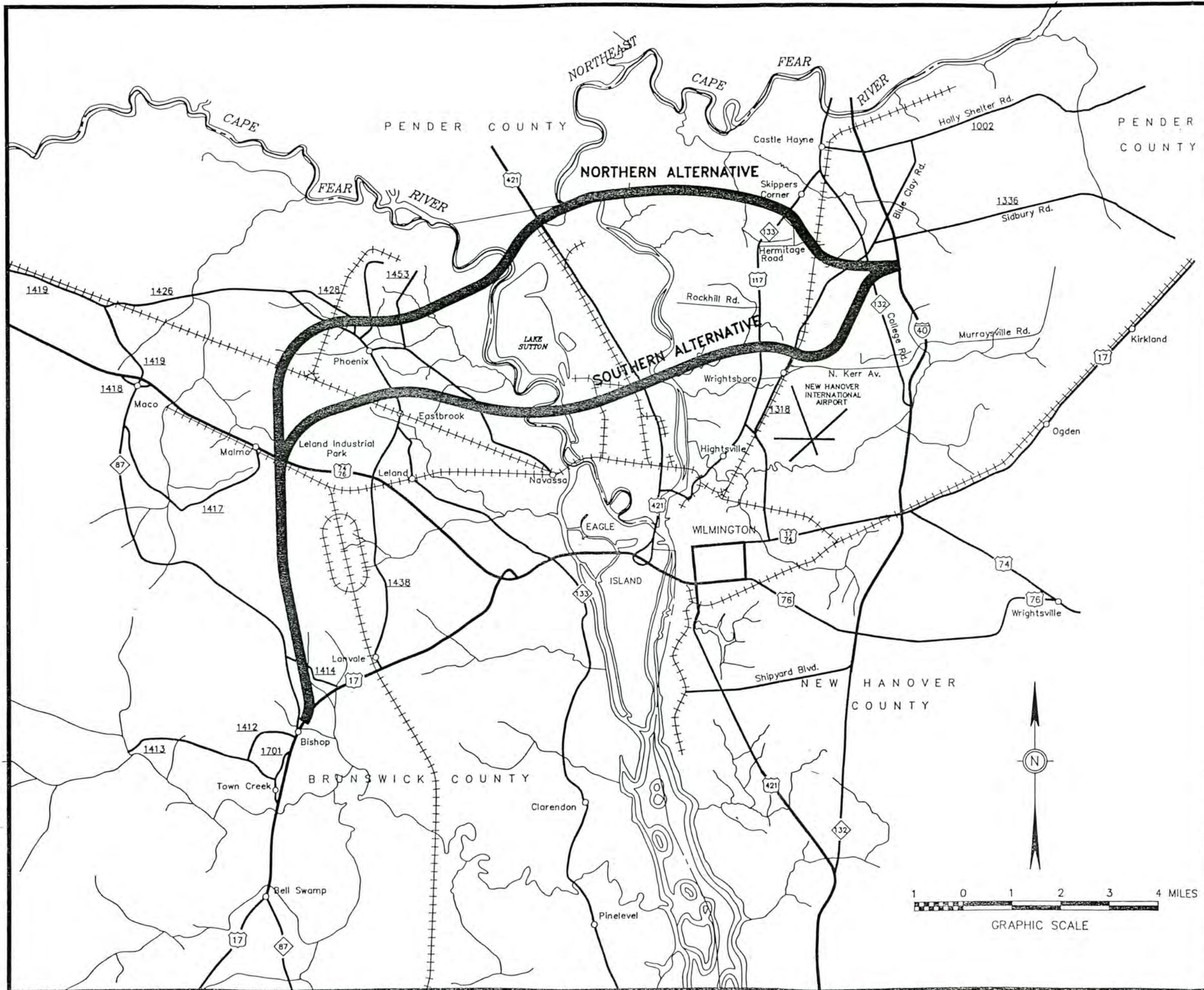


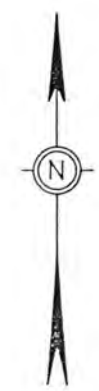
FIGURE 1 Project Location Map





**LEGEND**

- +++++ Railroads
- Existing Roads
- ~ Streams & Creeks
- ~ Rivers
- - - County Line
- █ Project Corridor**



NORTH CAROLINA  
 DEPARTMENT OF TRANSPORTATION  
 ENVIRONMENTAL IMPACT STATEMENT  
 WILMINGTON BYPASS  
 CORRIDOR STUDY  
 T.I.P. R-2633

