



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

December 14, 2017

MEMORANDUM

TO: Vanessa Patrick  
Human Environment Unit  
NC Department of Transportation

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

SUBJECT: Historic Structures Survey Report for Widening of SR1306 (15<sup>th</sup> Street) from US 17 Business (Carolina Avenue) to US 264 A (John Small Avenue), Washington, U-5860, PA 16-05-0029, Beaufort County, ER 17-1919

Thank you for your October 10, 2017, memorandum transmitting the above-referenced survey report. We apologize for the delay in our response and offer the following comments.

We do not concur with the report's National Register eligibility evaluations for the following properties.

- Oakdale Cemetery (BF0778) was placed on the North Carolina Study List in June 2009. The Study List boundary excludes the modern portions of the cemetery. As the integrity of the cemetery has not changed since it was placed on the Study List, we find that **the cemetery remains eligible under Criteria A and C**. The cemetery meets Criterion A for social history. When it was created, it marked a significant shift in the burial traditions of the community from in-town, church-owned burial grounds to a collective municipal cemetery. Many persons of importance to the community are buried within. The cemetery meets Criterion C for funerary art. Distinctive design features of its funerary art range from late nineteenth through the mid twentieth centuries. The grave markers exhibit a range of ornament and carving styles of the late nineteenth and early twentieth centuries; from vernacular, homemade markers to signed professional commissions. The cemetery maintains much of its original grid design and perimeter wall. The cemetery also meets Criteria Consideration D as its primary significance is under Criterion A for social history and under Criterion C for funerary art.
- **Nicholsonville Subdivision (BF2473) is not be eligible** for inclusion in the NRHP due to the cumulative effect of the flood-related elevation of buildings around 6<sup>th</sup> and 7<sup>th</sup> Streets; compromised integrity of some buildings due to alterations and replacement materials; modern infill development; areas of vacant land; lack of continuity of development in portions of the subdivision; and the generally unremarkable character of the building stock.

We concur that the **North Market Street Historic District (BF0783)** remains eligible for listing in the NRHP under Criteria A and C as it continues to retain historic integrity and to embody the characteristics that made it eligible.

We also 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 not possessing the level of significance necessary to meet the National Register Criteria for Evaluation:

- House, 101 West 15<sup>th</sup> Street (BF0490)
- Vidant Beaufort Hospital, 628 East 12<sup>th</sup> Street (BF2472)
- Hudnell's Bragaw-Blount Subdivision (BF 2474)
- Colonial Heights-Rodman's Addition Subdivision (BF2475)

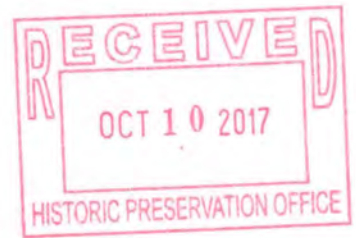
The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

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@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION



ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

To: Renee Gledhill-Earley, NCHPO

From: Vanessa E. Patrick, NCDOT

Date: October 10, 2017

Subject: *Historic Structures Survey Report for U-5860, Widening of SR 1306 (15<sup>th</sup> Street) from US 17 Business (Carolina Avenue) to US 264A (John Small Avenue) in Washington, Beaufort County, North Carolina. WBS No. 46386.1.1. PA Tracking No. 16-05-0029*

ER 17-1919  
H John Wood  
Due 10/24 11/20  
EP letters  
12/7

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the U-5860, Beaufort County project area (one hard copy and one CD-ROM). Survey photographs, GIS data, and site forms are provided on the CD-ROM, and hard copies of the photographs and site forms are also supplied.

The report considers seven resources – three residential subdivisions, a cemetery, a house, a hospital, and an NR-listed historic district. The study recommends the Nicholsonville Subdivision (BF2473) as eligible for listing in the National Register of Historic Places, as well as confirms the eligibility of the North Market Street Historic District (BF0783). Initial screening of the U-5860 project area by NCDOT Historic Architecture identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at [vepatrick@ncdot.gov](mailto:vepatrick@ncdot.gov) or 919-707-6082. Thank you.

  
V.E.P.

Attachments

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**HISTORIC STRUCTURES SURVEY REPORT**

**WIDENING OF SR 1306 (15<sup>TH</sup> STREET) FROM  
US 17 BUSINESS (CAROLINA AVENUE) TO  
US 264A (JOHN SMALL AVENUE)**

**WASHINGTON, BEAUFORT COUNTY, NORTH CAROLINA**

**TIP NUMBER: U-5860, WBS# 46386.1.1,  
PA NO. 16-05-0029**

*by*

**Caitlin Sylvester and Heather Dollins Staton**

*Prepared for*

**NCDOT Human Environment Section**

*Prepared by*

**DOVETAIL**  
**Cultural Resource Group**

**September 2017**







**Historic Structures Survey Report**  
**Widening of SR 1306 (15<sup>th</sup> Street)**  
**from US 17 Business (Carolina Avenue) to US 264A (John Small Avenue),**  
**Washington, Beaufort County, North Carolina**

**TIP NUMBER: U-5860, WBS# 46386.1.1,**  
**PA NO. 16-05-0029**

*Prepared for*

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*Prepared by*

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Dovetail Job #16-070  
September 2017



September 27, 2017

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Principal Investigator  
Dovetail Cultural Resource Group

Date

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Supervisor, Historic Architecture Group  
North Carolina Department of Transportation

Date

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## MANAGEMENT SUMMARY

Dovetail Cultural Resource Group (Dovetail) conducted a National Register of Historic Places (NRHP) eligibility evaluation on behalf of the North Carolina Department of Transportation (NCDOT) in preparation to widen SR 1306 (15<sup>th</sup> Street) from US 17 Business (Carolina Avenue) on the east to US 264A (John Small Avenue) in the City of Washington, Beaufort County, North Carolina. The NCDOT state project number is WBS# 46386.1.1 and the Transportation Improvement Program (TIP) number is U-5860. The U-5860 project is subject to review under the Programmatic Agreement for Minor Transportation Projects.

The scope of the current investigation included an eligibility evaluation of eight properties (Table 1) identified by NCDOT within the project's Area of Potential Effects (APE)—defined as the project footprint plus any areas where an alteration to a historic resource's setting and feeling could occur. Of the eight properties, three were previously recorded with the North Carolina State Historic Preservation Office (NC-HPO): BF0490, BF0778, and BF0783. BF0783 is listed in the NRHP and BF0778 has been placed on the North Carolina study list. The remaining previously recorded resource, BF0490, has not been formally evaluated for the NRHP. During the survey, Dovetail determined through archival research and site visits that two newly recorded subdivisions, "Rodman's Addition- North Market Street" and "Colonial Heights", overlap and share a history. As such, they will be discussed as one subdivision called the Colonial Heights-Rodman's Addition Subdivision for the purpose of this report (BF2475) (thus, in total, seven resources are included in this report rather than eight). The remaining three resources (BF2472, BF2473, and BF2474) are newly recorded with the NC-HPO as part of this project.

The goals of this investigation were to: first, document the architectural and landscape features of the properties; second, gather archival data on the properties; and third, examine the physical and historical information collected within the appropriate context(s) to properly evaluate each property under established criteria for the NRHP. The fourth goal of this investigation was to propose NRHP boundaries for any property should it be recommended eligible for listing. Work on this project was conducted in November 2016, in accordance with relevant state and federal regulations as part of the compliance process established in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800).

As a result of this investigation, Dovetail recommends that North Market Street Historic District (BF0783) should remain listed in the NRHP and that the Nicholsonville Subdivision (BF02473) is eligible for the NRHP under Criteria A, B, and C. Dovetail also proposes a boundary expansion for the North Market Street Historic District to include all of Nicholsonville Subdivision. The remaining resources (BR0490, BF0778, BF2472, BF2474, and BR2475) are recommended not eligible for listing in the NRHP.



Table 1: Eligibility Recommendations.

<b>Property Name</b>	<b>NC-HPO Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criteria</b>
House, 101 W. 15 <sup>th</sup> Street	BF0490	Not Eligible	
Oakdale Cemetery	BF0778	Not Eligible	
North Market Street Historic District	BF0783	Remain Listed; Proposed Boundary Expansion	Criteria A and C
Vidant Beaufort Hospital	BF2472	Not Eligible	
Nicholsonville Subdivision	BF2473	Eligible	Criteria A, B, and C
Hudnell's Bragaw-Blount Subdivision	BF2474	Not Eligible	
Colonial Heights-Rodman's Addition Subdivision	BF2475	Not Eligible	

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## INTRODUCTION

Dovetail Cultural Resource Group (Dovetail) conducted a National Register of Historic Places (NRHP) eligibility evaluation on behalf of the North Carolina Department of Transportation (NCDOT) in preparation to widen SR1306 (15<sup>th</sup> Street) from US 17 Business (Carolina Avenue) on the east to US 264A (John Small Avenue) in the City of Washington, Beaufort County, North Carolina. The NCDOT state project number is WBS# 46386.1.1 and the Transportation Improvement Program (TIP) number is U-5860. The U-5860 project is subject to review under the Programmatic Agreement for Minor Transportation Projects.<sup>1</sup>

Documentation and research for this project were conducted in accordance with relevant state and federal guidelines as part of the compliance process established in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800). NCDOT architectural historians identified the current project Area of Potential Effects (APE) and determined that eight resources required evaluation-level studies: three previously recorded resources and five newly recorded resources. During the survey, Dovetail determined through archival research and site visits that two subdivisions, “Rodman’s Addition- North Market Street” and “Colonial Heights”, overlap and share a history. As such, they were recorded as one subdivision called the Colonial Heights-Rodman’s Addition Subdivision (BF2475)—thus seven resources were included in this study rather than eight. Dovetail Architectural Historians Caitlin Sylvester and Heather Dollins Staton performed the work for this project with Dr. Kerri S. Barile serving as Project Manager. Dr. Barile, Ms. Staton, and Ms. Sylvester meet or exceed the standards established for Architectural Historian and Historian by the Secretary of the Interior (SOI).

Following a review of North Carolina Historic Preservation Office (NC-HPO) records, Dovetail conducted fieldwork and archival research between October 31 and November 3 and November 14 and 16, 2016. During this period, NC-HPO Survey and Planning Archives in Raleigh, North Carolina was consulted. Following hurricane damage, in-house access to the archives was not permitted but staff at the NC-HPO Survey and Planning Archives provided Dovetail with select materials upon request. In addition, Dovetail staff also visited the Beaufort County Register of Deeds, Local History Room at the George H. and Laura E. Brown Library in Washington, North Carolina, the Genealogical Room at the Sheppard Memorial Library in Greenville, North Carolina, and the North Carolina Department of Natural and Cultural Resources (NC-DNCR) Government and Heritage Library, Genealogical Collection, and Search Room in Raleigh, North Carolina.

This report includes eligibility evaluations for three previously recorded and four newly recorded resources recommended for study by the NCDOT within the project area (Figure 1–

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<sup>1</sup> North Carolina Department of Transportation [NCDOT]/North Carolina Historic Preservation Office [NC-HPO]/Federal Highway Administration 2007.



Figure 3, pp. 2–4): BF0490, BF0778, BF0783, BF2472, BF2473, BF2474, and BF2475. This report meets the standards set forth by the NC-HPO’s Architectural Survey Manual, *Practical Advice for Recording Historic Resources*, as well as those outlined by NCDOT in *Sections 106 Procedures and Report Guidelines*.



Figure 1: Map of Beaufort County within State of North Carolina.<sup>2</sup>

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<sup>2</sup> Bangma 2006.





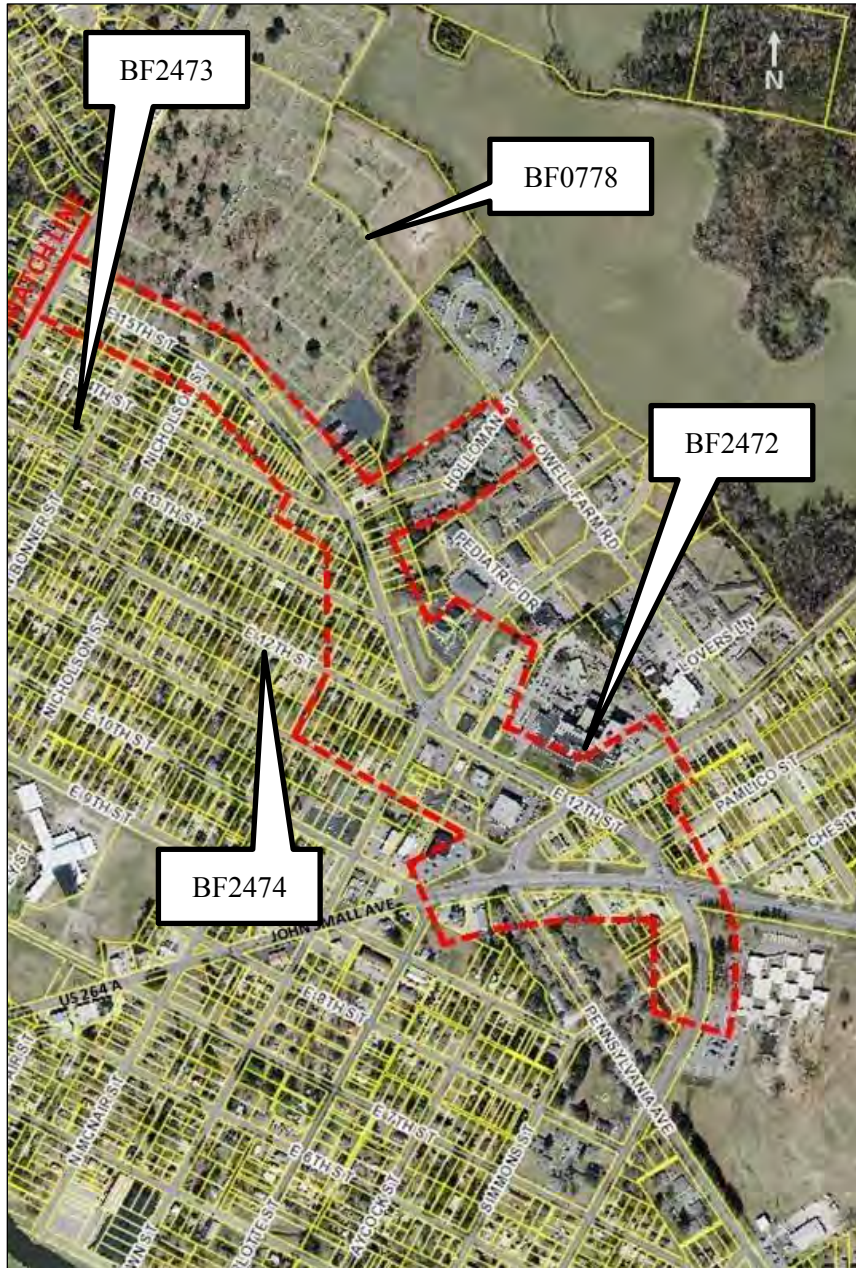


Figure 3: Location of Evaluated Resources within the Eastern End of the APE (Red).<sup>4</sup> *Note:* Map is not to scale.

<sup>4</sup> Base map is from the Beaufort County GIS system (Beaufort County GIS 2016; NCDOT 2016).

## ELIGIBILITY EVALUATIONS

### **BF0490: House at 1498 N. Market Street**

Date of Construction: circa 1937  
Modifications: circa 1960, circa 1980

1498 N. Market Street  
Washington, Beaufort County, North Carolina  
PIN: 5686-12-0713  
Eligibility Recommendation: Not Eligible



#### *Architectural Description*

The house at 1498 N. Market Street is located on the west side of the intersection of W. 15<sup>th</sup> Street and N. Market Street in a residential and commercial area of the City of Washington. The house is situated on a rectangular parcel that measures about 0.22 acre and is accessed by a paved driveway that extends southwest from W. 15<sup>th</sup> Street (Figure 4, p. 6 and Photo 1, p. 7). The remainder of the lot is covered by a manicured grass lawn and small shrubs, as well as one medium-sized deciduous tree located directly to the southeast of the house. The resource is bordered by other residences on all sides except to the north where several small commercial buildings stand. The primary elevation of the resource faces southeast toward N. Market Street. A metal carport located to the north of the resource and a secondary dwelling situated to the west are both associated with the house at 1498 N. Market Street.

The building at 1498 N. Market Street is a one-story, four-bay, single-family dwelling constructed around 1937 with Craftsman-style attributes (Photo 2, p. 7). Interior access was not granted during the current survey. The continuous brick foundation is laid in a stretcher-bond configuration. Though the structural system was not visible at the time of this survey, the age and massing of the house suggest that it is frame. The resource is clad in replacement vinyl siding and covered by a moderately pitched, front-gabled roof sheathed in asphalt shingles. This house features three chimneys. The most prominent is an exterior-end brick chimney with a metal hood that is centered on the primary elevation. The other two are interior-central brick chimneys with metal hoods, one that pierces the ridgeline of the roof and the other that is situated on the southwestern slope.



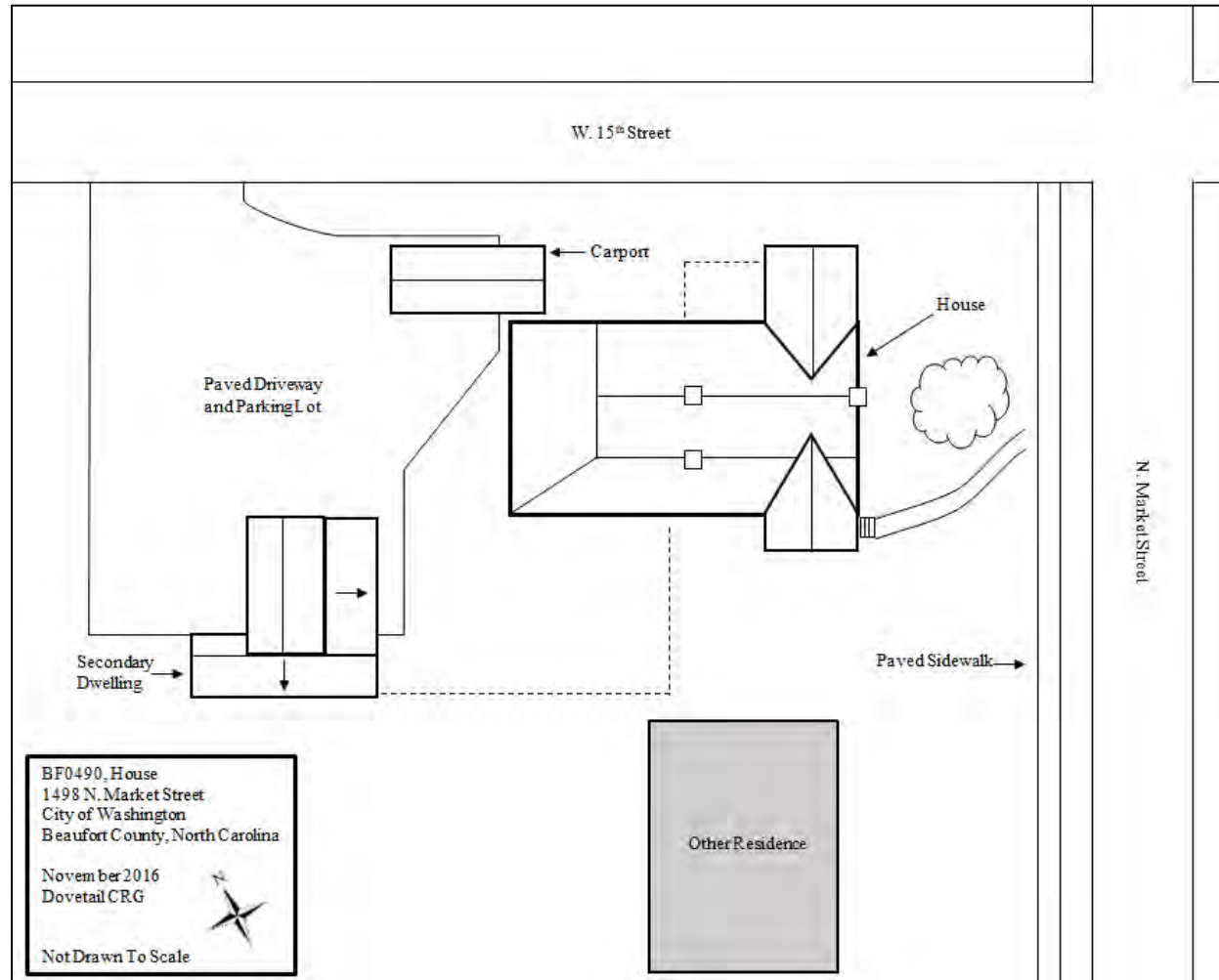


Figure 4: Site Plan for the House at 1498 N. Market Street (BF0490).



Photo 1: Aerial View of House at 1498 N. Market Street (BF0490).<sup>5</sup>



Photo 2: House at 1498 N. Market Street, South Oblique.

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<sup>5</sup> Google Earth 2016.

The primary entrance, a single-leaf paneled wood door with six fixed lights at the top, is located in the southern half of the southeast elevation, recessed under an entry porch. The entrance faces southwest and is covered by a wood-and-glass storm door. The door features original hardware, including hinges, doorknob, and lock. Also situated on the primary elevation are single-light fixed ribbon windows as well as a three-paneled bay window featuring one-over-one, double-hung sash, vinyl windows with false muntins. Fenestration on the other elevations include one-over-one, double-hung sash, vinyl windows with false muntins as well as fixed vinyl picture windows. All of the windows have vinyl surrounds and sills.

A one-story, one-bay entry porch is located on the south corner of the house (Photo 3, p. 8). It is set on a continuous-brick foundation in a stretcher-bond configuration and features two brick steps that lead to a landing. It is covered by a side-gabled roof sheathed in asphalt paper that is supported by two brick columns. This porch also features shed roof metal awnings.



Photo 3: House at 1498 N. Market Street, Porch Detail, South Oblique.

A circa-1960, one-story, one-bay addition extends from the northeast corner of the house (Photo 4, p. 9). It is set on a continuous-brick foundation in a stretcher-bond configuration and is clad in vinyl siding. The addition is covered by a side-gabled roof sheathed in asphalt shingles and features a three-paneled bay window on the southeast elevation with one-over-one, double-hung sash, vinyl windows with false muntins.





Photo 4: House at 1498 N. Market Street, Northeast Elevation.

A circa-1980, one-story, hipped-roof addition spans the southwest elevation and continues to the northwest elevation. It is set on a continuous-brick foundation in a stretcher-bond configuration and is clad in vinyl siding. This addition features a large vinyl picture window as well as one-over-one, double-hung sash, vinyl windows, all of which have false muntins.

A circa-1980, one-story, one-bay carport is located to the north of the primary resource and parallels N. 15th Street (Photo 5, p. 9). It is set on the concrete driveway and is supported by metal poles. The carport is covered by a front-gabled roof sheathed in corrugated metal with corrugated metal also in the gable ends. Vinyl lattice covers the northeast and southwest elevations and extends halfway down from the roof.



Photo 5: Carport, North Oblique.

A circa-1980, one-story, one-bay, secondary dwelling is located to the west of the primary resource and faces northeast toward N. 15th Street (Photo 6, p. 10). The foundation and structural system were indiscernible during the survey and are clad in vinyl siding. The dwelling is covered by a front-gabled roof sheathed in asphalt shingles. The primary entrance



is located on the northeast elevation and features a single-leaf, paneled-wood door with three fixed lights at the top. This secondary resource features two large additions, the first of which extends from the southeast elevation and is composed of the same materials as the main block. It is covered by a shed roof sheathed in asphalt shingles and features a large, vinyl picture window. The second addition extends from the southwest elevation and is composed of the same materials as the main block. It is covered by a shed roof sheathed in asphalt shingles and features a secondary entrance filled with a single-leaf metal door on the northeast elevation.



Photo 6: Secondary Dwelling, East Oblique.

### *Historic Context*

The house at 1498 N. Market Street was constructed around 1937 under the ownership of Alton Toler and his wife, Helen Tate Toler. They purchased the lot from John and Olzie Rodman on November 5, 1936.<sup>6</sup> The Rodman family was a historically large landholder in Washington who were becoming developers in the mid-twentieth century. Though much of the land that the Rodman family sold was within platted subdivisions, the lot at 1489 N. Market Street was not.<sup>7</sup> No record was found mentioning the construction of the house, but on April 1, 1937, Alton and Helen Toler secured a loan by a deed of trust from H.D. Bateman that most likely was for the construction of the house, which is noted for property tax purposes as being built that same year.<sup>8</sup> The house was built during a period of vast suburban growth, not only in Washington, but also throughout the country. In the 1920s the growth rate of suburbs surpassed city growth for the first time, and by the 1940s the actual population of the suburbs outpaced the cities.<sup>9</sup>

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<sup>6</sup> Beaufort County Deed Book (BCDB) 313:82.

<sup>7</sup> See page 96 of report for more information on the Rodman family and their land holdings.

<sup>8</sup> BCDB 317:74; Beaufort County GIS 2016.

<sup>9</sup> Ames and McClelland 2002.

Alton Toler married Helen Tate in December 1930, when he was 18 and she was 16.<sup>10</sup> Alton worked as a laborer and merchant at Paul Auto Supply Company in Washington at that time and continued to work there until his death in 1946. While living in the house at 1498 N. Market Street, Alton was drafted and served in World War II.<sup>11</sup> Alton and Helen Toler sold the lot and house on July 31, 1942 to Nassef E. and Jessie Saleeby.<sup>12</sup>

Nassef and Jessie Saleeby were both of Syrian decent and immigrated to the United States in 1900 and 1909, respectively (Figure 5, p. 11).<sup>13</sup> Middle-Eastern immigration to the United States was fairly small at that time, with only about 100,000 people coming to the country between 1870 and 1914. At that time, those who emigrated from the Middle East considered themselves Syrian primarily due to the fact that the large area they all came from was part of the Ottoman province of Syria. This immigration ultimately ended in 1924 because of the Johnson-Reed Act which banned immigration from Asia until the Immigration and Nationality Act of 1965 opened it back up again.<sup>14</sup>

Nassef and Jessie Saleeby had four daughters and two sons, all born in the United States, though in three different states. Nassef had been a candy maker and Jessie a homemaker, but by the time they purchased the house at 1498 N. Market Street, Nassef was 60 years old and retired.<sup>15</sup> Their two sons, Eli and Nick, owned a service station together and appeared to financially support the family.<sup>16</sup>

Saleeby, Nassef	Head	0	M	W	60	M	NO	90	South Syria
Jessie	Wife	1	F	W	45	M	NO	90	Syria
Mary	Daughter	2	F	W	28	S	NO NY	30	North Carolina
Emma	Daughter	2	F	W	24	S	NO NY	30	North Carolina
Eli	Son	2	M	W	25	S	NO NY	30	South Carolina
Nick McIntosh, Emma	Son	2	M	W	23	S	NO NY	30	South Carolina
Dorothy	Daughter	2	F	W	17	S	NO NY	30	Ark.
Marcella	Daughter	2	F	W	12	S	NO	7	Ark.

Figure 5: 1940 U.S. Census for the Saleeby Family, Note the Nation and State of Origin.<sup>17</sup>

Nassef Saleeby died in 1947 at the age of 67 and his wife and younger children continued to live in the house at 1498 N. Market Street.<sup>18</sup> On April 13, 1959 Jessie Saleeby deeded the

<sup>10</sup> Beaufort County Marriage Records (BCMR) 1930.

<sup>11</sup> Ancestry 2016; Beaufort County Death Certificates (BCDC) 1946; U.S. Census 1930.

<sup>12</sup> BCDB 344:501.

<sup>13</sup> United States Federal Population Census (U.S. Census) 1930.

<sup>14</sup> Naff 1985:2-3.

<sup>15</sup> U.S. Census 1930, 1940.

<sup>16</sup> U.S. Census 1940.

<sup>17</sup> U.S. Census 1930.

<sup>18</sup> BCDC 1947.

house over to her son, Nick N. Saleeby, and his wife Annie S. Saleeby.<sup>19</sup> Nick and Annie Saleeby had three children: two sons and a daughter. They were also very active in the Washington community. They co-owned the Charcoal House Restaurant in Washington for 45 years and then opened Saleeby's Restaurant in nearby Chocowinity.<sup>20</sup> They were also members of the St. Peters Episcopal Church. Nick Saleeby was a charter member of the Washington Yacht and Country Club, worked with the Washington Volunteer Fire Department, and was on the city softball team.<sup>21</sup>

On January 19, 2000, Nick and Annie both granted Power of Attorney over all of their affairs, interests, and property to their son, William M. Saleeby.<sup>22</sup> Though records could not be found, it appears he currently holds the property.

### ***Eligibility Evaluation***

The house at 1498 N. Market Street is a one-story, four-bay, single-family dwelling constructed around 1937 with Craftsman-style attributes. The massing, form, and style are all common to Washington as well as Beaufort County. The resource is situated on a rectangular parcel surrounded by other residences and small commercial buildings. A metal carport located to the north of the resource and a secondary dwelling situated to the west are both associated with the house at 1498 N. Market Street.

The house at 1498 N. Market Street retains integrity of location; the house has not been moved and the associated secondary resources appear to be in their original locations. The house has a low to medium level of integrity of materials, workmanship, and design due to the windows and their surrounds, as well as the siding, having all been replaced. The resource also features large side and rear additions. The house is still located within a residential neighborhood that retains much of its historic nature, such as uniform setbacks, similar massing, and age. As such, the resource retains a moderate level of integrity of setting, feeling, and association.

At least seven similar houses that exhibit the Craftsman-style are located throughout the immediate neighborhood and subdivision, two of which are located within the N. Market Street Historic District (BF0783) (Figure 6, p. 13). They were all built in the early- to mid-twentieth century, are one-to one-and-a-half-stories, and predominantly feature a three-bay façade. Many of these bungalows retain higher levels of integrity of materials, workmanship, and design because they maintain more of their original materials and do not have large additions.

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<sup>19</sup> BCDB 495:568.

<sup>20</sup> Beaufort County Obituaries 2009.

<sup>21</sup> Beaufort County Obituaries 2009.

<sup>22</sup> BCDB 1157:717, 721.





Figure 6: Other Craftsman Style Resources Near the House at 1498 N. Market Street (BR0490).<sup>23</sup> Note: Map not to scale.

The house at 102 E. 14<sup>th</sup> Street is a one-and-a-half-story, three-bay, Craftsman-style dwelling in the bungalow form constructed in 1940 (Photo 7, p. 14).<sup>24</sup> The resource is set on a continuous-brick foundation, has a frame structural system, and is capped by a hipped roof with four, hipped dormers. It also features weatherboard siding, original four-over-one, double-hung sash, wood-framed windows, as well as exposed wooden rafter tails.

<sup>23</sup> Beaufort County GIS 2016.

<sup>24</sup> Beaufort County GIS 2016.



Photo 7: House at 1407 N. Market Street, Southeast Elevation.

The house at 1407 N. Market Street is a Craftsman-style bungalow built in 1919 (Photo 8). The continuous-brick foundation supports the frame structural system that is clad in weatherboard. The hipped roof is sheathed in asphalt shingles and features a hipped dormer as well as exposed rafter tails. This resource also has a full length inset porch supported by tapered square-wood columns on brick piers.



Photo 8: House at 102 E. 14<sup>th</sup> Street, South Oblique.

The house at 1498 N. Market Street was built during a time of vast suburban expansion that was prevalent throughout the first half of the twentieth century, though the house itself does not play a significant role in the region and its growth. As such, the house at 1498 N. Market Street is recommended not eligible for the NRHP under Criterion A.

For a historic resource to be considered eligible under Criterion B, it must be associated with a person who is “individually significant within a historic context” and who has “gained importance within his or her profession or group”.<sup>25</sup> The known owners and people who resided here are not considered individually significant and did not gain notable importance within the community. For these reasons, the house at 1498 N. Market Street is recommended not eligible for the NRHP under Criterion B.

The house at 1498 N. Market Street is a one-story, four-bay, single-family dwelling constructed around 1937 in a bungalow form with Craftsman-style attributes that is common to the era and region it was constructed. It is not the work of a master nor does it possess high artistic values, nor does it represent a significant and distinguishable entity whose components may be, singly, undistinguished.<sup>26</sup> There are also more noteworthy examples of Craftsman-style bungalows in the surrounding neighborhood as discussed above. Furthermore, this resource has had large additions and many original materials have been replaced such as windows and siding. For these reasons, the resource is recommended not eligible for the NPHP under Criterion C.

According to the NPS, a property must meet two requirements in order to be eligible under Criterion D. The property must be likely to contribute historic or prehistoric information and the information must be considered significant.<sup>27</sup> The house at 1498 N. Market Street is not likely to yield new information pertaining to the history of building design or technology and therefore, it is recommended not eligible for listing in the NRHP under Criterion D.

In sum, the house at 1498 N. Market Street **is recommended not eligible for listing in the NRHP.**

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<sup>25</sup> Ames and McClelland 2002.

<sup>26</sup> Ames and McClelland 2002.

<sup>27</sup> Ames and McClelland 2002.



## BF0778: Oakdale Cemetery

Date of Construction: circa 1890  
Modifications: multiple, from 1890 to 1978

180 E. 15<sup>th</sup> Street  
Washington, Beaufort County, North Carolina  
PIN: 150-05-719  
Eligibility Recommendation: Not Eligible



### *Architectural Description*

The Oakdale Cemetery was established in 1890 and is located within the City of Washington. The cemetery is maintained by the Cemeteries Division of the Public Works Department for Washington and serves as one of the two municipal cemeteries in the city. The Oakdale Cemetery is bordered by E. 15th Street to the southwest and N. Market Street to the northwest. Agricultural fields and residential areas lay to the northeast and southeast (Photo 9). A circa-1890 caretaker's cottage is located to the south of the cemetery, facing southwest toward E. 15th Street.

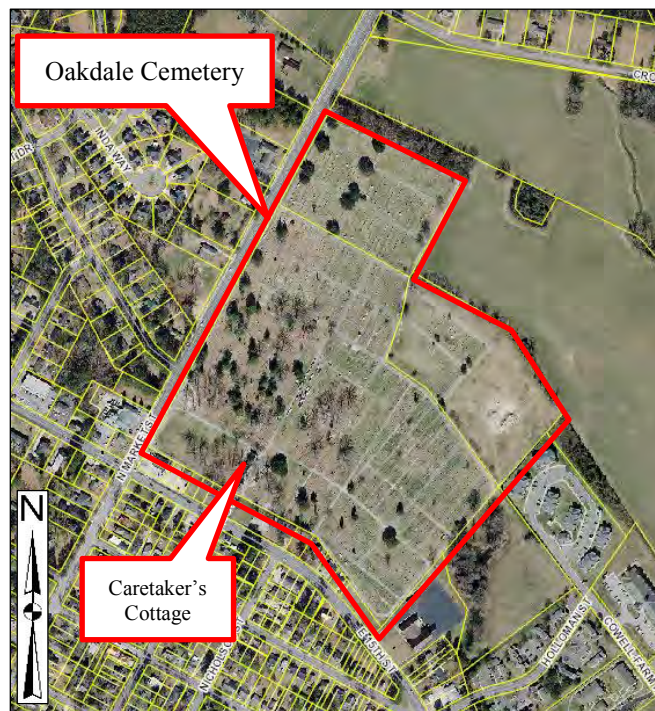


Photo 9: Boundaries of the Oakdale Cemetery Shown on the Beaufort County GIS Map.<sup>28</sup>

<sup>28</sup> Beaufort County GIS 2016; Beaufort County Map Book (BCMB) 5:61, 16:14.

The cemetery covers approximately 25 acres with about 40,000 graves that are plotted in a grid pattern over gently rolling land. The cemetery is enclosed within a 3-foot tall granite wall. The oldest section is located in the western quadrant of the cemetery and various newer sections fan out to the northeast and southeast, with the most recent sections situated the furthest northeast, creating an L shape (Figure 7; Figure 8, p. 18). The oldest section contains the highest density of mature, deciduous trees and small- to medium-sized shrubs which shade much of the area. Smaller and fewer trees were noted in the newer sections of the cemetery.

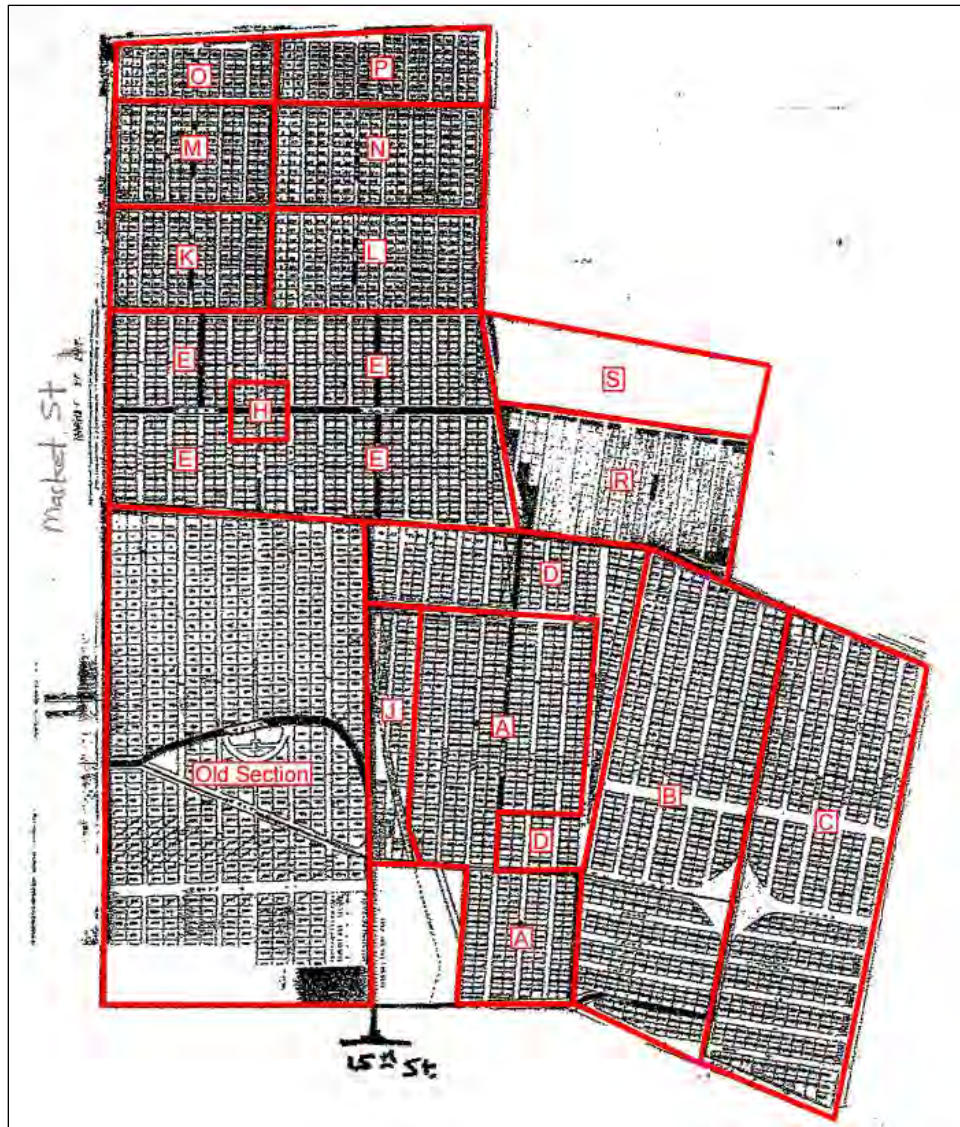


Figure 7: Map of Oakdale Cemetery Showing “Old Section”.<sup>29</sup>

<sup>29</sup> City of Washington Department of Public Works 2016.





Figure 8: Historic Aerial Photography Showing the Growth of the Oakdale Cemetery with Current Property Line Overlay, 1950 (Left) and 1974 (Right).<sup>30</sup> *Note:* Map is not to scale.

A variety of markers are found throughout the cemetery. In the older sections the headstones follow Victorian-style burial customs and are composed of marble, granite, and concrete, many of which feature carvings such as lambs, crosses, wreaths, urns, flowers, and trees. Some also have carvings of insignias for different groups, such as the military or fraternal organizations. These monuments and grave markers are in various shapes and sizes as well, such as obelisks, crosses, and tree trunks (Photo 10, p. 19). A few of the markers have become mostly illegible due to damage from weather and age. Some plots and family sections are enclosed with low walls or coping composed of stone blocks, brick, or poured concrete (Photo 11, p. 19).

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<sup>30</sup> United States Geological Survey 1950, 1974.