FIGURE 2 Project Corridor Map



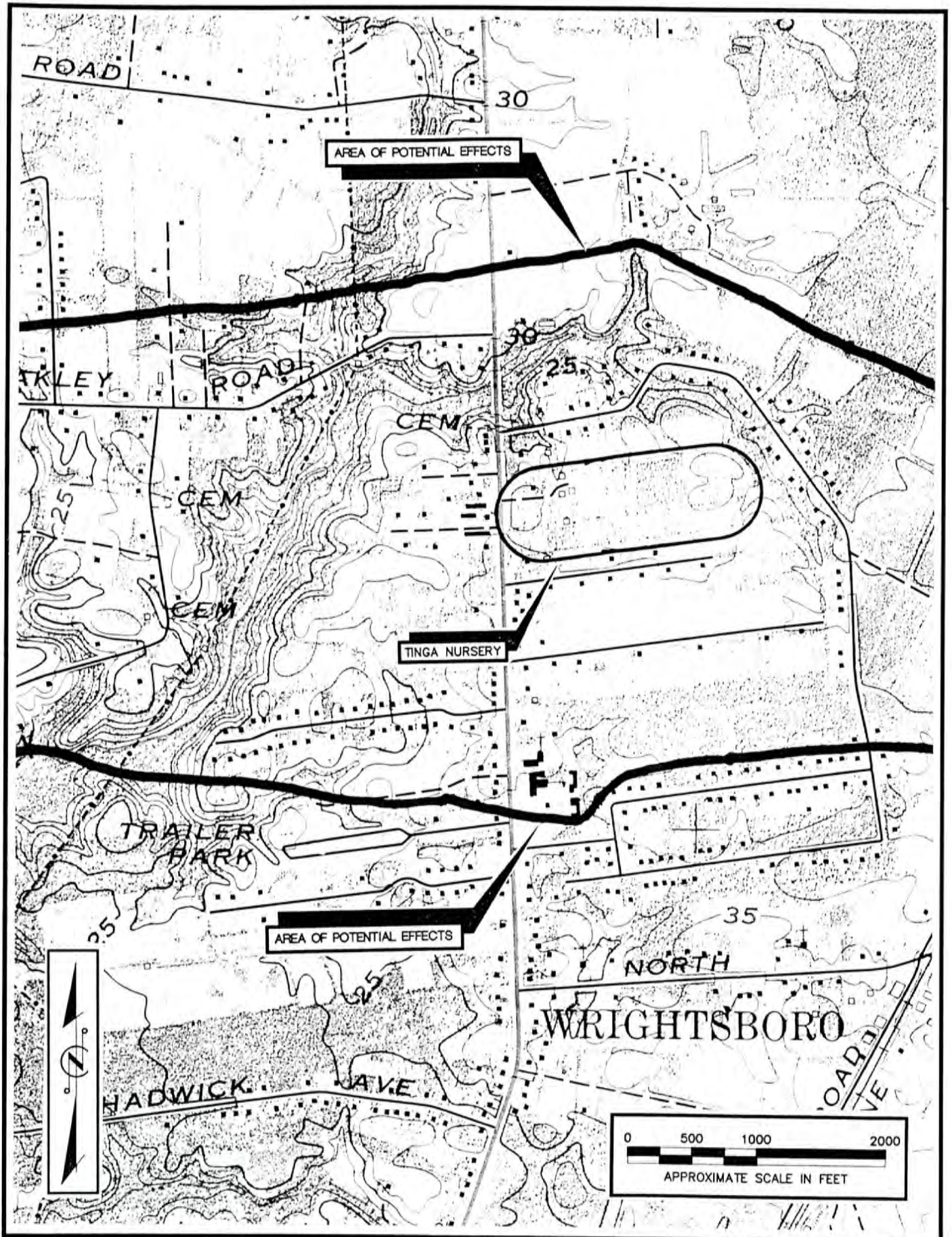


FIGURE 3 Area of Potential Effect Near Tinga Nursery

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**TINGA NURSERY**  
2918 Castle Hayne Road  
(East side of Castle Hayne Road (US 117/NC 133), 0.1 miles north of Arlene Road, Wrightsboro  
vicinity, New Hanover County)

*History*

*Hugh MacRae and Castle Hayne*

At the opening of the twentieth century, Wilmington businessman Hugh MacRae (1865-1951) established the Carolina Trucking Development Company, through which he planted six unusual and noteworthy agricultural colonies in the Cape Fear region. MacRae was an active entrepreneur whose many ventures in the area included running his father's cotton mill; developing streetcar suburbs in the Wilmington vicinity and oceanfront property in Wrightsboro Beach; serving as president of the Tidewater Power Company, which controlled Wilmington's utilities and streetcar lines; and the agricultural colony experiment (Ainsley 1987).

MacRae acquired, along the path of the Atlantic Coast Line Railroad, large tracts of overworked land, which his Carolina Trucking Development Company subdivided into innumerable ten-acre farm lots and six town sites. He hoped that the six colonies, peopled by European immigrants, would revivify the agricultural fortunes of the region. According to Dr. W. Frank Ainsley (1987):

The colonies were established under a "company-town" concept, each having a company store or commissary, a superintendent who lived in each colony, and a common pool of agricultural implements and equipment from which all the colonists could borrow. Agents were hired on a commission basis to go to Europe to secure colonists. Immigrants from Europe, including those who had settled in the northeastern United States, were actively solicited by promotional brochures printed in various languages (Dutch, French, Hungarian, Polish, Italian, Slovak, Czech, and German). After much discussion about the climate of the region, soils, the various bountiful crops, markets, health conditions, roads, and the city of Wilmington, the brochures described the farmlands available, the price and terms of payment, and deed restrictions.

The six colonies established in the area and the ethnicity of their colonists were Artesia (Polish and Dutch) and New Berlin (German and Hungarian) in Columbus County, Castle Hayne (Dutch and Hungarian) and Marathon (Greek and Polish) in New Hanover County, and St. Helena (Italian) and Van Eeden (Dutch) in Pender County (Ainsley 1987; Faris 1960). As Ainsley (1987) observes:

These six communities were anomalies in the rural South due to the fact that most of the deluge of European immigrants who flocked to America in the early 1900s remained in the industrialized Northeast and Midwest. MacRae's experiments in what he termed "human engineering" were rather unique for the early twentieth century South.