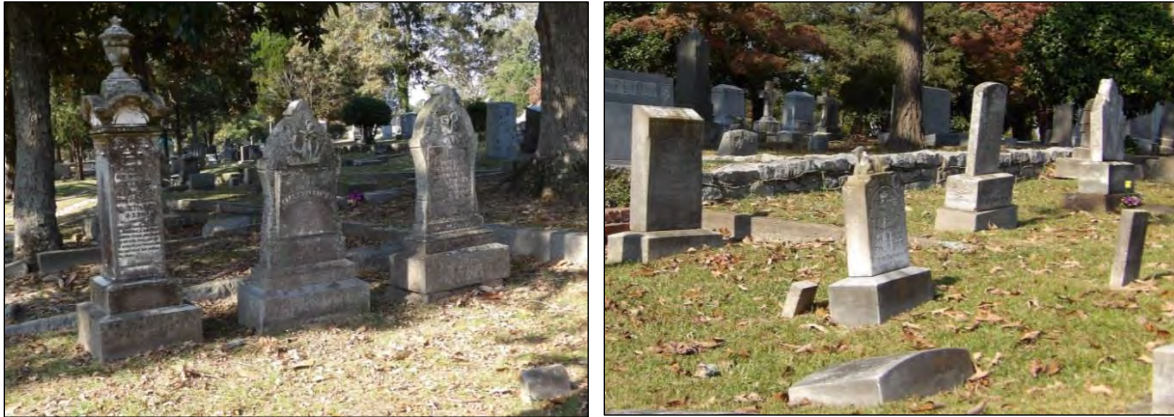


Photo 10: Grave Markers in Older Section of the Oakdale Cemetery, Looking Northwest (Left) and Looking North (Right).

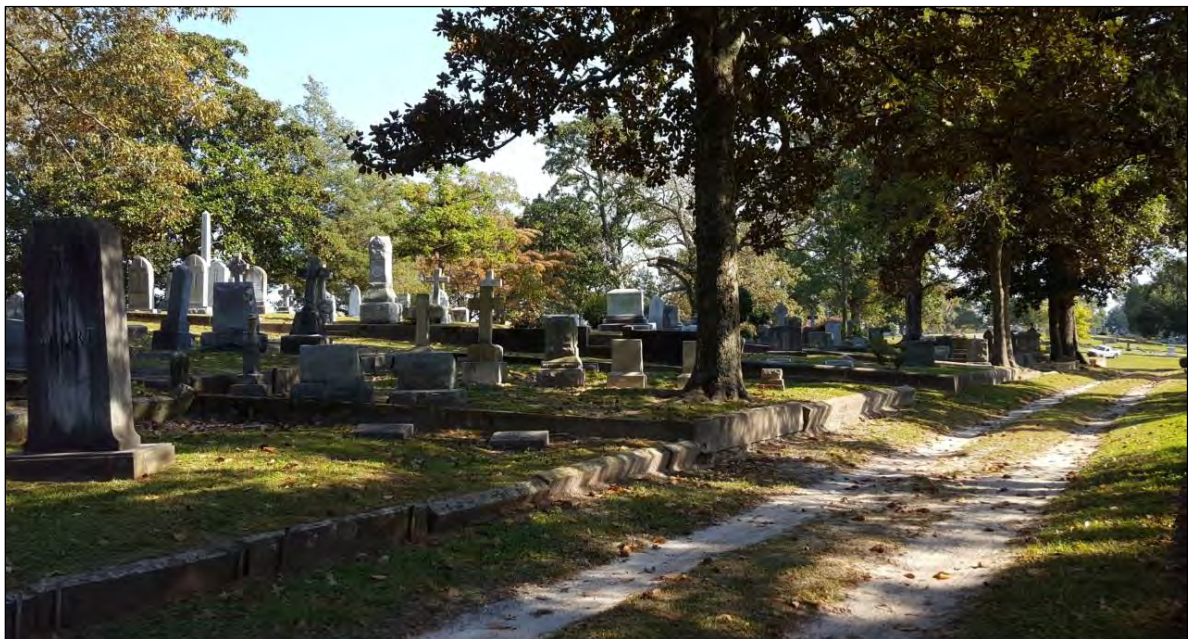


Photo 11: View of Older Section of Oakdale Cemetery, Looking East. Note the large trees and the low, masonry coping.

There are two monuments to the Confederacy within Oakdale Cemetery. The first was made in 1888 and is located upon a slight hill that is centered in the older section (Photo 12, p. 20). It was originally located in Washington’s downtown section, but was moved in 1899 to its current location.<sup>31</sup> It features a granite soldier at parade rest atop a smooth granite obelisk. The obelisk sits on a two-tier granite base set on a brick platform. An inscription is located approximately 6 feet up from the ground on the obelisk and reads, “To Our Confederate

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<sup>31</sup> North Carolina Civil War Trails n.d.



Dead 1861-1865”. Two cannons flank the monument. The second monument was constructed in 1905 and is located at the southwest entrance to the cemetery. It is a metal plaque set on a small brick platform that reads, “Erected May 10, 1905 by Washington Crag Chapter Children of the Confederacy Organized in 1897 by Margret Arthur Call To the Memory of 17 Soldiers Killed in Defense of Washington September 6, 1862”.



Photo 12: Confederate Monument and Cannon, Looking Northeast.

The newer sections of the cemetery, which extend to the northeast and southeast of the original section, feature modern, low, flush, granite headstones, many set on a rusticated granite base (Photo 13, p. 21). Many have a uniform, rounded shape. These date mostly from the mid-twentieth century to the present. The headstones are slightly more spaced out, but with a stricter grid pattern.



Photo 13: View of Newer Sections of Oakdale Cemetery, Looking North (Left) and Looking Northwest (Right). Note the low, uniformly shaped grave markers and grid pattern.

A one-story, three-bay, caretaker's cottage built around 1890 in the so-called Folk Victorian style and the gable-front and wing form is located in the older section of the cemetery and faces southwest toward E. 15th Street (Photo 14, p. 22). This cottage now serves as the cemetery office. The Folk Victorian style is defined as having Victorian decorative elements on traditional house forms as well as the presence of symmetrical facades which can all be seen on this resource.<sup>32</sup> The brick pier foundation with brick infill supports the frame structural system that is clad in weatherboard. It is covered by a cross-gabled roof sheathed in standing-seam metal with wood returns. Decorative wood bracketing is located in the roof eaves. A central-interior chimney is located along the roof ridge.

The primary entrance is centered on the southwest elevation. The door is not visible but is covered by a wooden screen door and topped by a two-light transom. Other fenestration includes two-over-two, double-hung sash, wood-framed windows with vertical muntins. The windows are all flanked by board-and-batten shutters. A one-story, two-bay, hipped-roofed porch is located on the southwest elevation. It is set on a brick pier foundation with brick infill and is supported by squared-wood posts with decorative wood bracketing.

The caretaker's cottage features four additions which are all composed of the same materials as the main block (Photo 15, p. 22). Two front-gabled additions extend from the rear (northeast) elevation and feature wood returns and bracketing. Another front-gabled addition extends from the rear addition and a shed-roof enclosed porch extends from the southeast elevation. Fenestration on this addition consist of a single-leaf, paneled wood door and three-over-one, double-hung sash, wood-framed windows. The fourth addition projects from the southeast elevation of the third addition. It is covered by a shed roof and features a shed-roof porch spanning the southeast elevation that is supported by a squared wood post and a metal pole. Access to the interior of the caretaker's cottage was not permitted during the current survey.

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<sup>32</sup> McAlester 2013:398.





Photo 14: Caretaker's Cottage, Southwest Elevation.



Photo 15: Caretaker's Cottage, Southeast Elevation.

A one-story, three-bay, storage shed constructed around 1980 is located north of the caretaker's cottage (Photo 16, p. 23). It is clad in corrugated metal and covered by a side-gabled roof sheathed in corrugated metal. The primary entrance is located to the south of the

southeast elevation and is filled with a single-leaf, flush-metal door. This resource also features two large, roll-up garage doors on the southeast elevation.



Photo 16: Storage Shed, Southeast Elevation.

A one-story, one-bay, garage constructed around 1960 is located north of the storage shed (Photo 17). It is clad in corrugated metal and covered by a low-pitched shed roof sheathed in tar paper. Two sliding wood doors are located on the primary (southeast) elevation.



Photo 17: Garage, South Oblique.



### *Historic Context*

Few extant records were found pertaining to the Oakdale Cemetery. Previous documentation found in the State Archives of North Carolina claims that the earliest graves date from the 1700s, but through further research and site visits, this could not be confirmed.<sup>33</sup> Though this does not mean that there are not earlier graves within the cemetery, it appears unlikely.

By 1890, the government of Washington was looking to construct a new cemetery outside of the town limits. At that time there were seven cemeteries within the City of Washington that were reaching capacity and they needed to look elsewhere to construct a large municipal cemetery (Figure 9, p. 24). The land for the cemetery originally came from the Ellison family who owned a farm north of Washington. The Ellison Family sold the land to the City of Washington for the original section of the cemetery in 1890, and on April 7, 1890 it was given the name Oakdale Cemetery.<sup>34</sup> Oakdale Cemetery was established in Washington Township, originally the rural area that surrounded the City of Washington to the north, so that the cemetery would not be located within town limits. A road was not built to reach the cemetery from town until around 1896.<sup>35</sup> Oakdale Cemetery became the first municipal cemetery for Washington and appears to be where the vast majority of Washington residents were buried until the Cedar Hill Cemetery, the second municipal cemetery in Washington, was established in the 1930s.



Figure 9: Circa-1882 Map Showing the Seven Cemeteries in Washington.<sup>36</sup>

<sup>33</sup> NC-HPO 2009.

<sup>34</sup> Loy and Worthy 1976:69.

<sup>35</sup> York 2010:64.

<sup>36</sup> Gray & Sons 1882.

Once Oakdale Cemetery was established, it was illegal to inter people within the town limits.<sup>37</sup> Though no records were found, it can be assumed that the Oakdale Cemetery was segregated by race, as many municipal cemeteries constructed during that time were. Oakdale Cemetery was one of the only cemeteries where residents of Washington could be buried unless they had a family or church plot outside of town.<sup>38</sup> Though Washington annexed land north of town many times, it does not appear that the Oakdale Cemetery was officially within the town limits until around 1980 (Figure 10, p. 25).

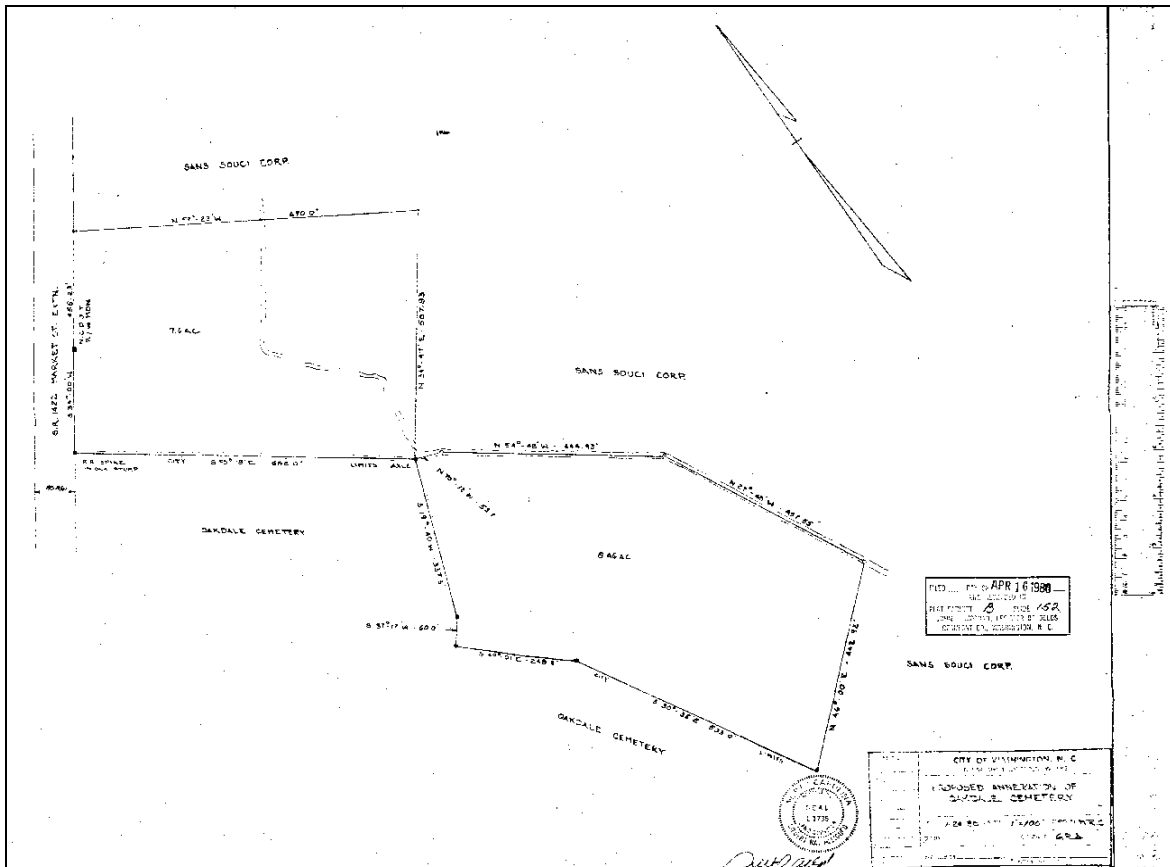


Figure 10: Map of Proposed Annexation of Oakdale Cemetery in 1980.<sup>39</sup>

The Oakdale Cemetery had grown from about 8 acres to roughly 25 acres in approximately 80 years. The newer sections are located to the northeast and southeast, with the newest sections being added as late as 1978, creating an L shape. Though few records were found, it appears that much of the land for the growth came from Sans Souci Plantation Inc. which may have been a part of the historic Rodman estate named Sans Souci located in that area.<sup>40</sup> Change over time in popular funerary memorizations can be seen throughout Oakdale

<sup>37</sup> Loy and Worthy 1976:69.

<sup>38</sup> Loy and Worthy 1976:69.

<sup>39</sup> BCMB B:125.

<sup>40</sup> BCDB 747:636; Beaufort County Will Book (BCWB) G:226.



Cemetery. The earliest graves that date from the late-nineteenth and early-twentieth century feature ornate Victorian forms and symbols, while later grave markers, starting in about the 1930s, feature more streamlined headstones that were stripped of excessive decoration.<sup>41</sup> The cemetery is currently still used as a municipal cemetery for Washington and continues to serve the community.

### ***Eligibility Evaluation***

The Oakdale Cemetery is a large municipal cemetery established in 1890 in Washington. The cemetery is sparsely landscaped and covers approximately 25 acres with about 40,000 graves that are plotted in a grid pattern. A circa-1890 caretaker's cottage is located to the south of the cemetery, facing southwest toward E. 15<sup>th</sup> Street.

The Oakdale Cemetery retains integrity of location; the cemetery has not been moved and the caretaker's cottage which was constructed around the same time as the establishment of the cemetery, appears to be in its original location. In addition, integrity of materials and workmanship survives to a degree as the headstones are in relatively good condition and retain their original marble and granite, particularly in the older sections,. The cemetery has retained some integrity of design; although there have been several areas added to the cemetery to allow for its growth, the small paved roads and the grid patterns are present all over the cemetery. The Oakdale Cemetery is still used as a municipal cemetery that is surrounded by agricultural fields and single-family dwellings, as such, it retains integrity of setting, feeling, and association.

To properly evaluate this resource's NRHP eligibility, it must be compared with similar cemeteries within the area. The Cherry Hill Cemetery in Greenville, which is a good example of a municipal cemetery in eastern North Carolina, is a contributing resource to the NRHP-listed Skinnerville-Greenville Heights Historic District (PT2000) (Photo 18, p. 27). Spanning about 4 acres and dating to 1845, it is one of the oldest extent burial grounds in Greenville as well as the oldest resource within the historic district.<sup>42</sup> According to the NRHP nomination form:

The cemetery contains the graves of many Skinnerville and Greenville Heights residents and some of Greenville's most important leaders from the nineteenth and twentieth centuries. Cherry Hill's grave markers are the finest in Greenville and illustrate a broad range of sizes and a variety of popular funerary art. Obelisks, angels, urns, tree trunks, raised vaults, and a vast number of standing tablets are excluded in marble, granite, concrete, brick, and other stone. Iron, brick, and concrete fences and retaining walls

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<sup>41</sup> Potter and Boland 1992:6.

<sup>42</sup> Miranda et al 2005:99.

delineate family plots while magnolias, cedars, boxwoods, and other mature trees and shrubs create a park-like atmosphere.<sup>43</sup>

Another example of a municipal cemetery is the Maplewood Cemetery in Wilson (Photo 19, p. 28). The cemetery is located within the Old Wilson Historic District (WL0007) and was established in 1876.<sup>44</sup> The cemetery covers about 23 acres of rolling, landscaped land covered by graves laid out in loose grid pattern. The grave markers feature the same Victorian forms and styles that were common throughout late-nineteenth and early-twentieth century cemeteries. The Maplewood Cemetery features a large, Mission style entrance as well as a Confederate Memorial.

Though the Oakdale Cemetery was the first municipal cemetery in Washington, it was not the first cemetery in Washington nor the first municipal cemetery in greater Beaufort County. The Oakdale Cemetery itself also did not play a significant role in turn-of-the-century funerary customs or memorializations. As such, the Oakdale Cemetery is recommended not eligible for the NRHP under Criterion A.

For a historic resource to be considered eligible under Criterion B, it must be associated with a “person or group of persons with which the burial place is associated must be of outstanding importance to the community, state, or nation”.<sup>45</sup> Though there are many people who were important to the growth of Washington buried in the Oakdale Cemetery, they do not gain their significance from their burial and their influence is better represented elsewhere. For these reasons, the Oakdale Cemetery is recommended not eligible under Criterion B.



Photo 18: View of Cherry Hill Cemetery, Looking Southwest (Right) and Looking West (Left).

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<sup>43</sup> Miranda et al 2005:10.

<sup>44</sup> Butchko 1984:36.

<sup>45</sup> Potter and Boland 1992:11.



Photo 19: Views of the Maplewood Cemetery. Cemetery Grounds, Looking East (Top Left), Confederate Monument, Looking Northeast (Top Right) Entry Gate, Looking Northeast (Bottom).

Under Criterion C a cemetery must 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.<sup>46</sup> The caretaker's cottage, headstones, and funerary decoration within the Oakdale Cemetery were all constructed between 1890 and the present in forms and styles that are common to the era and area in which they were constructed, none of which are the work of a master. Other cemeteries in the area, contain additional and stronger examples of late-nineteenth and early-twentieth century funerary construction and art. As such, the Oakdale Cemetery is recommended not eligible for the NRHP under Criterion C.

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<sup>46</sup> Potter and Boland 1992:14.

For a cemetery to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered significant.<sup>47</sup> The Oakdale Cemetery is not likely to yield any new information pertaining to the history of funerary customs, nor significant patterns of history in the area. For these reasons, the Oakdale Cemetery is recommended not eligible under Criterion D.

For a cemetery to be considered eligible for the NRHP it must meet Criteria Consideration D which states the cemetery must gain its “primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events”.<sup>48</sup> As discussed within this section, the Oakdale Cemetery does not meet any of these conditions to qualify for the NRHP.

In sum, the Oakdale Cemetery is **recommended not eligible for listing in the NRHP.**

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<sup>47</sup> Potter and Boland 1992:14

<sup>48</sup> Potter and Boland 1992:16

**BF0783: North Market Street Historic District and  
BF2473: Nicholsonville Subdivision**

North Market Street Historic District:

NRHP Period of Significance: 1893 to 1961

Roughly bounded by E. and W. 15<sup>th</sup> Street, Nicholson Street,  
6<sup>th</sup> Street, and Summit Avenue

City of Washington, Beaufort County, North Carolina

PIN: Multiple

Eligibility Recommendation: Should remain eligible for,  
and listed in, the NRHP; Proposed boundary expansion



Nicholsonville Subdivision

Date of Construction: 1893, 1896

E. 15<sup>th</sup> Street, N. Market Street, E. 6<sup>th</sup> Street,

N. Market Street, N. Bonner Street, Nicholson Street

City of Washington, Beaufort County, North Carolina

PIN: Multiple

Eligibility Recommendation: Eligible for the NRHP  
under Criteria A, B, and C; Entirety should be included in  
the North Market Street Historic District



At the request of NCDOT, Dovetail completed a brief revisit of the North Market Street Historic District (BF0783) to ensure that the resource retains the same level of architectural significance and historic integrity as it did when listed in the NRHP in 2011 and determine if the district boundaries should remain the same. NCDOT staff also asked Dovetail to complete a historic eligibility evaluation of the nearby Nicholsonville Subdivision (BF2473). Archival research and the field survey show that these two resources overlap and share a developmental history and architectural fabric (Figure 11, p. 31). As such, both resources will be discussed in the same section. Although nearly half of the Nicholsonville Subdivision is within the North Market Street Historic District boundaries, the easternmost, southernmost, and northernmost regions are outside the 2011 NRHP district boundaries. For clarity purposes within this document, those areas within Nicholsonville Subdivision but not included as part of the North Market Street Historic District boundaries are hereafter referred to as the Nicholsonville Excluded (NE) Area (Figure 12, p. 32).