Three of the colonies failed--Artesia, New Berlin (later Delco), and Van Eeden, a utopian community established in partnership with Dutch physician and dreamer Frederick Van Eeden (Faris 1960; Ainsley 1987). Three succeeded. St. Helena saw a parade of different ethnic colonists before settling into the farming of truck products, particularly lettuce, by the 1950s. Marathon was largely absorbed by nearby Castle Hayne, with Dutch and Polish farmers replacing its Greek settlers. The most successful of the communities was Castle Hayne. A 1960 article on the colonies and their inhabitants states that it "twinkled as the bright star of the colony galaxy" (Faris 1960).



MacRae's purchases for his colonies included a large, worn-out, former plantation located on US 117/NC 133 (now known as Castle Hayne Road) between the Northeast Cape Fear River and Prince George Creek. He acquired this land about 1900 and in 1905 he established much of the Castle Hayne colony upon it. Most of the community's original settlers were Hollanders and Hungarians, who were soon joined by Greeks, Poles, and others. MacRae divided the former plantation into about 50 ten-acre farms, drained the land, and constructed roadways and small agricultural buildings where needed. He initially sold the land for \$50 an acre (Corey 1957:58-60; Ainsley 1987).

Most of the colonists in Castle Hayne and the other colonies engaged in truck farming, shipping at MacRae's suggestion perishable crops like lettuce on refrigerated railcars to northern markets. They helped to successfully establish truck farming in the region (Megivern 1991; Faris 1960; Corey 1957:64). As Wilmington architectural historian Edward F. Turberg has noted, "It was not until the early part of the twentieth century that crop farms became a common feature of the county's landscape spurred on by Hugh MacRae's organized colonization of parts of Columbus, New Hanover and Pender counties by Eastern Europeans" (Drew 1987).

The vegetable market, however, did not satisfy all of the colonists (Megivern 1991; Faris 1960; Corey 1957:64). In 1908 three ethnic Dutchmen from Massachusetts founded a nursery in the Castle Hayne community. They were followed in 1909 by H. Van Nes (or Ness) and Eelco I. Tinga, who established the Holland Nursery in the community. In 1913 or 1914 Tinga established his own nursery on a 30-acre tract located a few miles to the south (Corey 1957:60; New Hanover County Deed Book 73, Page 529 (1914); Eelco H. Tinga, Sr. 1995). This property was south of the historic core of the Castle Hayne community, in Wrightsboro, but was located on three ten-acre tracts initially subdivided and drained by MacRae (Eelco H. Tinga, Sr. 1995). Eventually much of the Marathon colony and part of Wrightsboro, including the area around the Tinga Nursery, became popularly thought of as part of Castle Hayne (Corey 1957:59).

The nursery business expanded in the Castle Hayne/Marathon/Wrightsboro area in the teens, largely at the hands of new Dutch colonists. In 1923 Dirk Boet, Adrian Ludeke, Eelco I. Tinga, and Peter Buis imported daffodil bulbs from Holland, introducing bulb raising and flower growing to the area on a large scale. In 1928 local flower growers formed the North Carolina Bulb Growers Association, with Tinga, Ludeke, and Boet as its early officers. Through the efforts of the association, a horticultural research station, still active, was established in Castle Hayne in 1946 (Corey 1957:61-63).

Flowers, bulbs, and vegetables continue to be raised in the vicinity of Castle Hayne, as well as outdoor plants and shrubs. The Tinga Nursery is the only agricultural enterprise in the area, however, that is still largely intact and worked by the descendants of one of the colony's pioneer colonists (Mary R. and Eelco H. Tinga, Sr. 1995).

### *The Tinga Nursery*

Eelco I. (or E.I.) Tinga (1882-1974) came to the United States from Holland in 1906. A trained nurseryman, he initially worked in a nursery on Long Island in New York. He met H. Van Nes in New York and they decided to go into partnership. After reading some of Hugh MacRae's promotional materials for his North Carolina colonies, they moved to the Castle Hayne community in late 1908 or 1909. In September, 1908, they purchased two adjacent ten-acre tracts in Castle Hayne, originally subdivided by MacRae, upon which they established the Holland Nursery. In November, 1912, they acquired an additional 30 acres, also originally subdivided by MacRae, located a few miles south of Castle Hayne proper (Eelco H. Tinga, Sr. 1995; New Hanover County Deed Book 73, Page 529 (1914)).

In 1912 Van Nes married. He and Tinga subsequently dissolved their partnership, with Van Nes gaining title to the 20 acres upon which the Holland Nursery was located, and Tinga acquiring sole ownership of the 30-acre tract to the south. In 1913 or 1914 Tinga established his own enterprise, the Tinga Nursery and Truck Farm, on this tract, which was made up of three contiguous ten-acre parcels stretching between the macadamized Castle Hayne Road and Ness Creek (Eelco H. Tinga, Sr. 1995; Mary R. and Eelco H. Tinga, Sr. 1995; New Hanover County Deed Book 73, Page 529 (1914)).

Tinga sold the northern ten-acre tract in 1919 to fellow nurseryman and Hollander Dirk Boet. In 1925, however, the nursery was again expanded to 30 acres, when Tinga and his wife, Jesse (1884-1978), purchased a ten-acre tract extending from Castle Hayne Road to Ness Creek, located along the southern edge of their property (Eelco H. Tinga, Sr. 1995; New Hanover County Warranty Deed). The 30 acres remain under cultivation by the Tinga family. In 1993 the family repurchased the easternmost five acres of the ten that had been sold to Boet in 1919 (Eelco H. Tinga, Sr. 1995).

E.I. Tinga initially engaged in truck farming and raised fruit trees and flowering shrubs. He soon added evergreens and flower bulbs to his operation. An early-1920s photograph shows the early emphasis he put on bulbs and flowers. It pictures Tinga standing at the edge of Castle Hayne Road in front of his property and a sign announcing the "Tinga Nursery and Bulb Farm" (Plate 1). Among the buildings first built by Tinga were a barn (1914), house (1918, 1930, 1938), washhouse (1918), and employee quarters (1921). The house, barn, and apparently the other two buildings as well are pictured in a photograph of the property dating from the 1920s (Plate 2). Another contemporary photograph, just of the house, captures its original, much smaller, incarnation (Plate 3). A 1926 photograph (Chater 1926:504) pictures Tinga and a son in the narcissus-bulb-filled loft of the barn (Plate 4).

In 1947 Tinga's son, Eelco H. Tinga, Sr., took over operation of the nursery and farm. Three acres of the property were then used as a nursery, ten acres for flower bulbs, and the remaining 17, exclusive of land for domestic use, for raising grain and hay. To maintain the soil, the bulbs and farmland were kept in rotation. In the early 1960s the nursery made a major shift from growing plants in the ground to growing them in pots--originally large #10 metal vegetable cans collected from local restaurants--above the ground. Around this time general farming was phased out (Eelco H. Tinga, Sr. 1995).

The property continues to operate as a nursery run by the Tinga family. Its present owners are Eelco H. Tinga, Sr., Mary R. Tinga, Eelco H. Tinga, Jr., and Herrick R. Tinga. Eelco H. Tinga, III, also works at the nursery (Mary R. and Eelco H. Tinga, Sr. 1995). The operation is extensive. Tinga Nursery, Inc.'s retail price list (1995) catalogs 34 pages of outdoor plants, from abelia to yucca.

### *Description*

The Tinga Nursery now occupies 35 acres of land extending between the east side of Castle Hayne Road and Ness Creek. Twenty of the acres have been associated with the nursery since its inception and ten since 1925. The remaining five acres were associated with the nursery from 1914 through 1925, and reacquired in 1993. The property includes the original house, early and modern outbuildings, and the nursery lands, some of which are presently wooded and others of which are blanketed in rows of outdoor plants set in plastic tubs (Figure 4).

The oldest manmade features of the property are its hand-dug irrigation and drainage ditches, some of which are believed to have been put in place by Hugh MacRae and his Carolina Trucking Development Company when he acquired the property in the early 1900s (Eelco H. Tinga, Sr. 1995) (Plate 5).



The oldest building on the property is the barn (Plate 6), called by the family the "big barn," that Tinga erected in 1914, even prior to building his house. It originally served the family's truck farming and nursery operations, as well as their domestic needs. Two mules and a cow were stabled and, in the case of the cow, milked there. As shown in an early photograph (see Plate 4), bulbs were stored in its loft. The barn no longer retains its integrity because of extensive exterior alterations, which include the addition of modern vertical board siding and a new roof, and the replacement and realignment of bays and the principal doors. The interior, now used solely for storage, retains in large part its ground-floor framing, tool shelves, hay chutes, stalls, and former flower-bulb fumigation room (Plate 7).

The Tingas built their house at the farm in 1918 (Plates 8, 9, and 10). A small frame dwelling, it was originally L-shaped and clad in weatherboards, with exposed rafter ends and an engaged gable-front porch of square posts on brick piers that reflected the popular Craftsman style. Major exterior changes have taken the house's integrity from it. These include the addition of a bedroom and kitchen wing in 1930 at the north and a sunroom in 1938 at the south; re-siding in asbestos (prior to 1946); the removal of the north chimney stack; the alteration of some sash; the extension of a rear porch room; and the removal or boxing in of the exposed rafter ends (Mary R. and Eelco H. Tinga, Sr. 1995). (See Plates 2 and 3 for comparisons with modern appearance of house.) The interior of the house continues to retain much of its original stripped-down Colonial Revival-style finish (Plate 11).

In 1918 the Tingas added a washhouse east of the rear of the house and, in 1921, between these two buildings, they erected an employee quarters (Mary R. and Eelco H. Tinga, Sr. 1995). These two small buildings are the most intact of the property's early buildings and retain their integrity. The washhouse, which includes an open wood shed beneath its gable-end roof, is a frame structure still marked by weatherboards and exposed rafter ends (Plate 12). Inside its washroom, it retains its original washtub and concrete firebox (Plate 13). The tiny frame employee quarters (Plate 14), which also retains weatherboards and exposed rafter ends, was first occupied by a Mr. Feenstra. Holding a bedroom, closet, and fireplace, it provided a private place for its hired occupant--who took his meals in the house with the Tingas--to sleep. The Tinga family refers to it as "Louis' Room," for Louis Tancelle, an employee who lived there between 1925 and 1930 (Mary R. and Eelco H. Tinga, Sr. 1995).