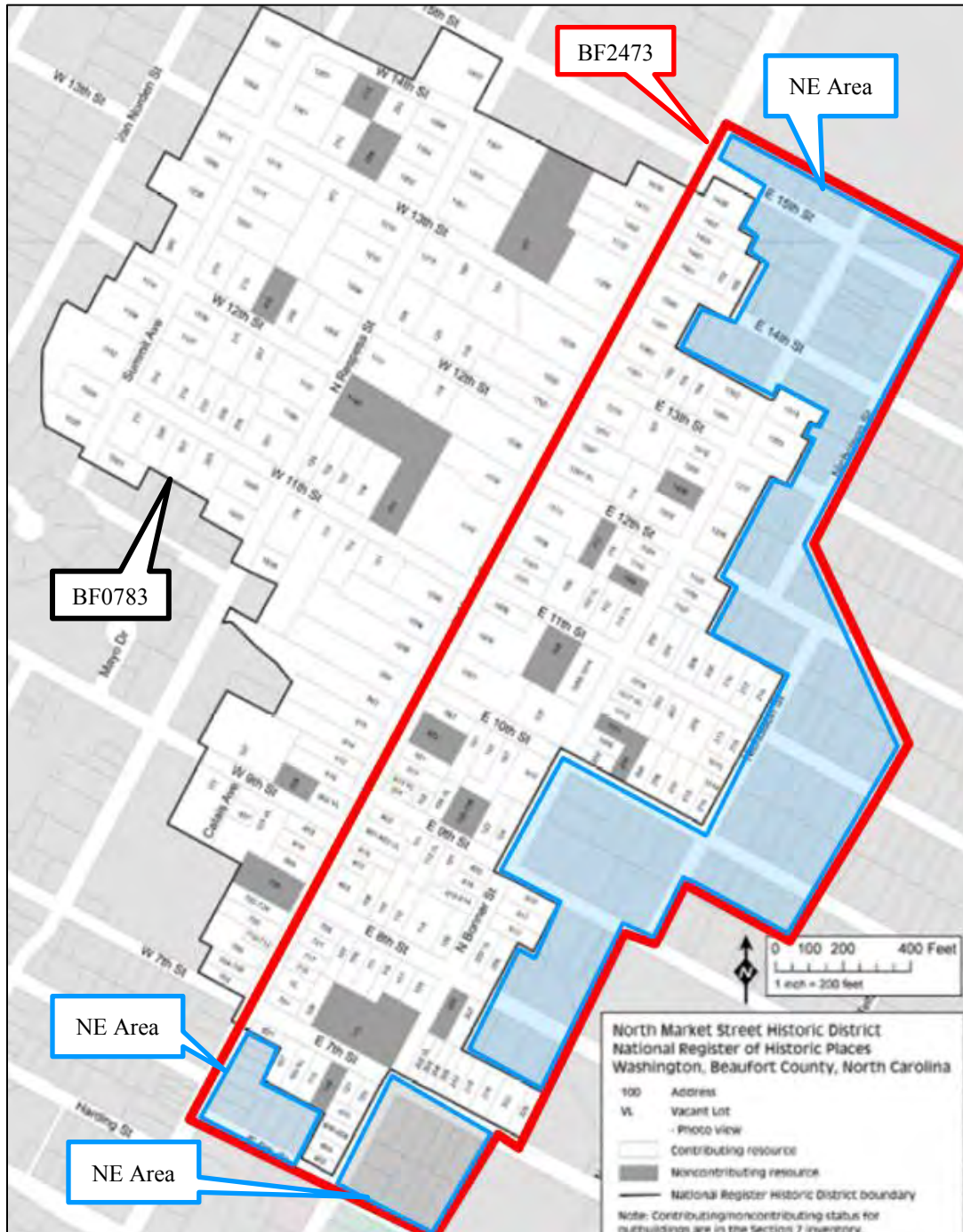


Figure 12: Map Noting NE Area—The Areas Within the Nicholsonville Subdivision but Outside the North Market Street Historic District Boundaries (Blue). *Note:* Map is not to scale.<sup>50</sup>

<sup>50</sup> BCDB 88:600; BCMP 1:64; York 2010.

### ***Architectural Description***

#### *North Market Street Historic District: Including Areas of Nicholsonville Subdivision within the Historic District Boundaries*

North Market Street Historic District is situated just north of the Washington's downtown core and is roughly bounded by E. and W. 15<sup>th</sup> Street, N. Bonner Street, Nicholson Street, E. 6<sup>th</sup> Street, and Summit Avenue. Comprising portions of several late-nineteenth and early-twentieth century subdivisions, the streets within this district are laid out in a grid-like pattern, with nearly all roads meeting at right angles. On a whole, sidewalks are uncommon, although they can be found sporadically throughout the neighborhood, including along N. Market Street and portions of E. and W. 11<sup>th</sup> Street, and the north side of E. 7<sup>th</sup> and E. 8<sup>th</sup> streets. Almost all of the parcels are rectangular or square in shape and vary greatly in size, ranging from approximately 0.8 to 1.34 acres.

Architecture of the late-nineteenth and early-twentieth centuries within the North Market Street Historic District is typically characterized by medium- to large-sized stately dwellings reflecting the Queen Anne, Folk Victorian, and Colonial and Georgian Revival styles. This first wave of construction comprises one- to two-story houses often with a frame structural system clad in weatherboard, although there are a few examples of early-twentieth-century brick houses in the district. Hipped and gabled roofs sheathed in asphalt shingles are the most common roof types found among these earliest surviving houses. One-story, full- or partial-width porches supported by circular or square wooden columns line the façade of many dwellings that date to the first two decades of the twentieth century.

Several houses within the North Market Street Historic District embody high architectural style detailing. An excellent example of this is 1102 Summit Avenue, a Georgian Revival-style dwelling (Photo 20, p. 34). This two-story, three-bay, symmetrical building features eight-over-twelve and eight-over-eight windows and a one-story portico centered on the façade flanked by curved steps. York further describes the building: "A formal guilloche pattern distinguishes the frieze of the modillion cornice, a design that is repeated in the leaded-glass sidelights and transom of the main entrance."<sup>51</sup>

While these elaborately designed residences are scattered throughout the district, much more common for this period is the restrained and modest display of architectural influences. Although the buildings do not exhibit all the characteristics of a high or formal style, they may feature a few aspects throughout, such as dentils, columns, delicate spindlework, or a pediment. The House at 1202 N. Market Street is an example of a modest Colonial Revival building. The brick-clad, one-and-a-half-story, three-bay residence features fluted pilasters, five-light, fixed transom, and return eaves (Photo 20, p. 34).

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<sup>51</sup> York 2010:33.



Photo 20: Examples of Georgian Revival (1102 Summit Avenue, Left) and Colonial Revival (1202 N. Market Street, Right) Houses within the North Market Street Historic District.

Other early-twentieth century architectural trends found within the North Market Street Historic District include Craftsman and Spanish Mission styles and bungalow forms.<sup>52</sup> The Craftsman-inspired dwellings often feature exposed rafters, three- or four-over-one, double-hung sash windows, and full-width porches supported by square tapered posts set upon brick plinths. Examples of this style include the buildings at 204 E. 11<sup>th</sup> Street, 1407 N. Market Street, and 119 W. 11<sup>th</sup> Street (Photo 21). North Market Street Historic District contains two excellent examples of the Spanish Mission style. These one-story, stuccoed houses feature shaped parapets lined with tiled or metal coping. Other decorative detailing includes quarter-round brackets and square- and diamond-shaped tiles along the façade, as seen on the house at 1401 N. Market Street (Photo 22, p. 35).



Photo 21: Bungalow and Craftsman Influences Seen in 1407 N. Market Street and 119 W. 11<sup>th</sup> Street.

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<sup>52</sup> NRHP nomination uses both Spanish Eclectic and Spanish Mission to describe this style (York 2010).





Photo 22: Example of the Spanish Mission Style in the North Market Street Historic District at 1401 N. Market Street.

As discussed, throughout the first several decades of the twentieth century, northern Washington land owners built houses reflecting high architectural styles; however, by the 1940s, the economic benefits of the Minimal Traditional style appealed to many interested in developing the empty lots around North Market Street. Examples of these one- and one-and-a-half story modest houses include the Otis M. Winfield, Jr. House at 1110 N. Bonner Street, Milo L. Gibbs House at 1210 N. Respass Street, and the Theodore R. Hodges, Jr. House at 1303 N. Respass Street, and House at 1413 N. Bonner Street (Photo 26). By the third quarter of the twentieth century, people began to move away from this restrained architecture and long, expansive houses when the Ranch style came into fashion. Many of these one-story buildings are seen along Summit Avenue (e.g., 1206 Summit Avenue, 1207 Summit Avenue, and 1208 Summit Avenue), among others (e.g., 1215 N. Respass Street and 120 W. 12<sup>th</sup> Street) (Photo 27, p. 39). It is common for houses of both of these styles to be of either frame (usually Minimal Tradition) or brick (usually Ranch) construction capped by a gabled or hipped roof. Historically six-over-six or two-over-two wood-framed, double-hung sashes filled the window openings; today many have replacement windows.



Photo 23: Minimal Traditional Dwellings Within the North Market Street Historic District: 1303 N. Respass Street (Left), and 1413 N. Bonner (Right).



Photo 24: Three Examples of the Ranch Style in the North Market Historic District: 1206 Summit Avenue (Top), 1215 N. Respass Street (Middle), and 120 W. 12<sup>th</sup> Street (Bottom).

*Nicholsonville Subdivision: Focusing on the Nicholsonville Excluded (NE) Area*

Nicholsonville Subdivision is bounded on the north by E. 15<sup>th</sup> Street and the Oakdale Cemetery, on the east by Nicholson Street and N. Bonner Street, on the South by E. 9<sup>th</sup> and E. 6<sup>th</sup> streets, and on the west by N. Market Street. Developed in several phases, the oldest section of the Nicholsonville Subdivision is located at the southern edge between E. 6<sup>th</sup> and E. 8<sup>th</sup> streets. The lots in this first portion are the smallest and narrowest of the entire subdivision. Parcels locate in subsequent phases of Nicholsonville Division north of 8<sup>th</sup> Street are slightly larger than those first platted in the early 1890s. Those areas outside of the N. Market Street Historic District boundary are also laid in a grid-like pattern lined with rectangular lots extending long ways from the street. The parcels are covered by manicured grass lawns, sometimes enclosed by a metal or wooden fence, and almost always with a



concrete walkway that extends from the road to the front of the house. Despite the narrow lot size, many have a dirt, asphalt, or concrete driveway and outbuildings such as garages or sheds are typical throughout.

Like the larger North Market Street Historic District, Nicholsonville Subdivision is almost entirely made up of single-family dwellings reflecting three-quarters of a century of architectural styles and trends. Because the historic district and Nicholsonville Subdivision overlap, almost all of the previously discussed architectural trends in the North Market Street Historic District are found within the Nicholsonville Subdivision. Because the architectural description of the historic district encompassed those buildings that are in both the North Market Street Historic District and Nicholsonville Subdivision, this section will focus more on those houses, styles, and forms found within the NE area only (see Figure 12, p. 32).

While most of the houses in the NE area date to the mid-twentieth century, there are several houses from the early 1900s. Like the North Market Street Historic District, buildings in the NE Area display influences of the Colonial Revival or Craftsman style or the bungalow form (Photo 25, p. 38). These tend to be one- or two-story frame buildings that often lack high-style architectural ornamentation. Collectively they do represent housing trends among the people of Washington that could not or did not invest money in elaborate details. These houses often feature return eaves, carved wooden posts, and unadorned cornices. Modifications, such as replacement windows, are typical among these older residences.

Many of the dwellings within the NE Area of the Nicholsonville Subdivision were built in the two decades spanning from World War II to the early 1960s. One style heavily reflected in the NE Area during this period is the Minimal Traditional style. Houses of this trend are modest one- or sometimes one-and-a-half-story dwellings covered by a side-gabled or hipped roof. Among Minimal Traditional houses within the NE area, front-gabled projections are common and the buildings have limited architectural ornamentation, as the emphasis after World War II was design simplicity. Shed- or hipped-roof, partial-width porches embellish the façade on many of Minimal Tradition buildings and the window openings are filled with tripartite or double-hung sash windows (Photo 26, p. 38). By the 1960s and 1970s, the Ranch style became increasingly popular. Typical of the style, dwellings such as 200 and 201 E. 14<sup>th</sup> Street were built lower to the ground and feature wider eaves (Photo 27, p. 39). Often clad in a brick veneer, the houses usually have a low-pitched side-gabled roof with a tripartite window and two-over-two or six-over-six double-hung sash windows. Porch types vary and range from stoops to shed-roof covered, partial-width porches.



Photo 25: Examples of Early-Twentieth Century Dwellings in the NE Area: 214 E. 13<sup>th</sup> Street (Left) and 215 E. 12<sup>th</sup> Street (Right).



Photo 26: Minimal Traditional Examples in NE area: 1404 Nicholson Street (Top Left), 122 E. 14<sup>th</sup> Street (Top Right), 1400 Nicholson Street (Bottom Left), and 1409 E. 15<sup>th</sup> Street (Bottom Right).



Photo 27: Houses at 200 and 201 E. 14<sup>th</sup> Street Exemplify a Shift to the Ranch Style.

Only 14 buildings within the NE Area of the Nicholsonville Subdivision post-date the North Market Street Historic District period of significance (1893–1961) and 11 post-date the proposed Nicholsonville Subdivision period of significance (1893–1966) (see discussion and justification of the Nicholsonville Subdivision period of significance on page 48). These buildings range in size, style, and form, but on a whole mimic the setback patterns, massing, and overall feeling of the Nicholsonville Subdivision.<sup>53</sup> Examples include 307 E. 11<sup>th</sup> Street, a one-story brick-clad building constructed around 1977 and 208 E. 9<sup>th</sup> Street, a circa-2007 front-gabled building vinyl siding (Photo 28).



Photo 28: Modern Infill at 307 E. 11<sup>th</sup> Street (Circa 1977) and 208 9<sup>th</sup> Street (Circa 2006).

One of only a few non-residential buildings in the NE Area is the First Free Will Baptist Church located at the northeast corner of N. Bonner and E. 9<sup>th</sup> streets. Constructed around 1955 in a T shape, this brick-clad building has a moderately pitched, front-gabled roof accentuated by a narrow steeple (Photo 29, p. 40). Commercial buildings are scattered throughout the NE Area, including two on the north side of E. 15<sup>th</sup> Street. The building at

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<sup>53</sup> Beaufort County GIS 2016.



104 E. 15<sup>th</sup> Street is a mid-twentieth century commercial building with a brick veneer and covered by a flat roof. Modifications include replacement windows and the addition of a large, metal entry to the façade. Just east of this building stands another brick-clad commercial building: 106 E. 15<sup>th</sup> Street. This building, constructed around 1979, has a side-gabled roof and features a prominent front-gabled porch.<sup>54</sup>



Photo 29: Examples of Non-Residential Infrastructure within the NE Area: First Free Will Baptist Church (Top), 104 E. 15<sup>th</sup> Street (Bottom Left), and 106 E. 16<sup>th</sup> Street (Bottom Right).

### *Historic Context*

In her 2011 NRHP nomination for the North Market Street Historic District, Drucilla York provided a detailed history of S.T. Nicholson, Nicholsonville, and the other neighborhoods he is responsible for that make up the historic district. This historic context attempts to briefly summarize York's in-depth research with a focus on Nicholsonville for the purposes of evaluating its NRHP eligibility. For further details on the North Market Street Historic District, City of Washington, S.T. Nicholson, Nicholsonville, and the other neighborhoods that make up this district, refer to the comprehensive historic context section in York's nomination for the North Market Historic District.<sup>55</sup> A summary of her work is presented below.

North Market Street Historic District is an almost solely residential neighborhood within the City of Washington. It comprises lots and streets that were originally laid out in historic

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<sup>54</sup> Beaufort County GIS 2016.

<sup>55</sup> York 2010.



developments, including Nicholsonville, Pate Place, and Eason Farm. The oldest subdivision, Nicholsonville, was laid out in 1893 by Dr. Samuel Thomas Nicholson and is one of the first suburbs in Washington.<sup>56</sup> Dr. Nicholson was born on December 25, 1855 in Halifax County to Blake Baker and Lucy Thorne<sup>57</sup> and as adults, he and his brother, P.A. Nicholson, moved to Washington and served the community through their medical practices.<sup>58</sup> He also acted as president of Beaufort County's Auxiliary Medical Defense Committee in the early-twentieth century, built the first tobacco warehouse in Washington, and served as mayor of the city.<sup>59</sup> S.T. Nicholson was also interested and involved in land development. As Drucilla York states in the NRHP nomination form:

For Dr. Samuel T. Nicholson, land speculation was a stable form of investment on a large scale, one in which family and community could participate for the betterment of the town. From the mid-1870s he had been purchasing property in Beaufort County. By the 1890s, however, Nicholson, was primed by Washington's growth potential to seriously commit his resources toward the purchase and planned development of several large tracks of land on the outskirts of town. Over the next twenty years, he orchestrated the development of Nicholsonville (1893), West End (1893), Pate Place (1896), Eason Farm (1896), and the old fairgrounds and racetrack (1908).<sup>60</sup>

His earliest subdivision, Nicholsonville, was located east of N. Market Street between E. 6<sup>th</sup> Street and E. 8<sup>th</sup> Street and was developed in a grid-like pattern. Although currently predominately residential, when Nicholson originally platted this early Washington suburb, it was mixed use and featured houses as well as ecclesiastic, commercial, and industrial buildings.<sup>61</sup> Residents of Washington and those looking to move there found this new suburb very appealing; located just outside the town limits at the time, Nicholsonville provided larger residential lots with nearby conveniences, but still within walking distance of downtown's larger commercial core. The lots sold quickly and Dr. Nicholson saw promise in expanding this subdivision—under the same name—during the late-nineteenth and early-twentieth centuries. By the early-twentieth century, Nicholsonville extended from E. 6<sup>th</sup> Street to E. 15<sup>th</sup> Street (Figure 13 and Figure 14, p. 42).

Development on the parcels occurred throughout the late-nineteenth and first, second, and third quarters of the twentieth century. Eventually almost the entire commercial and industrial infrastructure was demolished; today Nicholsonville is made up of almost all residential buildings dotted with a few churches that date to the mid- to late-twentieth century (Photo 30, p. 43).

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<sup>56</sup> BCDB 85:522; BDMB 1:64; York 2010:3.

<sup>57</sup> Find A Grave 1930; U.S. Census 1870.

<sup>58</sup> Loy and Worthy 1976.

<sup>59</sup> Loy and Worthy 1976.

<sup>60</sup> York 2010:3.

<sup>61</sup> Sanborn Map Company 1911.

—Nicholsonville is assuming a city-like appearance and lots are selling like hot cakes. The streets have been graded and the low places in most of lots filled up. Several other residences, we are informed, will be built at an early date. Now is the season to take time by the forelock and purchase lots while they are cheap. See Dr. S. T. Nicholson and procure a paying investment.

Figure 13: 1894 Notice for Nicholsonville Subdivision in the *Washington Gazette*.<sup>62</sup>

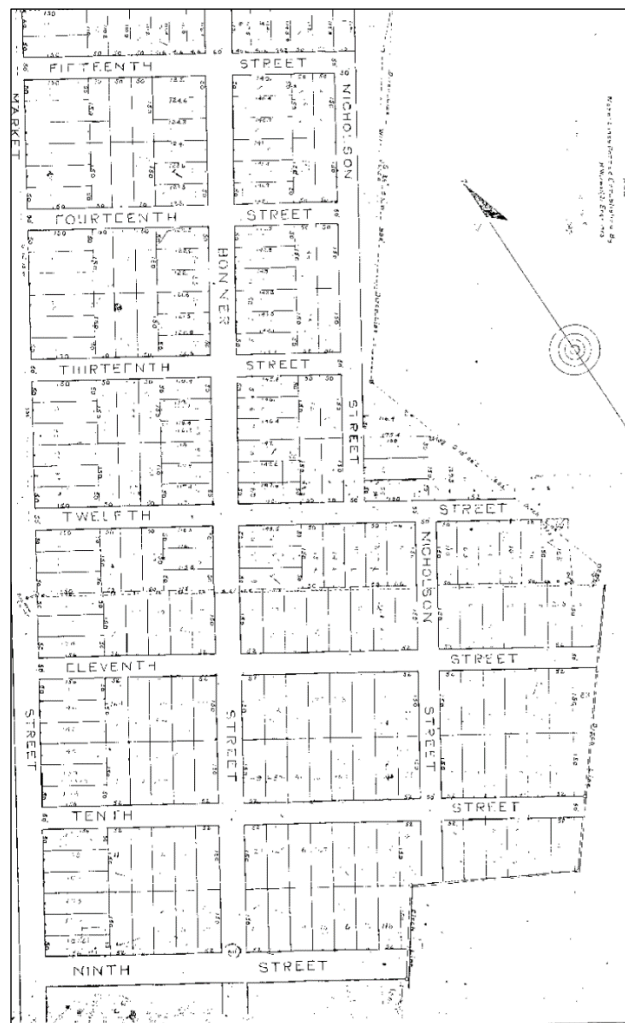


Figure 14: Plat of the Third Phase of Nicholsonville Subdivision. *Note:* Map not to scale.<sup>63</sup>

<sup>62</sup> *Washington Gazette* [WG] 1894.