The Tingas erected a large bulb barn opposite the big barn in 1930, and in the early 1930s they added a garage to the bulb barn's west and an irrigation pump to its east (Mary R. and Eelco H. Tinga, Sr. 1995). The bulb barn no longer retains its integrity. Its doors and windows have been altered and it has been re-roofed and re-sided with modern materials (Plate 15). The original function of the small, frame, gable-front garage is no longer recognizable, for in addition to the modernization of its roof, siding, and windows, its garage door has been replaced by a small double door for human rather than vehicle access (Plate 16). The building that originally housed the irrigation pump was destroyed by a storm around 1985 (Eelco H. Tinga, Jr. 1995). The pump, one of the earliest irrigation pumps in the area, remains intact inside a modern shed, behind which is a modern restroom facility for workers (Plate 17).

Many of the nursery's resources postdate 1960, when it made the transition from in-ground to above-ground plant production. The old office, a small gable-end building, was erected in 1963 (Plate 18). A pond for irrigation was dug in 1970 when the Tingas determined that the rust-colored local water could be tamed if its brown algae were allowed to settle out. With the pond they constructed a small shed-roofed pumphouse (Plate 19). In the 1970s numerous cold frames, which are open in the summer and plastic-clad in the winter, were erected on the property to facilitate the raising of above-ground plants (Plate 20). A modern office was constructed behind a semicircular drive just east of Castle Hayne Road and south of the house in 1980 (Plate 21). Rows of potted plants extend from the office out towards the house (Plate 22). The most recent major building erected at the nursery is the

1990 potting shed. A large, open, metal shed, it shields a long, conveyor-belt-fed, mechanical potting machine (Eelco H. Tinga, Jr. 1995) (Plate 23).

### *Evaluation*

The European-settled agricultural colonies founded by Hugh MacRae in the Cape Fear region in the early twentieth century made a significant contribution to the broad patterns of local history. These colonies helped to establish truck farming in the region, and Castle Hayne in particular, the most successful of the six, established the raising of flowers and plants as an important local agricultural enterprise. The Tinga Nursery is one of the original nurseries in the area and is the last intact connection with the Castle Hayne community. Many of its early buildings are in place and continue to serve agricultural and domestic functions, even though they have lost their architectural integrity. Its ten-acre parcels, laid out and drained by MacRae's development company, are intact, extending in long strips from Castle Hayne Road to Ness Creek. This land continues to support the raising of nursery products, as it has since its inception. And it is still in the hands of descendants of Eelco I. Tinga, one of the early settlers of Castle Hayne. The Tinga Nursery is therefore believed to be eligible for listing in the National Register of Historic Places under Criterion A within the categories of significance of Exploration/Settlement and Agriculture.

The nursery is not believed to be eligible for listing in the Register under Criterion B, for it is not associated with the lives of persons significant in our past. The stature of Eelco I. Tinga is not sufficient to qualify as significant under this Criterion and the nursery's connection with Hugh MacRae, who never lived there, does not best illustrate his historic contributions to the area.

The nursery is also not believed to be eligible for the Register under Criterion C. The house, barns, and other early buildings do not possess the distinctive characteristics of their type, period, or method of construction and, with the exception of the tiny employee quarters and the washhouse, they have lost their integrity through major exterior additions and changes. Even though the nursery's resources are significant historically, they no longer constitute a distinguishable entity as a whole under Criterion C because of their loss of integrity. The nursery further is not part of a larger historic district that would include resources beyond its boundaries. Interspersed among the few basic bungalows dating from the teens and twenties in its vicinity are numerous residential and non-residential buildings erected within the past 50 years, and the surrounding community no longer constitutes a distinguishable entity (Greiner, Inc. 1994a and 1994b).

### *Boundaries*

The proposed National Register boundaries for the Tinga Nursery encompass three former strips of land of approximately ten acres each--29.8 total acres--extending east from the North Carolina Department of Transportation 100-foot right-of-way on Castle Hayne Road (US 117/NC 133) to Ness Creek (Figures 5 and 6). The northern 20 acres were part of the original property purchased by H. Van Nes and E.I. Tinga in 1912 and acquired outright by Tinga in 1914. The southern ten acres were acquired by Tinga in 1925 to extend his agricultural activities. The 30 acres continue in their same historic agricultural use. Five acres presently part of the nursery are not included with the proposed boundaries. Although they were part of the original 1912 purchase, they were sold in 1919 and not reacquired by the Tinga family for the nursery until 1993. The three-quarter-century gap in their connection with the nursery excludes them from its National Register boundaries.

The proposed National Register boundaries of the property are concurrent with those pictured on New Hanover County Tax Map 33-07, Block 2, Parcel 4, and Tax Map 33-08, which pictures the easternmost section of the property (Figure 6).