<sup>63</sup> BCMB 1:64.



Photo 30: 1956 Aerial Photograph Showing Nicholsonville Subdivision.<sup>64</sup>

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<sup>64</sup> USGS 1956.



North Market Street Historic District also includes other subdivisions laid out for Dr. S.T. Nicholson. Pate Place was platted in 1896, three years after Nicholsonville, on the west side of N. Market Street around W. 9<sup>th</sup> Street; in 1906 Nicholson developed land along W. 11<sup>th</sup> Street formerly known as Eason Farm. Land owners built houses throughout the twentieth century and the architectural styles displayed throughout these neighborhoods reflect the sporadic development. Today, the landscape of North Market Street Historic District, and the various subdivisions it encompasses, remains relatively unchanged.



Figure 15: 1950 Aerial Photograph (Left) and Current Aerial Photograph (Right) Showing the Approximate North Market Street Historic District Boundaries in Yellow.<sup>65</sup>

<sup>65</sup> Google Maps 2016; USGS 1950.



## ***Eligibility Evaluation***

### *North Market Street Historic District*

In 2011, North Market Street Historic District was listed in the NRHP under Criterion A for community planning and development and under Criterion C for architecture. According to the nomination form:

Overall the North Market Street Historic District fully embodies its broad period of significance 1893–1961 and architecturally reflects the adoption of more diverse nationally popular architectural styles within the towns of eastern North Carolina during the heyday of urban prosperity and downtown development in the first half of the twentieth century. The district’s buildings combine with its plan, landscape, and urban improvements to present a broad reaching overview of twentieth century suburban growth until 1961. As a whole, the historic district retains its character and contains minimal modern intrusions and/or incompatible alterations.<sup>66</sup>

During the current survey, Dovetail revisited the district as a whole to determine if it should continue to be eligible for, and listed in, the NRHP. Following a close examination of the nomination and a field visit, Dovetail architectural historians feel that the district continues to embody the characteristics that made it eligible for the NRHP in 2011 under Criteria A and C. It has not undergone extensive alterations or modifications and also remains an excellent example of turn-of-the-twentieth-century land development in Washington. As such, it is recommended that this resource remain listed in the NRHP.

### *Nicholsonville Subdivision (Including Areas Within North Market Street Historic District and NE Area).*

Nicholsonville Subdivision dates to 1893 and is one of Washington’s earliest suburbs as laid out by Dr. S.T. Nicholson. Through this early planned neighborhood, Nicholson set the stage for major development and northern expansion of the town. The extreme popularity of Nicholsonville’s first phase between E. 6<sup>th</sup> and E. 8<sup>th</sup> streets spurred residential, commercial, and industrial growth in this region throughout the mid-twentieth century, including two additional phases of the Nicholsonville Subdivision that eventually spanned to E. 15<sup>th</sup> Street. Because the subdivision experienced sporadic housing development over the course of almost a century, Nicholsonville, like the larger North Market Street Historic District, exemplifies a wide range of architectural styles, forms, size, and massing. According to the NPS guidelines on evaluating historic residential suburbs, for a neighborhood to be eligible under Criterion A it must meet one of the following items:

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<sup>66</sup> York 2010:83.

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.
- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.<sup>67</sup>

The subdivision as a whole, made up of the streets, buildings, and lots, are directly associated with the suburban development of Washington beyond the late-nineteenth-century city limits. Nicholsonville laid the grid and set the stage for future development in this region. For all these reasons, Nicholsonville Subdivision is recommended eligible for the NRHP under Criterion A for Community Planning and Land Development.

For a historic suburb to be eligible under Criterion B, it must be “directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.”<sup>68</sup> Although local history often focuses on the many notable medical, political, and commercial achievements of Dr. S.T. Nicholson, his role in the development of Washington through is many late-nineteenth and early-twentieth century subdivisions cannot be underplayed. In addition to being one of the first in Washington the start the suburban development trend through the several subdivisions he created north of E. 5<sup>th</sup> Street, he was very influential in laying out the city pattern in Northern Washington. While planning the second phase of Nicholsonville, Dr. Nicholson “quickly realized that Market Street extension, an established thoroughfare to Williamston, Jamesville, and the city cemetery, would ultimately unite and facilitate his varied land development projects.”<sup>69</sup> He also took risks when he established commercial and industrial infrastructure in his residential subdivision. In her NRHP nomination for the North Market Historic District, York highlights a passage from the *Washington Gazette* that expresses demonstrates the importance of Dr. S.T. Nicholson as well as the Nicholson Subdivision within Washington:

The stringency of money is felt by all of us. It’s depressing influence is today universal. For a long time many have believed that we should have manufacturing enterprises to give our people something to do and to build up our town. A few spasmodic efforts have been made to establish such enterprises, but for one reason or another failed. For a long time we needed

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<sup>67</sup> Ames and McClelland 2002.

<sup>68</sup> Ames and McClelland 2002.

<sup>69</sup> York 2010: 64.

more hotel facilities here. Every one was afraid to venture into the undertaking. We wanted a race track and fairgrounds. No one would risk the experiment. Dr. S. T. Nicholson, full of enterprise and believing that Washington has a future, as she has, built a large three-story brick hotel, he has laid off the town of Nicholsonville, and sold many lots, quite a number having already been built upon; he has inclosed (sic) the fair grounds and constructed a race track. He is now building a tobacco warehouse and expects to have it completed in ten days. He has also laid the foundations for a furniture factory and will also build a tobacco factory. These enterprises will give quite a number of men, boys and girls something to do, and will inure to the advantage of the entire community. To make them a success every citizen will be benefitted. It behooves every citizen to encourage these enterprises, or any others projected in our midst. Talk for the town at every opportunity. When a stranger comes to town we should be careful to show him every attention possible; we should present the advantages of our town in the best light always, and never throw cold water on any worthy project. Let us turn over a new leaf in this respect, and watch results for a twelve-month, and we will be satisfied that we have done well, at least.<sup>70</sup>

Dr. S.T. Nicholson made great contributions to Washington in many ways and Nicholsonville subdivision is directly related to his significant influence to the region community planning and development. For these reasons, Nicholsonville Subdivision is recommended eligible for the NRHP under Criterion B.

The NPS also addresses the evaluation of historic residential suburbs under Criterion C; they state that a suburb can be eligible for the NRHP under this criterion if it represents a “collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects” or reflects “principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.” Nicholsonville Subdivision is composed of buildings ranging from the late-nineteenth-century to the end of the twentieth century and includes a wide variety of architectural styles and forms including Colonial Revival, Spanish Mission/Spanish Eclectic, Craftsman/bungalow, Minimal Traditional, and Ranch. Although alterations such as small additions on the side and rear, application of modern siding material such as vinyl, and window replacement are common, on a whole the subdivision has not been greatly modified. On a whole the buildings have maintained a moderate to high level of historic integrity of materials, design, workmanship, association, Because Nicholsonville Subdivision is an intact collection of houses that exemplifies a wide three-quarters of a century of architectural styles, Dovetail recommends that it is eligible for the NRHP under Criterion C.

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<sup>70</sup> Quote obtained from York 2010; Originally cited from the *Washington Gazette* (1896).

The NPS states that “neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life” may be eligible for the NRHP under Criterion D.<sup>71</sup> Nicholsonville Subdivision is not likely to yield any new information pertaining to the history of building design or technology, nor of significant patterns of history in the area. Therefore, this resource is recommended not eligible under Criterion D.

It is suggested that the period of significance for the district is 1893–1966. This date range encapsulates the first Nicholsonville plat laid out by Dr. S.T. Nicholson in 1893 through the twentieth century to 1966, the 50-year cut-off date for historic properties established by the NPS.<sup>72</sup> Resources in the subdivision constructed after that date have not achieved exceptional significance; as such, there is no justification for expanding the period of significance past 1966.

The recommended NRHP boundaries include all contributing resources, notable viewsheds, and other physical elements that represent the characteristics that render this district eligible (Figure 16, p. 49). They are based on the historic boundaries of the Nicholsonville Subdivision as laid out by S.T. Nicholson from 1893 to 1910.<sup>73</sup> The western boundary following the N. Market Street right-of-way in a southwesterly direction from the northwestern corner of 104 E. 15<sup>th</sup> Street (PIN 5686-12-2775) to the northwest corner of the intersection of E. 6<sup>th</sup> and N. Market Street. The recommended boundary then follows E. 6<sup>th</sup> Street in an easterly direction to the southeast corner of 601 N. Market Street (PIN 5675-99-7931). The boundary continues northwest along the eastern boundaries of 214 E. 6<sup>th</sup> Street (PIN 5685-09-3654), 223 E. 7<sup>th</sup> Street (PIN 5685-09-4756), 224 E. 7<sup>th</sup> Street (PIN 5685-09-5991), 277 E. 8<sup>th</sup> Street (PIN 5686-00-6110) and 215 E. 9<sup>th</sup> Street (PIN 5686-00-8338) to the southeast corner of 214 E. 9<sup>th</sup> Street (PIN 5686-00-9536); from this point the proposed boundary crosses Nicholson Street and spans the southern boundary of the lots at 301, 303, 305, 307, 309, and 311 E. 10<sup>th</sup> Street (PINS 5686-10-1633, 5686-10-1681, 5686-10-2539, 5686-10-2577, 5686-10-3524, 5686-10-3572). The proposed boundary then extends northwest along the eastern boundary of 310 E. 10<sup>th</sup> Street (PIN 5686-10-4676) and 307 E. 11<sup>th</sup> Street (PIN 5686-10-5850) to the northeastern corner of 316 E. 11<sup>th</sup> (PIN 5686-10-5965) and 908 Nicholson Street (5686-10-0628). Bisecting several parcels in a diagonal, southwestwardly direction to the northwest corner of 1203 Nicholson Street (PIN 5686-11-4573), the proposed boundary continues northeast on Nicholson Street to the northeast corner of 201 E. 15<sup>th</sup> Street (PIN 5686-12-7504). The boundary then follows the northern boundary of the lots parcels 201 E. 15<sup>th</sup> Street (PIN 5686-12-7504), 106 E. 15<sup>th</sup> Street (PIN 5686-12-3780), and 104 E. 15<sup>th</sup> Street (PIN 5686-12-2775).<sup>74</sup>

In sum, Nicholson Subdivision is **recommended eligible for the NRHP under Criteria A, B, and C.**

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<sup>71</sup> Ames and McClelland 2002.

<sup>72</sup> NPS 2016.

<sup>73</sup> BCDB 88:600; BCMB 1:64.

<sup>74</sup> Beaufort County GIS 2016.





Figure 16: Proposed NRHP Boundary for the Nicholsonville Subdivision (BF2473) As Shown in Red.<sup>75</sup> Note: This map is not to scale.

<sup>75</sup> Beaufort County GIS; BCDB 88:600; BCMB 1:64.

*Proposed North Market Street Historic District Expansion*

NCDOT also requested that Dovetail examine the district's boundaries and determine if they should be expanded or if they are appropriate as they currently stand. On the North Market Street Historic District boundaries, York states in the NRHP nomination: "This area as a whole retains its integrity and is associated with Washington's late-nineteenth-to-mid-twentieth century suburban development. The boundary excludes properties that have no historical association or integrity."<sup>76</sup> As previously mentioned, this district includes over half of the Nicholsonville subdivision but not the easternmost and southernmost edges (NE Area). There has been limited infill (n=14 buildings) in the NE Area that post-date the North Market Street Historic District period of significance (1961) (Figure 17, p. 51). Like the portion of the Nicholsonville Subdivision that was included in the district boundaries, the NE Area embodies the qualities that made the North Market Street Historic District eligible for the NRHP. The buildings within the NE Area exemplify the wide range of architecture that was popular throughout the early- to mid-twentieth century. Many of the building in Nicholsonville Subdivision excluded from the North Market Street Historic District boundaries date to the 1940s, 1950s, and early 1960s and provide good context for the post-World War II development in Washington. Although modifications, such as replacement siding, windows, and small additions are common throughout the southern and eastern regions of the Nicholsonville Subdivision, these same resource changes are seen among many of the North Market Street Historic District contributing resources. Like the western half of Nicholsonville Subdivision that was included in the district boundaries, the excluded areas retain a moderate to high level of integrity of workmanship, materials, and design and a high level of integrity of location, feeling, association, and setting.

In sum, the NE Area has a direct historic association with North Market Street Historic District as part of the original plat laid out by Dr. S. T. Nicholson which is significant as the original. It also clearly reflects architectural trends of the early- and mid-twentieth century and retains a level of integrity that is consistent with the North Market Street Historic District as a whole. For these reasons, **Dovetail recommends that the boundaries of the North Market Street Historic District be expanded to include all of the Nicholsonville Subdivision as laid out for Dr. S.T. Nicholson** (Figure 18, p. 52).

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<sup>76</sup> York 2010:83.



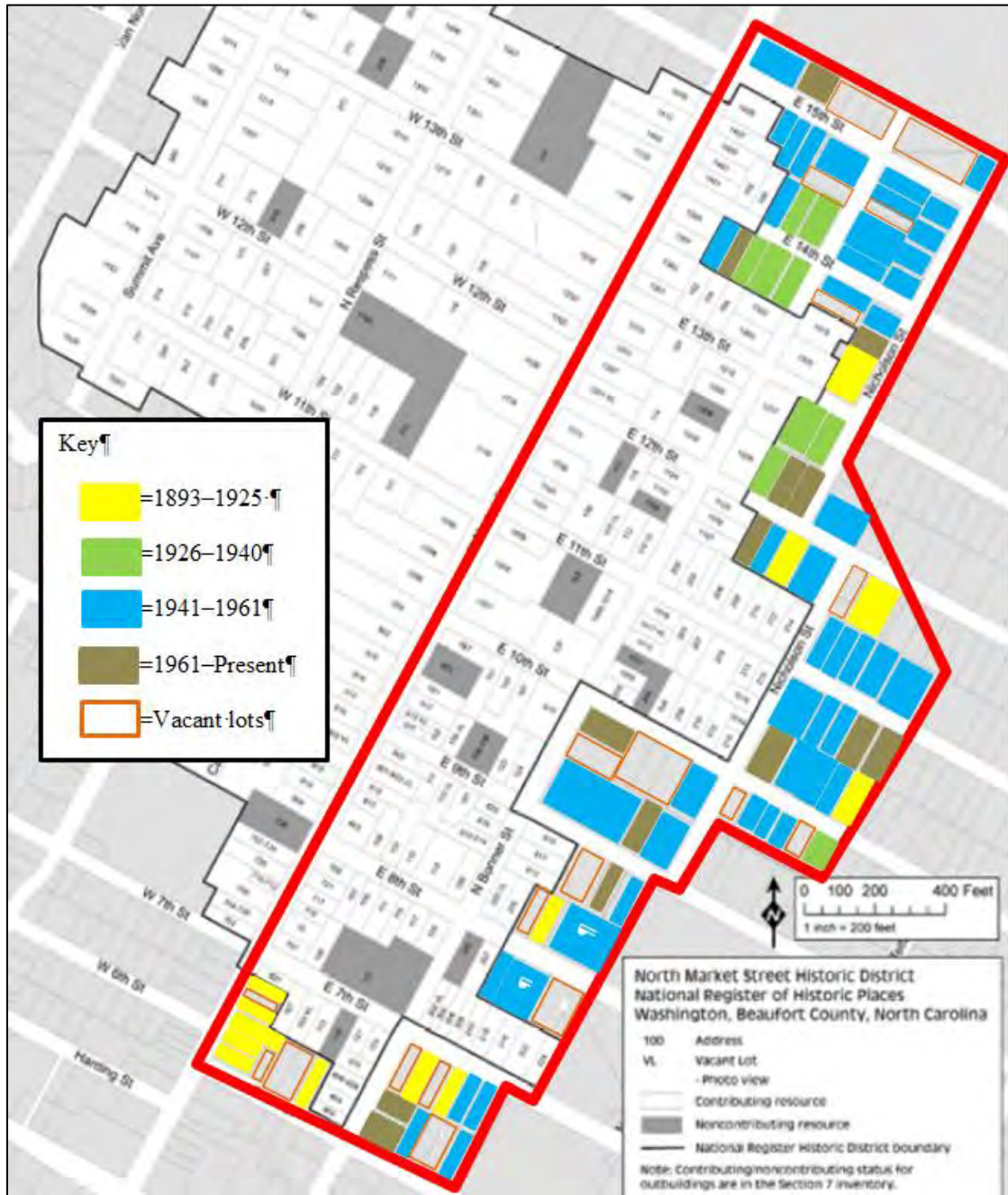


Figure 17: Nicholsonville Subdivision (North Half) Showing Eras of Dates of Construction for Resources Outside the Original North Market Street Historic District.

*Note: Map is not to scale.<sup>77</sup>*

<sup>77</sup> The base map is from the North Market Street Historic District nomination (York 2010). Dates of construction were gathered during the current survey and from Beaufort’s online GIS system (Beaufort County GIS 2016).





## BF2472: Vidant Beaufort Hospital

Date of Construction: 1958  
Modifications: circa: 1970, 1980, 1987, 2000, 2008

628 E. 12<sup>th</sup> Street  
Washington, Beaufort County, North Carolina  
PIN: 5686-30-5696  
Eligibility Recommendation: Not Eligible



### *Architectural Description*

Vidant Beaufort Hospital is located on the outskirts of several residential neighborhoods in Washington. Surrounded by approximately 20 health-related buildings (not associated with this resource), the hospital is the center of a small medical complex (Figure 19). The building sits atop a small knoll on a 10-acre parcel just north of the intersection of E. 12<sup>th</sup> Street and Highland Drive. Although most of the lot is covered in asphalt parking lots and access roads, small patches of manicured grass, mature trees, and medium-sized shrubbery are located at the south and north corners. Vehicular access to the hospital is gained from E. 12<sup>th</sup> Street, Highland Drive, and Brown Street. Two secondary resources accompany the primary resource to the north.

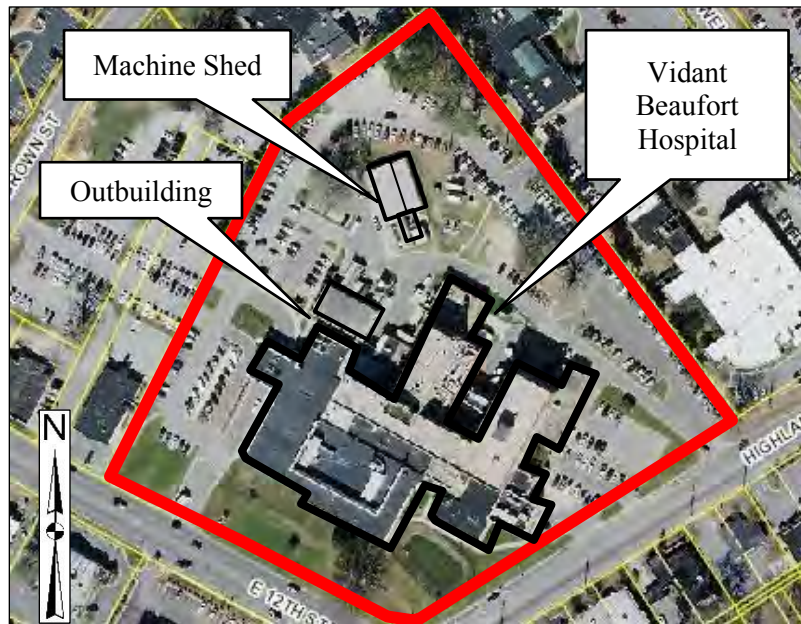


Figure 19: Aerial Image of the Vidant Beaufort Hospital and Associated Secondary Resources.<sup>79</sup>

<sup>79</sup> Beaufort County GIS 2016.