# LEGEND

- |   |                   |   |                        |
|---|-------------------|---|------------------------|
| A | HOUSE             | H | RESTROOMS              |
| B | EMPLOYEE QUARTERS | I | OLD OFFICE             |
| C | WASHHOUSE         | J | PUMPHOUSE              |
| D | BIG BARN          | K | POTTING SHED           |
| E | BULB BARN         | L | OFFICE                 |
| F | GARAGE            | △ | HISTORICAL PHOTOGRAPHS |
| G | IRRIGATION PUMP   | ⊙ | MODERN PHOTOGRAPHS     |
| H | RESTROOMS         |   |                        |

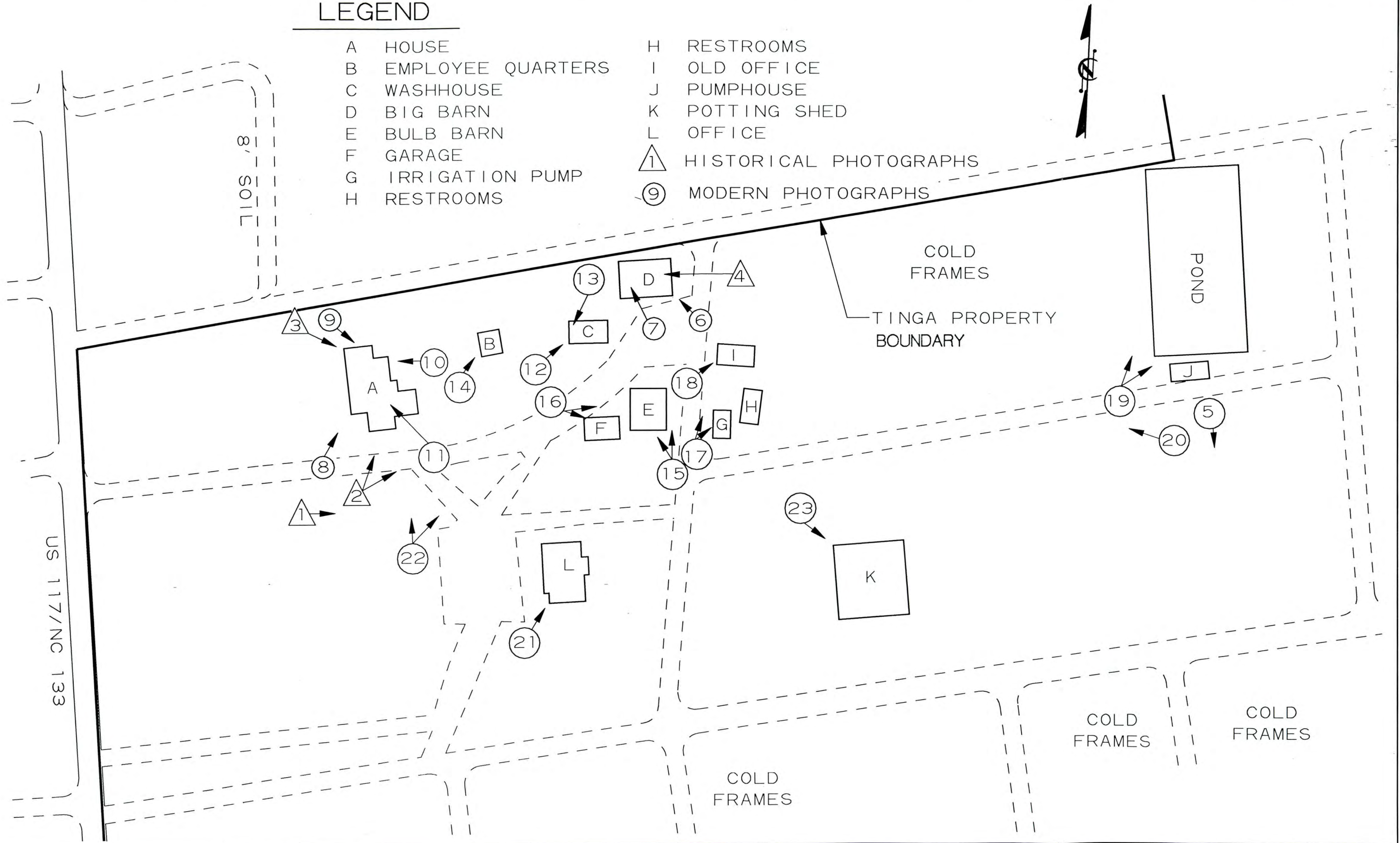


FIGURE 4 Sketch Map of Tinga Nursery

NO SCALE

Nov. 16

12



PLATE 1





PLATE 2





PLATE 3





PLATE 4





PLATE 5



PLATE 6





PLATE 7



PLATE 8





PLATE 9



PLATE 10





PLATE 11

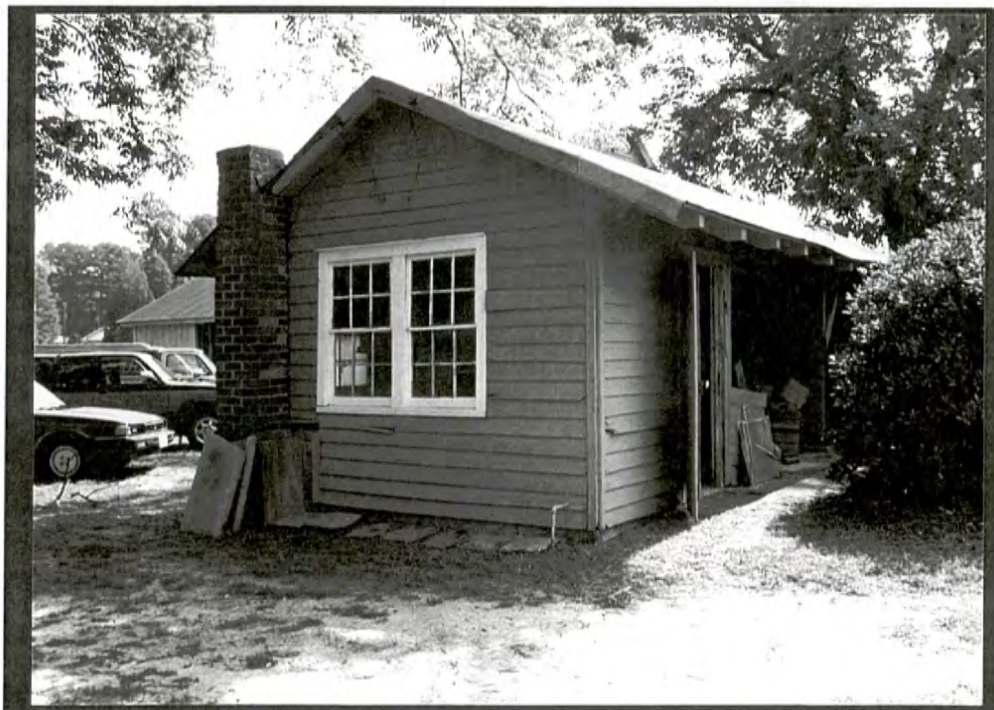


PLATE 12