*Primary Resource*

The original four-story core of the Vidant Beaufort Hospital was constructed in 1958 in a T form and oriented toward E. 12<sup>th</sup> Street.<sup>80</sup> Historically, access to the hospital was gained from two points connected by a curvilinear drive: an access road off of E. 12<sup>th</sup> Street and another off of present-day Highland Drive (Figure 20). A U-shaped road extended east and west of the building and around the rear of the building with a large parking area to the east.



Figure 20: 1961 Aerial Photograph of Vidant Beaufort Hospital (Then Known as Beaufort County Hospital).<sup>81</sup>

The building was designed by the office of George Watts Carr and constructed by the firm R.K. Stewart & Son.<sup>82</sup> Historically, the four-story, T-shaped building was oriented east-west with a north-south ell extending from the north elevation and influenced by the International Style. The foundation was not visible at the time of the current survey. The brick veneer that covers the structural system (possibly made of concrete blocks) is laid in a bond made up of a header-stretcher-header-stretcher row divided by two all-stretcher rows. Red paint covers the rear ell's brick veneer. The flat roof, lined with concrete coping, features a small rectangular penthouse at the top, likely to provide access to the roof, which features a row of windows on the south elevation and a single-leaf door on the west elevation. A concrete-block exterior-end chimney stands at the north elevation of the rear ell.

A 1959 photograph of the building shows that the primary entrance was centered on the south elevation and in a one-story projecting vestibule (Photo 31, p. 55).<sup>83</sup> A one-story, T-shaped covered walkway extended from the center of the vestibule while robust circular

<sup>80</sup> USGS 1956; Vidant Health 1959.

<sup>81</sup> USGS 1961.

<sup>82</sup> Vidant Health n.d.

<sup>83</sup> Vidant Health 1958.

columns supported its flat roof. Other fenestration throughout the building includes ribbon windows made up of single and paired metal-framed windows. One set of three windows fills the central bay of the second, third, and fourth stories on the primary (north) elevation. Lining the top of the ribbon windows is a narrow awning, an original feature visible on the 1959 photograph. Windows on the rear ell are limited to the fourth floor only and are the same style as those on the main core.<sup>84</sup> The 1959 photograph shows that several one-story massings originally projected from the building on all elevations. They also appear to have a brick veneer, flat roof, and ribbon windows (Photo 32; Photo 33 and Photo 34, p. 56).<sup>85</sup>



Photo 31: 1959 Photograph of the Vidant Beaufort Hospital (Then Known as the Beaufort County Hospital).<sup>86</sup>



Photo 32: Southeast Oblique of the Vidant Beaufort Hospital. The 1958 original core is noted in red.

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<sup>84</sup> Vidant Health 1959.

<sup>85</sup> Vidant Health 1959.

<sup>86</sup> Vidant Health 1959.



Photo 33: Detail of the Third and Fourth Stories of the Original Core of the Vidant Beaufort Hospital, South Elevation (Top), Northwest Oblique (Center) and Southwest Oblique (Bottom).



Photo 34: Northeast Oblique of the Original Rear Ell.



In the late-1960s and early 1970s, construction was underway to expand the hospital.<sup>87</sup> As part of this expansion, a four-story, L-shaped wing was added to the east elevation of the original building's southern core (oriented east/west) and the original semi-circular drive that extended around the building's rear elevation was removed (noted as light blue on Figure 21) (Photo 35, p. 58). This wing features a similar form, style, and materials as the original block. This addition likely has a concrete-block foundation and is clad in a brick veneer (one row of header-stretcher-header-stretcher separated by two rows of common bond). Like the original core, the visual emphasis is on the horizontal elements; each story is separated by wide horizontal bands of brick outlined with limestone or pre-cast concrete elements. Concrete coping lines the building's flat roof, which is pierced by metal vents and an enclosed brick-clad stairway used to access to roof (Photo 36 and Photo 37, p. 59).

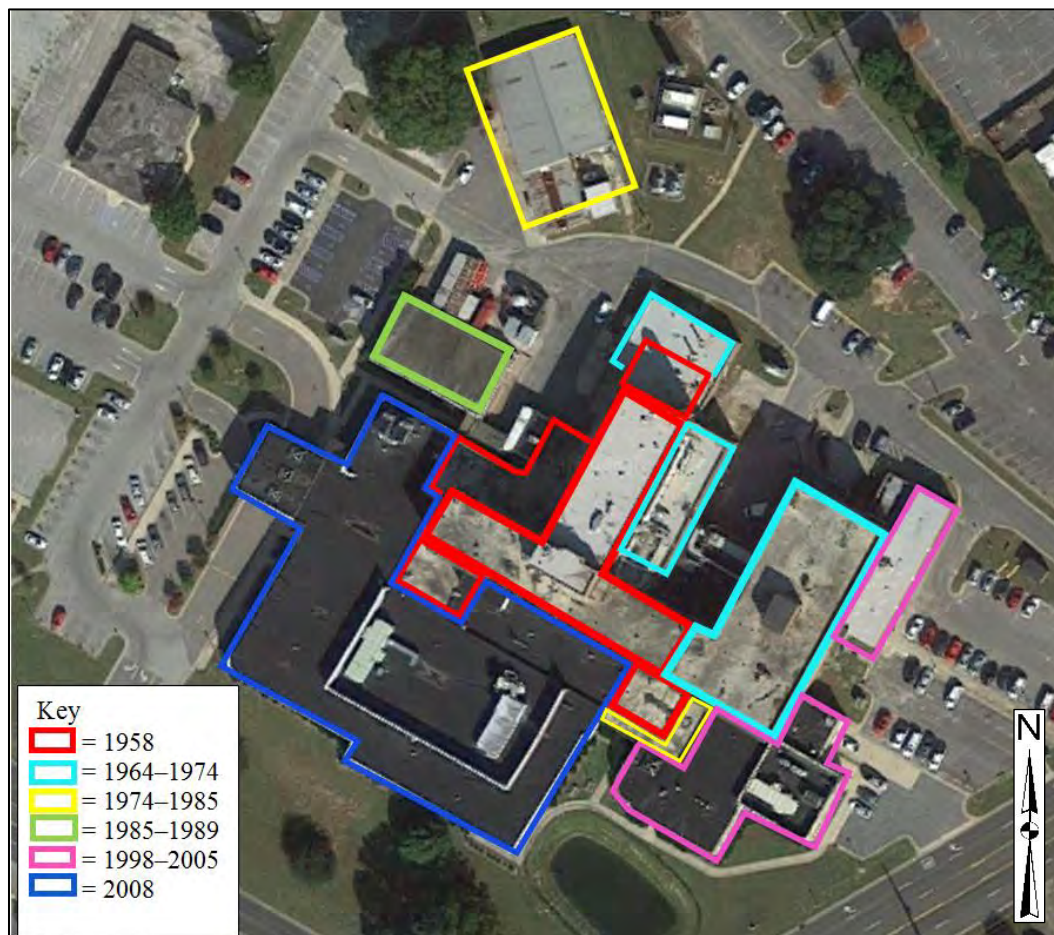


Figure 21: Current Aerial Photograph of Vidant Beaufort Hospital Showing the Various Phases of Construction.<sup>88</sup>

<sup>87</sup> USGS 1974.

<sup>88</sup> USGS 1956, 1961, 1964, 1974; Vidant Health 1959, 1985, 1989, 2008.



Figure 22: 1974 Aerial Photograph Showing the Eastern Wing Noted by a Blue Arrow.<sup>89</sup>



Photo 35: 1989 Photograph Showing the Eastern Wing.<sup>90</sup>

The only surviving original exterior access to the east wing is located on its rear (north) elevation (Photo 38, p. 59). The hospital continues to use this as the main public entrance to the emergency room and it is a recessed entry with replacement sliding glass doors within a metal door frame. A flat roof supported by wide, brick, square posts extends from the entry to provide a covered space around the door. Metal handrails line the poured-concrete slab steps and wheelchair access.

Windows in this east wing including two-light, metal-framed windows (possibly a hopper-type sash below a single fixed pane) (Photo 39, p. 60). The windows on the north and south elevations are evenly spaced; however, those on east and west elevation are grouped together in pairs. On the primary (north) elevation, narrow, metal, awnings top the windows.

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<sup>89</sup> USGS 1974.

<sup>90</sup> Vidant Health 1989.



Photo 36: Southeast Oblique of Vidant Beaufort Hospital; Eastern Wing Noted in Light Blue.

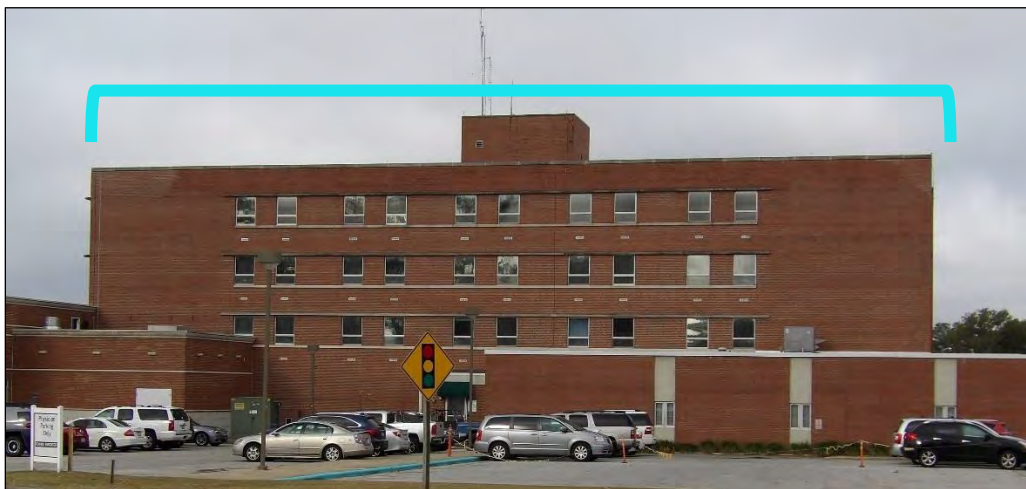


Photo 37: East Elevation of the Eastern Ell, Noted by Light Blue.

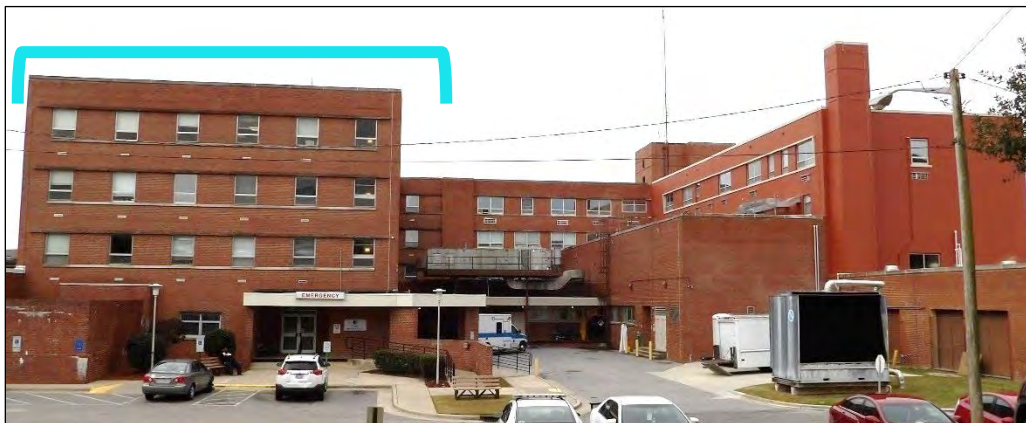


Photo 38: North (Rear) Elevation of the Eastern Ell, Noted by Light Blue.





Photo 39: Window Detail on the Eastern Wing.

The second large expansion of the hospital occurred in the late 1990s through the early 2000s (noted as pink on on the Figure 21, p. 57) and included the construction of a one-story, concrete-block wing on the southeast corner (Photo 40). Like the older parts of the hospital, the brick veneer configuration has a row of header-stretcher-header-stetcher between two rows of common bond. Concrete coping lines the low parapet of the flat roof. This wing continues to exhibit an emphasis on horizontality with the thin bands of concrete that act as belt courses to break up the massing between clusters of windows and the cornice. There are two recessed, single-leaf entrances to this wing: one on the south elevation (accentuated by a concrete pediment) and one on the north elevation. Off-centered on the east elevation is a set of double-leaf, metal doors.



Photo 40: Southeast Oblique of Vidant Beaufort Hospital; Late-1990s–Early-2000s Addition Noted in Pink.



Also constructed during this period is a one-story, rectangular addition at the northeast corner of the building (Photo 41). A flat roof and parapet lined with metal coping covers this brick-clad wing. Unlike the original core or previous additions that had many horizontal elements, there is a prominence of vertical elements on this block, such as narrow, paired windows and slender bands of concrete at each fenestration that extend from ground level to the coping.

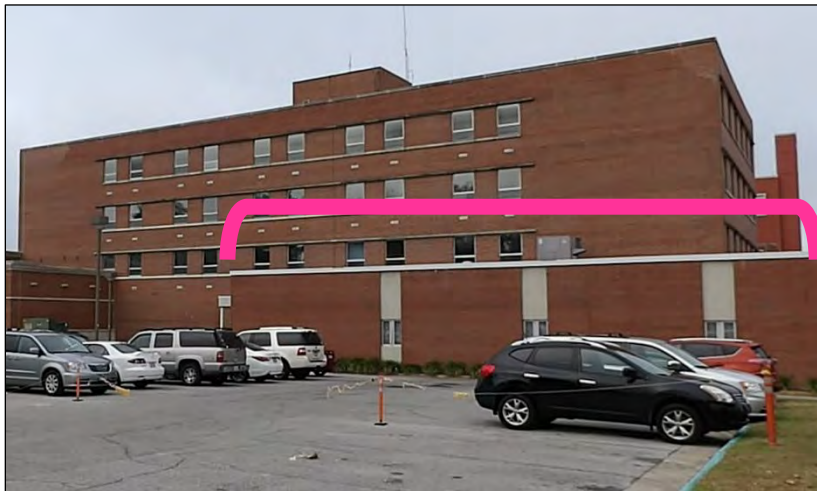


Photo 41: One-Story Addition on the Northeast Corner, Noted in Pink.

The most recent wave of construction is the one that had the largest impact on the building, both visually and functionally. This one-story, L-shaped addition was built onto the southwest corner of the building (noted in dark blue on the Figure 21, p. 57). During this phase in 2008, the addition covered the original entrance, the covered entryway was removed, and a large one-story, L-shaped wing was built on the southwest corner. The primary entrance to the hospital, filled with a metal-framed, automatic-sliding, glass door, is currently located on this addition's west elevation and surrounded by a flat-roofed modern porte-cochère. Fixed, metal-framed windows and single-leaf, recessed entrances provide light and access to this wing (Photo 42; Photo 43–Photo 45, p. 62).



Photo 42: 2008 Addition and Current Primary Elevation of the Vidant Beaufort Hospital (East Elevation)



Photo 43: South Elevation of the 2008 Addition.



Photo 44: Current Primary Entrance Located on the 2008 Addition's West Elevation.



Photo 45: Modern Porte-Cochère Extending from the West Elevation of the 2008 Addition.

Although Dovetail architectural historians were allowed into the hospital to speak to administration staff and take photographs of historic aerial images, access to the building was extremely limited and no photographs of the building's interior were permitted

### *Secondary Resources*

A one-story machine shed constructed between 1974 and 1985 is located north of the hospital (Photo 46).<sup>91</sup> A front-gabled roof sheathed in ashplat shingles covers the metal-clad building. The structure features a metal segmental garage door on the southwest elevation and a single-leaf, metal door on the northwest elevation. A narrow one-story ell extends from the southeast elevation. The front-gabled wing is clad in metal and is accessed by two garage doors on the southwest elevation.



Photo 46: Southwest Elevation of the Machine Shed.

Another stand-alone outbuilding on this parcel is located immediately north of the hospital (Photo 47). This brick-clad, rectangular structure is covered by a flat roof and built between 1985 and 1989.<sup>92</sup> Although its exact function is unknown, it is possible that it is associated with the hospital's electrical or mechanical functions, as there are few windows and the only doors are garage doors on the east elevation.

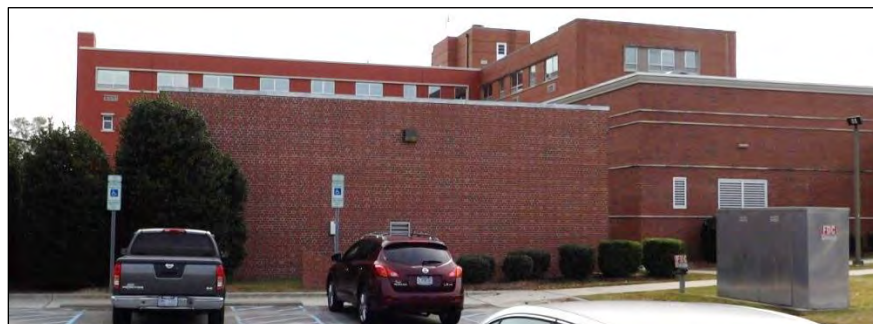


Photo 47: Outbuilding, South Elevation.

<sup>91</sup> USGS 1974; Vidant Health 1985.

<sup>92</sup> Vidant Health 1985, 1989.



### *Historic Context*

Although local doctors served Washington since it was established, the community did not have a formal hospital until the early-twentieth century. By 1910, there were two hospitals in Washington: Tayloe Hospital and Fowle Memorial Hospital.<sup>93</sup> Three doctors, Joshua Tayloe, David Thomas Tayloe II, and Edward M. Brown, came together and founded Washington Hospital (later referred to as the Tayloe Hospital), a two-story, frame building on Washington Street. In the second quarter of the century, this building burned and a two-and-half story, Colonial Revival-style, brick building replaced it. This building still stands on Washington Street between Main and W. 2<sup>nd</sup> streets.<sup>94</sup> Situated closer to the outskirts of town on N. Market and 5<sup>th</sup> streets, Fowle Memorial Hospital was a stately, two and-a-half story, brick building that featured a one-story porch and large two-over-two windows.<sup>95</sup> The hospital came down in the mid-twentieth century and the city built the current fire station on the same lot in the late 1960s or early 1970s.<sup>96</sup>

By the mid-twentieth century, “depression and war had taken their toll on hospitals” and many had “become obsolete, and over 40 percent of the nation's counties had no hospital facilities at all.”<sup>97</sup> In response to the health conditions following World War II, President Harry S. Truman promised to improve medical treatment throughout the country. In 1946, he signed the Hill-Burton Act as part of his initiative; this act “provided construction grants and loans to communities that could demonstrate viability—based on their population and per capita income—in the building of health care facilities. The idea was to build hospitals where they were needed and where they would be sustainable once their doors were open.”<sup>98</sup> Over the next three decades, communities throughout the country received federal financial assistance in order to construct new and state-of-the-art “hospitals and clinics to serve a growing and rapidly demilitarizing population” as well as the general public.<sup>99</sup>

In 1955, Beaufort County received \$650,000.00 from the government as part of the Hill-Burton Act for the construction of a hospital; it was one of several communities in this region of North Carolina to receive federal funding for medical facilities.<sup>100</sup> On July 1, 1955, C.F. Cowell (1890–1975) and his wife, Mildred F. Cowell (1900–1971), sold 10 acres of land along E. 12th Street Extended to Beaufort County for the location of the new hospital.<sup>101</sup> This land was known as the Sans Souci Plantation, formerly owned by the Blount family during the nineteenth century but acquired by Charles F. Cowell during the first half of the twentieth

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<sup>93</sup> Van Camp 2000.

<sup>94</sup> Van Camp 2000:79.

<sup>95</sup> Van Camp 2000:79.

<sup>96</sup> USGS 1961, 1974.

<sup>97</sup> Newman 2004.

<sup>98</sup> Schumann 2016.

<sup>99</sup> Schumann 2016.

<sup>100</sup> Buss 2003: 8-4; Loy and Worthy 1976:374; Sprang 2015.