PLATE 13



PLATE 14





PLATE 15



PLATE 16



PLATE 17

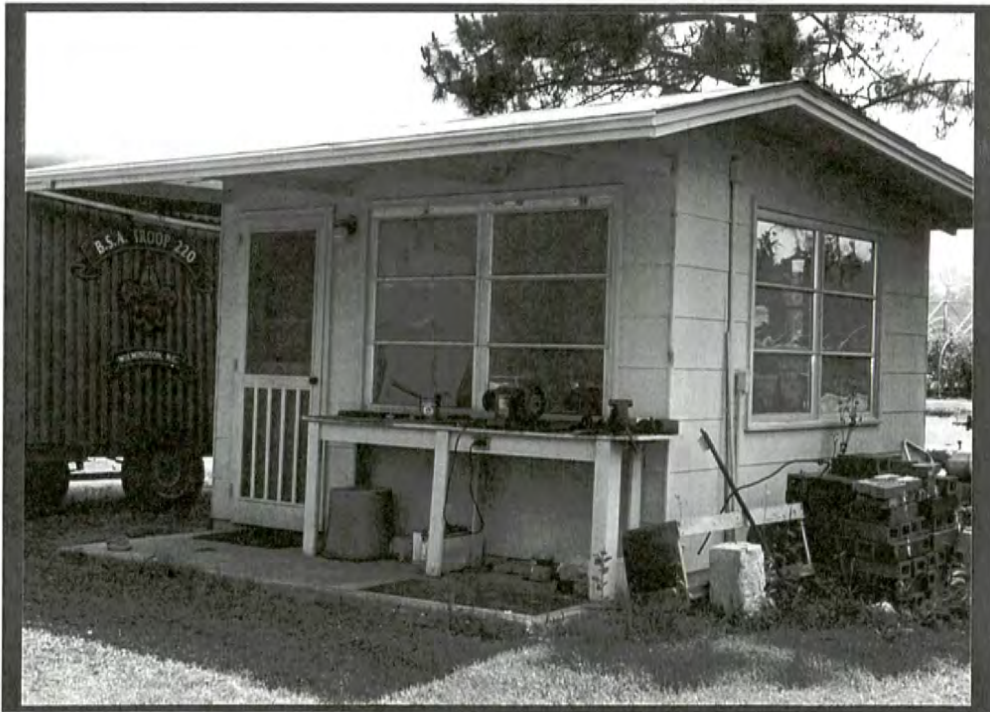


PLATE 18





PLATE 19

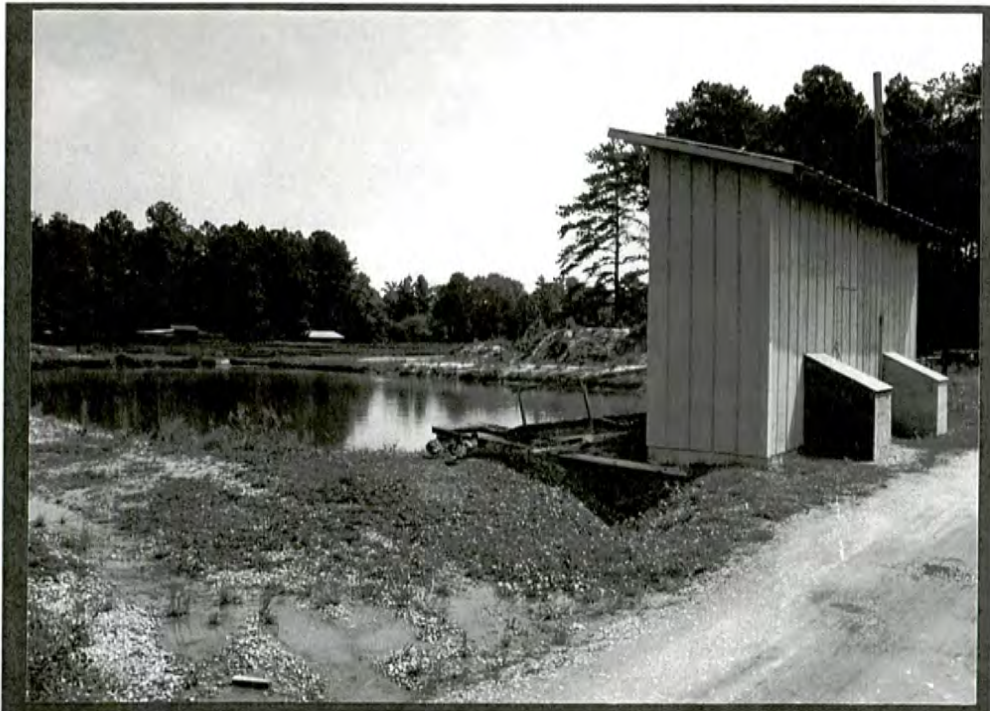


PLATE 20



PLATE 21



PLATE 22





PLATE 23

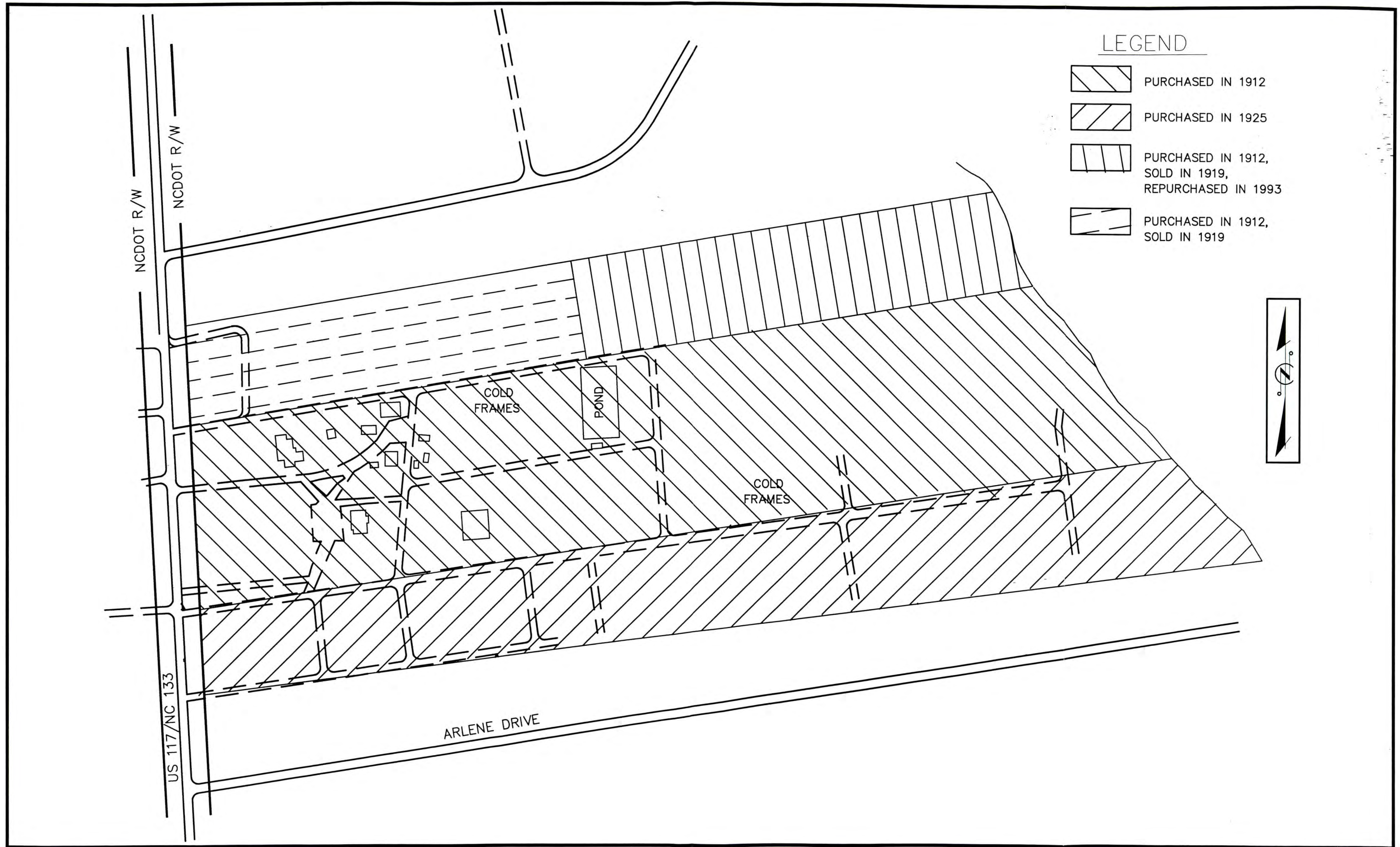


FIGURE 5 Property History of Tinga Nursery

NO SCALE





FIGURE 6 Proposed National Register Boundaries of Tinga Nursery

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