<sup>101</sup> BCDB 453:237; BCDC 1975.

century (Figure 23). Charles was a local businessman who owned and operated the Pamlico Chemical Company and was the Beaufort County Defense Chairman.<sup>102</sup>



Figure 23: Sans Souci Plantation (Yellow) and Future Location of the Vidant Beaufort Hospital (Red) in 1950.<sup>103</sup>

After obtaining the land necessary for the hospital, Beaufort County hired builders R.K. Stewart & Sons for the construction and the office of George Watts Carr to design the building. Architect George Watts Carr, a North Carolina native, began his career in the late 1920s and opened his own firm in 1927. When succinctly summarizing the highlights of his career, Susannah Franklin Buss states:

In 1936 and 1937, he served as NC-AIA Chapter President and won Honor Awards for his residential design work. The 2,000-bed Marine Hospital at Camp Lejeune, NC, was the single largest project completed by Carr. He also designed the Camp Lejeune Marine base itself. Carr was also involved in the design of the Cherry Point Marine Air Base, as well as buildings at North Carolina Central University, University of North Carolina at Chapel Hill and the Veterans Hospital in Durham.<sup>104</sup>

In addition to these larger hospitals, in the late 1940s and early 1950s, several counties employed Carr to design their new medical facilities that were made possible by the Hill-

<sup>102</sup> Loy and Worthy 1976:94, 170, 374.

<sup>103</sup> USGS 1950.

<sup>104</sup> Buss 2003:8-10.

Burton Act, such as Onslow County, Elizabeth City, Bertie County, and Roxboro.<sup>105</sup> Popular during the mid-twentieth century among public building for its functional forms, limited ornamentation, and low cost, Carr utilized the International style for many of these hospitals in eastern North Carolina. The Vidant Beaufort Hospital is attributed to the Carr's firm instead of George Watts Carr specifically; however, it is clear that those in the firm that worked on this medical facility drew inspiration directly from the earlier hospitals designed by Carr himself. This is evidenced in the similar size, form, emphasis on horizontality, and overall International style influence seen among the hospitals (Photo 48). Construction on the hospital began around 1956 just east of the primary dwelling on the Sans Souci Plantation, and on May 9, 1958 the doors to the Beaufort County Hospital opened.<sup>106</sup>

Over the last 50 years, this hospital and its staff of nurses, doctors, and administration personnel has served the people of Washington, Beaufort County, and the surrounding region. Although still owned by the county, the hospital is one of 11 operated by Vidant Health, "a regional health system serving 29 counties in eastern North Carolina."<sup>107</sup> Under their service, Vidant Health renamed the hospital Vidant Beaufort Hospital, which it retains today.



Photo 48: George Watts Carr-designed Hospitals: Person County Memorial Hospital in Roxboro, North Carolina (Top Left),<sup>108</sup> Bertie Memorial Hospital (Top Right). Vidant Beaufort County Hospital (Bottom) designed by the Office of George Watts Carr.<sup>109</sup>

<sup>105</sup> Buss 2003:8-11.

<sup>106</sup> Loy and Worthy 1976:374; USGS 1956.

<sup>107</sup> Vidant Health 2015.

<sup>108</sup> Asheville Post Card Company n.d.

<sup>109</sup> Vidant Health 1959.



### *Eligibility Evaluation*

Facing south on a knoll overlooking E. 12<sup>th</sup> Street, the Vidant Beaufort Hospital is a four-story, T-shaped hospital constructed in 1958. Although once sited on the outskirts of town on a rural lot, the building is now surrounded by modern medical buildings. The Vidant Beaufort Hospital retains integrity of location; the hospital has not been moved and the two outbuildings on the parcel also appear to be in their original locations; despite the modern development around the hospital, it retains its integrity of feeling; however, it has taken its toll in conveying the property's integrity of setting. In addition, it continues to function as a hospital and has a high level of integrity of association. Although it appears that the original windows and building form survives, several phases of large-scale additions have entirely enveloped the building and have compromised the resource's historic integrity of material, workmanship and design.

The former Rex Hospital on St. Mary's Street (WA5013) in Raleigh is a good example of a mid-twentieth century hospital building. Rex Hospital was first located on the Dorthea Dix Hospital campus and moved to its second location on St. Mary's Street. In 1980, the hospital relocated again to its current location at Lake Boone Trail.<sup>110</sup> This four-story, U-shaped brick building, constructed around 1940, has square windows filled with fixed glass panes. Horizontal limestone bands line the building between the first and second stories and the double-leaf primary entrance set below a concrete canopy is situated at the south elevation's central bay (Figure 24). Although there are additions to the building, they are affixed to the rear and side elevations and do not impact the building's original design or feel. Though it no longer functions as a hospital, the building's exterior retains a high level of historic integrity and appears to be minimally altered (Photo 49, p. 69).



Figure 24: Historic Photograph of the Rex Hospital at the St. Mary's Street Location.<sup>111</sup>

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<sup>110</sup> Legeros 2012.

<sup>111</sup> Legeros 2012.



Photo 49: Former Rex Hospital (WA5013), South Elevation.

Another example of a surviving and intact mid-twentieth century hospital in the region is the Bertie Memorial Hospital (BR0344) in Windsor, Bertie County. Also designed by George Watts Carr, this three-story brick building was constructed in 1952 on the outskirts of downtown Windsor. Like Vidant Beaufort Hospital, Bertie Memorial focuses on horizontality with the use of ribbon windows bordered with limestone or pre-cast concrete bands and horizontally divided, steel-framed, hopper-sash windows (Photo 50 and Photo 51, p. 69). According to the NRHP nomination, this is “an excellent example of mid twentieth-century modern architectural, influenced by the Art Moderne movement.”<sup>112</sup> Although there have been small modifications and changes to the building, Bertie Memorial, unlike Vidant Beaufort Hospital, retains its original form and, on a whole, much of the George Watts Carr’s design as well. In 2003 it was listed in the NRHP under Criteria A and C as noted below:

It is an excellent local example of a hospital design influenced by the International Style of architecture and built to bring advanced health care to Bertie County. Funded by the federal Hill-Burton Act of 1946, many new hospitals provided modern health care to primarily rural and small communities, such as those in eastern North Carolina that lacked adequate treatment facilities. This act significantly raised the standards of health care previously unavailable to communities like Windsor and greater Bertie County. Designed by architect George Watts Carr in 1949 in a restrained International Style, Bertie Memorial Hospital served the citizens of Bertie County for nearly fifty years. From its beginning, the hospital boasted modern medical technology such as x-rays, a dedicated delivery room and surgery equipment. This facility, modern in both design and function, is locally significant under Criterion A for health/medicine in that it provided advanced medical treatments to previously underserved communities, and under Criterion C, as an excellent interpretation of mid twentieth-century International Style-inspired design, retaining a great deal of its architectural integrity.<sup>113</sup>

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<sup>112</sup> Buss 2003:7-1.

<sup>113</sup> Buss 2003:8-4.



Photo 50: Bertie Memorial Hospital (BR0344), Southwest Elevation.



Photo 51: Window Detail, Southwest Elevation, Bertie Memorial Hospital (BR0344).

The time period, style, location, and architectural features of the Vidant Beaufort Hospital — all similar to Bertie Memorial Hospital—suggests that it was also constructed using funds and grants available through the Hill-Burton Act.<sup>114</sup> The availability of government financial assistance made it possible for communities across the country, including many small and rural regions in North Carolina, to build new hospitals. It is estimated that by 1975 around 66 percent (or two-thirds) of the hospitals in the United States received some sort of financial assistance from the Hill-Burton Act; in North Carolina a “total of \$200 million in Hill-Burton funds financed 275 construction projects and added 7,486 new beds for medical care.”<sup>115</sup> In addition to Windsor, other communities such as Greensboro, Belhaven, and Raleigh were also known to use grants from the Hill-Burton Act to construct medical facilities.<sup>116</sup>

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<sup>114</sup> Schumann 2016.

<sup>115</sup> Schumann 2016; Taylor and Mitchell 2006.

<sup>116</sup> Schumann 2016, Sprang 2015.



In order for a resource to be considered eligible for the NRHP under Criterion A, National Register Bulletin 16a indicates that:

“a property can be associated with either (or both) of two types of events: [...] a specific event marking an important moment in American prehistory or history [or] a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.”<sup>117</sup> However, “...mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.”<sup>118</sup>

Vidant Beaufort Hospital is one of many hospitals throughout the state that were built with funding from the Hill-Burton Act as part of the state's public health efforts and reflects a larger national trend of public investment in health care. As such, its contributions to the region's public health are not unlike those made by the roughly 275 other hospitals resulting from this initiative throughout the state from the late-1940s to the mid-1970s. Furthermore, it was not the first hospital to serve Washington; throughout the first half of the twentieth century, the City boasted “skilled doctors and nurses at two modern and efficient hospitals” known as Fowle Memorial Hospital and Tayloe Hospital.<sup>119</sup> Although it is a surviving example of a mid-twentieth century health care facility in eastern North Carolina, Vidant Beaufort Hospital's role within that trend is not individually significant. Many large-scale additions to the building over time have diminished its historic integrity of setting, design, feeling, and association with this Act and the period during which this hospital was constructed. For these reasons, Dovetail recommends that this resource is not eligible under Criterion A.

For a resource to be considered eligible under Criterion B, it must be associated with a person who is “individually significant within a historic context” and has “gained importance within his or her profession or group.”<sup>120</sup> The people associated with this hospital are not known to have made significant contributions to area history and, as a result, the Vidant Beaufort Hospital is recommended not eligible under Criterion B.

Criterion C, as outlined by NPS, pertains to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.” For a resource to be eligible for the NRHP under Criterion C, it must “Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>121</sup> The building's original core, attributed the office of prominent local architect George Watts Carr, survives;

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<sup>117</sup> NPS 2016.

<sup>118</sup> NPS 2016.

<sup>119</sup> Miller 1948–1949.

<sup>120</sup> NPS 2016.

<sup>121</sup> NPS 2016.

however it is almost entirely covered by subsequent additions, so that only the uppermost stories remain visible. When it was first constructed, this building, like Bertie Memorial Hospital, was an excellent example of a rural, mid-twentieth century hospital influenced by the International architectural movement. The modifications to the building during the last half of the twentieth century and first decade of the twenty-first century have compromised the building's historic integrity and it is no longer an intact example of this trend among eastern North Carolina's medical buildings. For these reasons, it is recommended not eligible for the NRHP under Criterion C.

For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered significant<sup>122</sup>. Vidant Beaufort Hospital is not likely to yield any new information pertaining to the history of building design or technology. Therefore, this resource is recommended not eligible under Criterion D.

In sum, Vidant Beaufort Hospital is **recommended not eligible for the NRHP**.

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<sup>122</sup> NPS 2016.

## **BF2474: Hudnell's Bragaw-Blount Subdivision**

Date of Construction: 1937–1960s  
Modifications: 1980s, 1990s, and 2000s infill

E. 15<sup>th</sup> Street, E. 14<sup>th</sup> Street, E. 13<sup>th</sup> Street  
E. 12<sup>th</sup> Street, E. 11<sup>th</sup>, Street  
Nicholson Street, Brown Street  
Washington, Beaufort County, North Carolina

PIN: Multiple  
Eligibility Recommendation: Not Eligible



### ***Architectural Description***

Hudnell's Bragaw-Blount Subdivision is a planned neighborhood located in a predominately residential area of Washington. It is bounded on the north by E. 15<sup>th</sup> Street and Oakland Cemetery, on the east by E. 15<sup>th</sup>, E. 12<sup>th</sup>, and Brown streets, on the south by E. 11<sup>th</sup> Street, and on the west by Nicholson Street and the Nicholsonville Subdivision (Figure 25, p. 73). The numbered streets extend horizontally—uninterrupted by bisecting streets—from Nicholson Street in an eastward direction to E. 15<sup>th</sup> and Brown streets lined by rectangular, uniformly shaped lots. Although there are some vacant lots, most of the parcels comprise a dwelling, an outbuilding, manicured grass lawn, mature trees, shrubbery, driveway (paved or gravel), and a walkway that extends from the street to the dwelling. The streets throughout the Hundell's Bragaw-Blount Subdivision are unlined with a public sidewalk and nearly all of the houses have a consistent setback.

An overwhelming percentage of the resources within the neighborhood are single-family dwellings constructed during the second and third quarters of the twentieth century after W.T. Hudnell platted the subdivision in 1937.<sup>123</sup> The earliest dwellings date to the late 1930s (n=6) and vary in their architectural detailing, form, and orientation. The most architecturally elaborate of the buildings constructed in the 1930s, and possibly in the entire neighborhood is 330 E. 11<sup>th</sup> Street. The brick-clad, circa-1938 dwelling features an irregular roof line, arcaded porch, and decorative brick detailing. Just west of this house is 328 E. 11<sup>th</sup> Street, another building dating to the late 1930s. Unlike its neighbor, however, 328 E. 11<sup>th</sup> Street is a modest one-story, front-gabled dwelling that reflects the bungalow form (Photo 52, p. 74).

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<sup>123</sup> Beaufort County GIS 2016; USGS 1950, 1956, 1961, 1974.





Figure 25: Boundaries of Hudnell's Bragaw-Blount Subdivision Shown on the Beaufort County GIS Map.<sup>124</sup> *Note:* This map is not to scale.

<sup>124</sup> Beaufort County GIS 2016; BCMB 2:43.





Photo 52: Houses at 330 E. 11<sup>th</sup> Street (Left) and 328 E. 11<sup>th</sup> Street (Right).

The remaining late-1930s resources, as well as many of the 129 dwellings that date from 1940 to the mid 1960s, were constructed in the Minimal Traditional style, which is the most commonly found architectural style within the subdivision.

The Minimal Traditional style, although present in the 1930s, became increasingly popular after World War II (see the historic context on page 80 for general information on post-World War II subdivisions). After the war, the GI Bill guaranteed that every returning service man had the opportunity to buy a house, which quickly resulted in a major housing shortage across the United States. The Minimal Traditional style is a direct reflection of the response across the county to provide homes for the millions of returning veterans. The buildings were cheap and quick to construct through streamlined forms, similar materials, small size, few architectural variances, and limited detailing.<sup>125</sup> These small buildings are often one story in height and sometimes feature a wing that projects from the primary elevation (Photo 53 and Photo 54, p. 75). Although Minimal Traditional houses are not elaborately decorated, architectural detailing can come in the form of shutters, a small porches, or bay windows.

These one-story dwellings in Hudnell's Bragaw-Blount Subdivision are often set on a continuous foundation (brick, poured concrete, or concrete block) and clad in a variety of siding materials such as weatherboard, vinyl, aluminum, flat- and wavy-bottom asbestos shingles, or brick veneer. While moderately pitched, side-gabled roofs sheathed in asphalt cover most of the Minimal Traditional buildings, a few are covered by front-gabled, hipped or pyramidal roofs. Many houses retain their interior or exterior-end chimneys, which are almost exclusively made of brick.

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<sup>125</sup>McAlester 2013:588–589.



Photo 53: 309 E. 14<sup>th</sup> Street (Left) and 334 E. 13<sup>th</sup> Street (Right). These houses represent common Minimal Traditional forms in Hudnell's Bragaw-Blount Subdivision.



Photo 54: Example of a Minimal Traditional House: 305 E. 13<sup>th</sup> Street.

Single-leaf, paneled doors, metal storm doors, double-hung sashes, and tripartite windows fill the fenestration on the Minimal Traditional houses in the subdivision. While some dwellings retain their original wood-framed windows (usually two-over-two with horizontal muntins or three-over-one), replacement vinyl windows are common (Photo 55–Photo 57, p. 76). Fixed shutters, both paneled and louvered, and metal awnings decorate the window openings on several houses throughout Hudnell's Bragaw-Blount Subdivision (Photo 58, p. 77).

Nearly all of the houses are embellished with either an entry porch (usually projecting from the front elevation although occasionally recessed) or a stoop covered by a pent roof. Typically square, unadorned, wooden posts or iron posts support the hipped, front-gabled, or shed roofs that cover the porches (Photo 59, p. 77).





Photo 55: 321 E. 13<sup>th</sup> Street. Note the original two-over-two and tripartite windows.



Photo 56: 304 E. 15<sup>th</sup> Street. Note the replacement vinyl windows.



Photo 57: 307 E. 13<sup>th</sup> Street. Note the replacement vinyl windows with an applied vinyl grill giving the appearance of six-over-six windows.





Photo 58: 357 E. 15<sup>th</sup> Street (Left) and 307 E. 13<sup>th</sup> Street (Right). These demonstrate the variety of window embellishments found in Hudnell's Bragaw-Blount Subdivision.



Photo 59: Types of Porches Seen Throughout Hudnell's Bragaw-Blount Subdivision. Houses at 318 E. 14<sup>th</sup> Street (top left), 412 E. 12<sup>th</sup> Street (top right), 342 E. 11<sup>th</sup> Street (bottom left), 303 E. 15<sup>th</sup> Street (bottom right).

Many of the houses have experienced minor and common modifications such as replacement siding, replacement windows, or alterations to the front or side porch (Photo 60). It is also typical for many of these buildings to have small one-story additions on either the rear or side

elevations. In almost all cases these additions are sympathetic in size and scale, although the materials may differ from the original core. These modifications are seen throughout the neighborhood and impact almost every house within Hudnell's Bragaw-Blount Subdivision.



Photo 60: Example of an Enclosed/Altered Side Porch at 310 E. 13<sup>th</sup> Street (Left) and a Rear Addition at 305 E. 15<sup>th</sup> Street (Right), Noted by Yellow Arrows.

The bungalow form is also common in this neighborhood. These houses are typically one-story, three-bay buildings covered by a front-gabled roof with a full- or partial-width, hipped-roof porch spanning the façade. Exposed rafters below the eaves of the building or porch roof can be seen on some houses constructed in the bungalow form (Photo 61).



Photo 61: 328 E. 13<sup>th</sup> Street (Left) and 349 E. 13<sup>th</sup> Street (Right).

The influence of another popular mid-twentieth century architectural trend, the Ranch style, is also scattered throughout Hudnell's Bragaw-Blount Subdivision. Houses at 317 and 428 E. 12<sup>th</sup> Street are two examples of the Ranch style within this neighborhood. They both exhibit a long and low profile, much in contrast to their stout Minimal Traditional neighbors. These one-story, brick-clad buildings are covered by low-pitched gable or hipped roofs lined with wide eaves. They feature double-hung and tripartite/picture windows and an off-centered primary entrance (Photo 62).





Photo 62: Ranch-Style Houses at 428 E. 12<sup>th</sup> Street (Top) and 417 E. 12<sup>th</sup> Street (Bottom)

Most of the modern (post-1966) infill appears to be concentrated around E. 11<sup>th</sup> Street and includes the houses at 318, 320, and 408 E. 11<sup>th</sup> Street and 1102 Brown Street, and the First Christian Church at 520 E. 10<sup>th</sup> Street. These buildings date to the 1980s, 1990s, 2000s, and 2010s. On a whole, the modern houses can be considered sympathetic to its historic surroundings; the massing, setback, feel, and scale all appear to be similar to the one- and one-and-a-half story, mid-twentieth century single-family dwellings that line the streets of Hudnell's Bragaw-Blount Subdivision (Photo 63).

The one exception to this is the large First Christian Church at 520 E. 10<sup>th</sup> Street, located at the southeastern most corner of Hudnell's Bragaw-Blount Subdivision (Photo 64, p. 80). This late-1990s brick building, which faces E. 10<sup>th</sup> Street and extends northward to 11<sup>th</sup> Street, and its asphalt parking lot encompass several of the historic, narrow lots that were once the location of single-family dwellings.



Photo 63: Examples of Modern Infill in Hudnell's Bragaw-Blount Subdivision. Houses at 1102 Brown Street (left) and 318 E. 11<sup>th</sup> Street (right).





Photo 64: View of the Rear Elevation of First Christian Church Along E. 11<sup>th</sup> Street.

### *Historic Context*

The area that is now Hudnell's Bragaw-Blount Subdivision was once owned by Washington local, William Bragaw, and referred to as the Bragaw Farm.<sup>126</sup> William Bragaw was born on April 28, 1866 in Beaufort County to John G. and Ann Cambreleng Bragaw.<sup>127</sup> On December 30, 1891, William wed Katherine M. Blount (b. May 1867) at St. Peter's Church in Washington and the two continued to live in, or around, Washington.<sup>128</sup> Hudnell's Bragaw-Blount Subdivision is named, in part, for William Bragaw; however, archival research completed during this project could not concretely attribute the Blount namesake. One hypothesis is that William and Katherine originally resided on land that once belonged to her parents, Dr. William Augustus and Katherine Lavinia Blount, who also lived in Washington and owned a lot of land.<sup>129</sup> Just two-and-a-half years after their marriage, Katherine died two days after giving birth to their daughter, also named Katherine, on April 5, 1893.

Following Katherine's death, William and his daughter resided with his father, John, on N. Market Street and later on Main Street, until John's death in 1926, at which time he moved in with his daughter and son-in-law at their house on Short Drive along the north side of the River.<sup>130</sup> Throughout the last decade of the nineteenth century and first half of the twentieth century, William was a very successful businessman.<sup>131</sup> He founded and served as the president for the Bragaw Fertilizer Company, which specialized in fertilizer and seeds, founded and worked at William Bragaw and Company, an insurance company that is still in operation today, served as secretary of the Crystal Ice Company, and for a time was Vice

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<sup>126</sup> BCDB 311:147, 319:235.

<sup>127</sup> Find A Grave 2016.

<sup>128</sup> BCMR 1891; Find A Grave 2016.

<sup>129</sup> U.S. Census 1870.

<sup>130</sup> U.S. Census 1900, 1910, 1920, 1940.

<sup>131</sup> Baldwin Directory Company 1937; Miller 1916–1917.

President of the Bank of Washington (Figure 26).<sup>132</sup> Sometime before the mid 1930s, William sold the tract of land south of 15<sup>th</sup> Street known as the “Bragaw Farm.”<sup>133</sup>

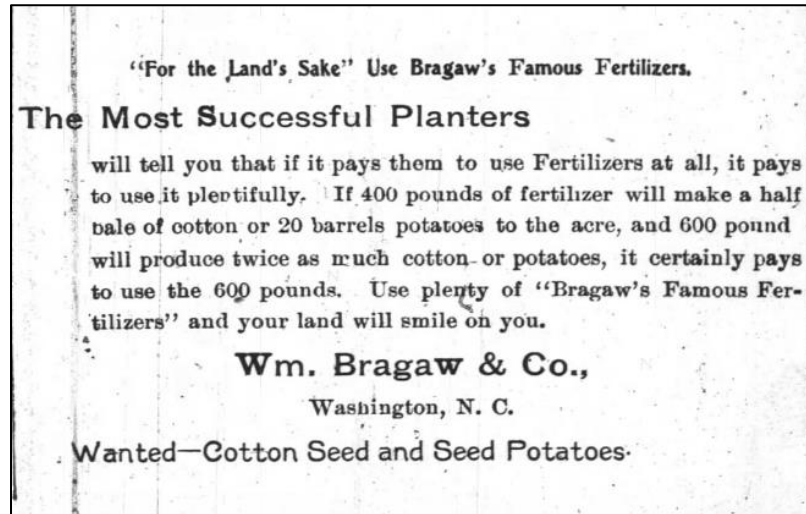


Figure 26: Advertisement for William Bragaw & Co.<sup>134</sup>

In the 1930s, William Thomas (W.T.) Hudnell purchased the Bragaw Farm tract. W.T. Hudnell (1874–1943), lived in Beaufort County most of his life along with his wife, Minnie Elizabeth Latham (1877–1946), and their five children.<sup>135</sup> During his lifetime, Hudnell worked as secretary of the Washington and Aurora Telegraph Company and as a proprietor of a lumber mill.<sup>136</sup> In 1937, Hudnell employed surveyor William Ragsdale, Jr. of Smithfield, North Carolina to subdivide the Bragaw Farm lot; the neighborhood they created together was called Hudnell’s Bragaw-Blount Subdivision (Figure 27, p. 82). The plat shows the extension of pre-existing roads, such as 15<sup>th</sup>, 14<sup>th</sup>, 13<sup>th</sup>, 12<sup>th</sup>, and 11<sup>th</sup> streets lined with 188 lots. Many of the parcels are uniformly sized rectangles; however, some are triangular or irregularly shaped to conform to E. 15<sup>th</sup> Street which extends southeast from Nicholson Street at an angle.<sup>137</sup> That same year, Hudnell began to sell off the lots. During this initial sale, individuals or companies purchased large blocks of land. For example, James H. Corey (a clerk) purchased lots 124 and 135, Mammie B. Woolard purchased lots 122 through 132, H.G. Winfield (distributor of Texaco Petroleum Projects) bought lots 1 through 18, 76 through 80, 81 through 94, 99 through 121, 170 through 179, and 180 through 183, and so on.<sup>138</sup> This first wave of land owners for this subdivision then sold off the lots in smaller groups or as individual parcels.

<sup>132</sup> Baldwin Directory Company 1937; Miller 1916–1917.

<sup>133</sup> BCDB 311:147, 319:235.

<sup>134</sup> *Washington Progress* 1904.

<sup>135</sup> U.S. Census 1880, 1920, 1930.

<sup>136</sup> Baldwin Directory Company 1937, U.S. Census 1930, 1940.

<sup>137</sup> BCDB 319:235; BCMB 2:43.

<sup>138</sup> Baldwin Directory Company 1937; BCDB 319:231–235.

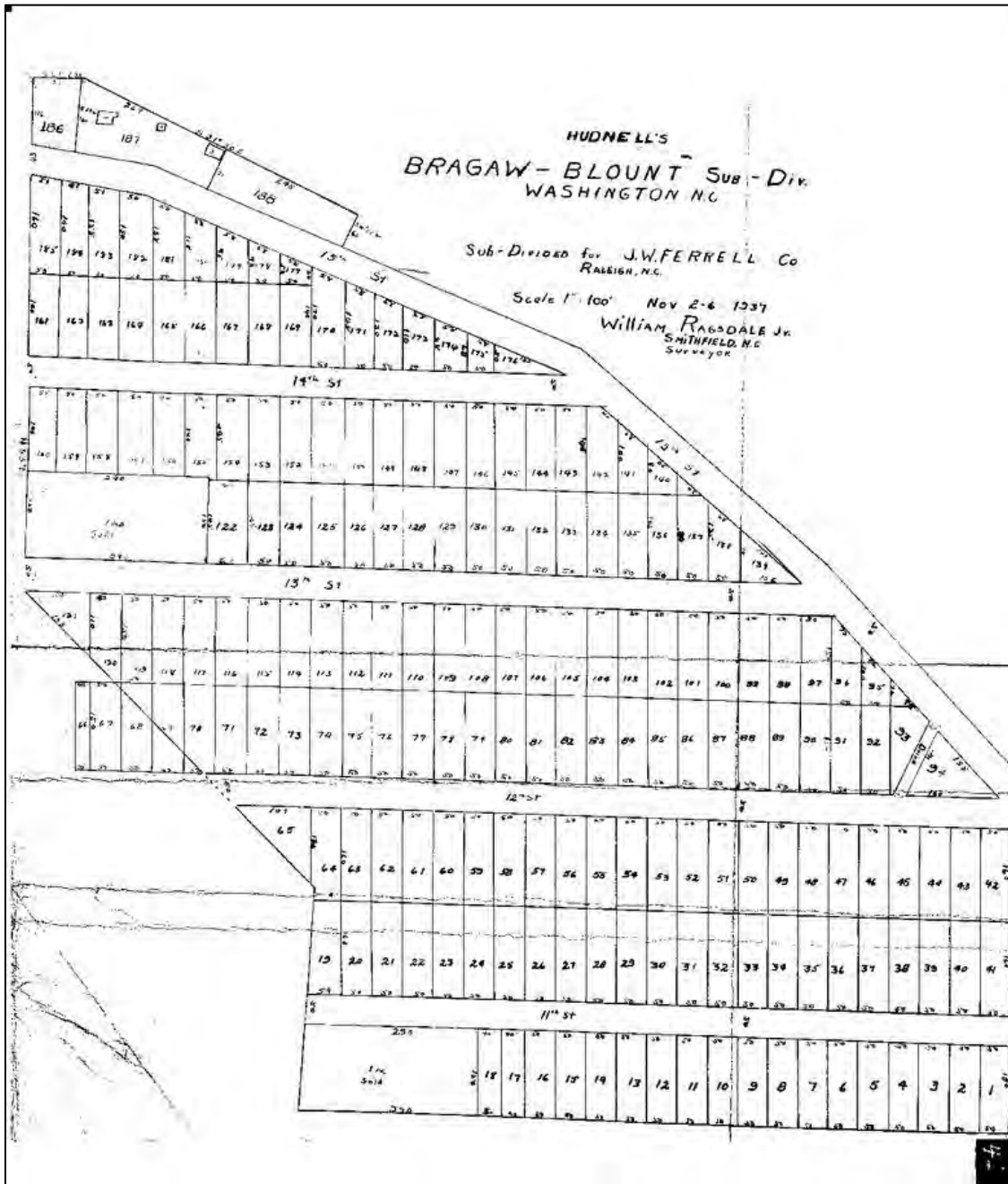


Figure 27: 1937 Plat of Hudnell's Bragaw-Blount Subdivision.<sup>139</sup>

Some houses were constructed soon after Hudnell subdivided the land and sold off the lots; however, most of the construction did not occur until the years after World War II. As planner David Ames (1995) states: "The suburban landscapes that developed around

<sup>139</sup> BCMP 2:43.



American cities after World War II are among the most significant historic resources of the twentieth century; they represent the fulfillment of the dream of home ownership and material well-being for a majority of Americans.”<sup>140</sup>

The period after World War II was ripe for large-scale changes in the housing system. Not only were large numbers of Americans returning from war and establishing families, but three notable technological innovations came together to help push the developments: 1) the application of mass-production methods to housing construction, such as that developed by Henry Ford for automobiles; 2) changes in the way housing was financed through the establishment of the Federal Highway Administration’s stabilized mortgage program; and 3) the continued improvements to the affordability and availability of the automobile.<sup>141</sup>

Housing development did not happen all at once after World War II; many of the lot owners constructed modestly sized, one-story dwellings—predominately reflecting the Minimal Traditional style—throughout the 1940s, 1950s, and 1960s. In some cases, property owners obtained multiple, adjoining lots, which allowed for the construction of slightly larger houses (318 E. 11<sup>th</sup> Street and 415 E. 12<sup>th</sup> Street, for example).<sup>142</sup> Throughout the remainder of the twentieth and the beginning of the twenty-first century, this neighborhood has remained relatively unchanged and continues to be an example of a mid-twentieth century subdivision in Washington.

### ***Eligibility Evaluation***

Hudnell’s Bragaw-Blount Subdivision is a surviving example of a planned, post-World War II neighborhood in Washington. Together, the buildings, streets, and lots are physical reminders of a time of great residential development in the City’s history. Historic aerial images and plat maps show that the streets within the neighborhood have changed little since it was first platted in 1937 (Figure 28, p. 84). The neighborhood is still made up of a series of long, linear streets lined with single-family dwellings on narrow, rectangular lots. This subdivision retains integrity of location, setting, feeling, and association. However, the many of the individual buildings have experienced loss of original materials or form, resulting in a demised integrity of design, workmanship, and materials.

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<sup>140</sup> Ames 1995.

<sup>141</sup> Jackson 1985:90.

<sup>142</sup> Beaufort County GIS 2016; USGS 1950, 1956, 1961.

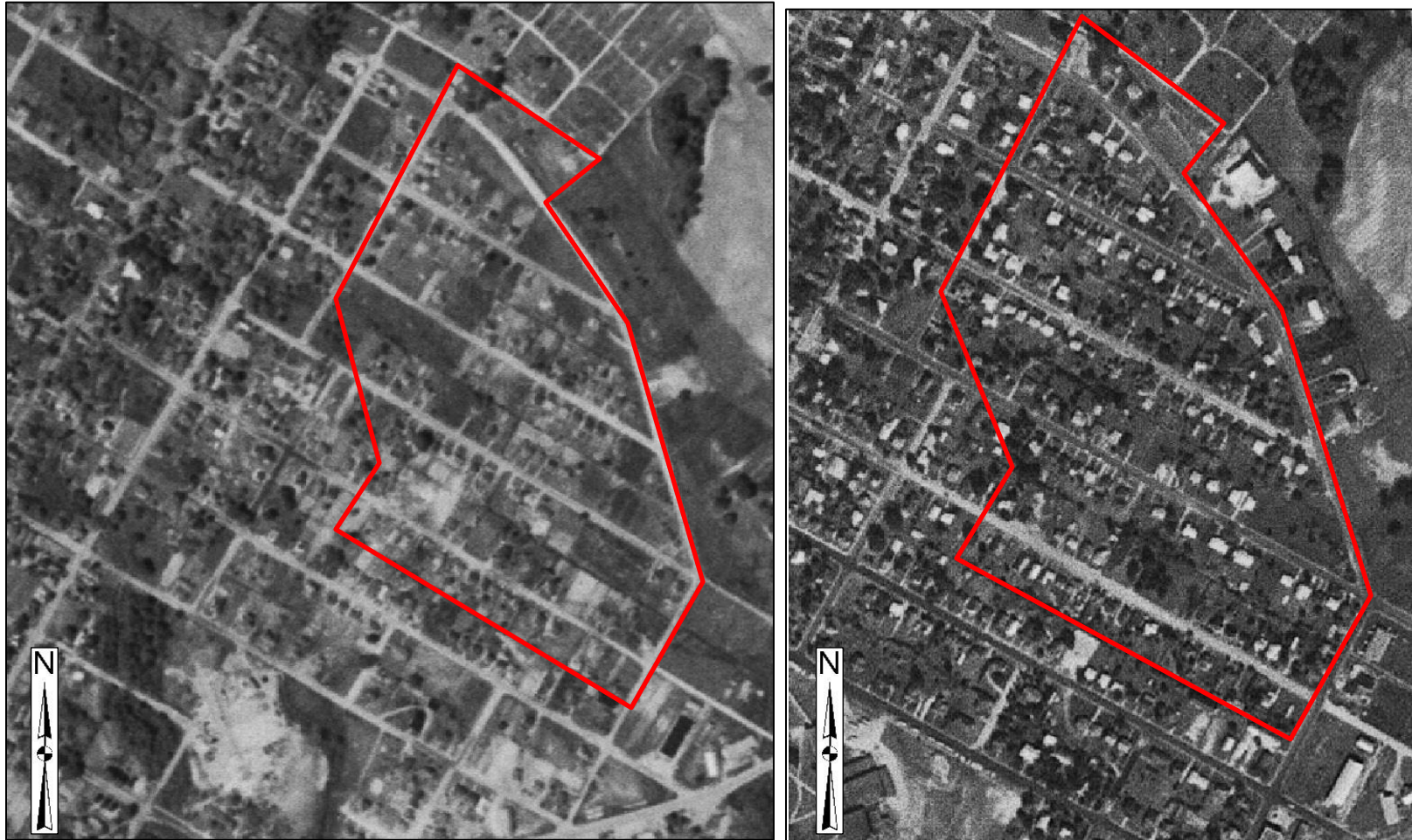


Figure 28: 1950 (Left) and 1956 (Right) Aerial Photographs Showing Hudnell's Bragaw-Blount Subdivision in Red.<sup>143</sup>

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<sup>143</sup> USGS 1950, 1956.

To properly evaluate this resource's NRHP eligibility, it must be compared with similar subdivisions. Lincoln Park Historic District (ED1555) in Edgecombe County is an excellent example of an intact, planned neighborhood that was developed predominately in the late 1940s through the 1960s. According to the NRHP nomination, two Rocky Mount realtors, R. Henry Gregory, Jr. and Robert Wimberly, noticed a housing shortage in the region following World War II and :

sought to create a neighborhood tailored for African Americans, as the local building activity had only considered the needs for whites up to that point. With segregation still gripping the South in 1948, Wimberly and Gregory cited the proximate facilities for African Americans, including Booker T. Washington High School and a new community swimming pool, as factors in determining the location for their planned development. Local leaders in the African American community, government officials, and representatives of the state branch of the FHA [Federal Housing Administration], applauded the plans as they offered the prospect of alleviating the overwhelming shortage of suitable home ownership opportunities for African Americans at the time.<sup>144</sup>

The houses constructed in Lincoln Park are reflective of the FHA's regulations following World War II, comprising almost entirely small, boxy Minimal Traditional dwellings. The buildings are without much exterior stylistic detailing and, although there are slight differences in the orientation and form of the buildings, on a whole the entire neighborhood appears fairly homogeneous (Photo 65, p. 86). During a current field survey, it appears that a high percentage of the dwellings within the neighborhood are original to the development. Many of the buildings have undergone common modifications since they were constructed, including the addition of vinyl siding, window and door replacement, porch alterations, and some small additions to the rear and/or sides. In addition to the dwellings, this neighborhood also included the Lincoln Park Motel and Restaurant, which functioned as a local gathering place for the community.<sup>145</sup>

Lincoln Park Historic District was listed in the NRHP under Criterion A for its local significance in Community Planning and Development and for the role it played in Edgecombe County and Rocky Mount's African American community. It was also listed under Criterion C for architecture as an intact neighborhood of Minimal Traditional style dwellings.<sup>146</sup>

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<sup>144</sup> Bocook 2010:22.

<sup>145</sup> Bocook 2010:24.

<sup>146</sup> Bocook 2010:24.





Photo 65: 800 Block of Leggett Road (Left) and 836 Ellison Drive (Right) in Lincoln Park Historic District (ED1555).

Unlike other examples of similar post-World War II neighborhoods such as Lincoln Park Historic District (ED1555), archival research suggests that Hudnell’s Bragaw-Blount Subdivision was not constructed to provide housing for a specific ethnic group.<sup>147</sup> City directories show that east of Nicholson Street, E. 11<sup>th</sup>, E. 12<sup>th</sup>, E. 13<sup>th</sup>, E. 14<sup>th</sup>, and E. 15<sup>th</sup> streets were not historically populated by a concentration of one with both African Americans and whites. Because this does not appear to be an epicenter in the African American community during the third and fourth quarters of the twentieth century, there were no buildings or facilities that played a notable role in the development or history of one of Washington’s ethnic communities, like the Lincoln Park Motel and Restaurant.

Furthermore, Hudnell’s Bragaw-Blount Subdivision does not display any elements of a notable post-World War II neighborhood, such as curvilinear streets. Archival research does not suggest that this neighborhood was “introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations” nor does it reflect “an important historic trend in the development and growth” of Washington.<sup>148</sup> For these reasons, Hudnell’s Bragaw-Blount Subdivision is recommended not eligible for the NRHP under Criterion A.

The NPS states that a historic suburb can be eligible under Criterion B if it “is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.”<sup>149</sup> Archival research did not uncover any such individual associated with Hudnell’s Bragaw-Blount Subdivision. As such, it is recommended not eligible for the NRHP under Criterion B.

There are several mid-twentieth century neighborhoods in North Carolina that comprise housing styles and forms similar to those found in Hudnell’s Bragaw-Blount Subdivision. Hi-Mount Historic District (WA4512) is a residential neighborhood in Raleigh composed of 153 narrow lots originally developed between 1940 and 1954 with single-family dwellings predominately reflecting the Minimal Traditional style. It is composed of one- and one-and-

<sup>147</sup> Hill Directory Company 1957, 1959, 1961; Miller 1948–1949.

<sup>148</sup> Ames and McClelland 2002.

<sup>149</sup> Ames and McClelland 2002.

a-half-story frame or brick dwellings (Photo 66). According to the NRHP nomination, the houses “were originally finished with wood weatherboards, asbestos siding, brick veneer, or a combination of these three materials and all have asphalt-shingled roofs. Replacement siding of vinyl or aluminum is common in the district.”<sup>150</sup> Despite infill in the neighborhood that post-date the period of significance (1938–1954) and replacement of materials (siding and window) among many of the resources, Hi-Mount is:

significant under Criterion for Community Development and Planning as a largely intact and well-preserved speculative subdivision in Raleigh. While the district’s historical development spanned World War II, most of its construction occurred as a direct result of the post-war demand for housing. It is also significance under Criterion C for architecture, as an intact collection of small, Minimal Traditional-style homes, many employing modified Cape Code and Ranch forms. These single-family homes and duplexes were constructed to house the growing suburban population of Raleigh.<sup>151</sup>

For all of these reasons, Hi-Mount was listed in the NRHP under Criteria A and C in 2011.



Photo 66: Examples of Dwellings within the Hi-Mount Historic District (WA4512): 605 Mills Street (Top Left), 712 Mills Street (Top Right), and 709 Mills Street (Bottom).

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<sup>150</sup> Wagner 2011.

<sup>151</sup> Wagner 2011.



Just southeast of Hudnell's Bragaw-Blount Subdivision is a residential neighborhood called Wanoca that is roughly bounded by Pactolus Highway on the north, the canal on the southwest, Pamlico River on the south, and Pennsylvania Avenue on the northwest. Like Hudnell's Bragaw-Blount, Wanoca subdivision is laid out in a grid-like pattern with linear streets lined with houses on rectangular lots. Although the exact date is not known, it is likely that the Wanoca was platted before World War II, but predominately development throughout the second and third quarters of the twentieth century. The Minimal Traditional style is prevalent in this neighborhood, along with scattered examples of the Colonial Revival style and Craftsman-influenced houses. The buildings within Wanoca have undergone many of the same modifications and alterations as the houses in Hudnell's Bragaw-Blount Subdivision: replacement windows, porch modifications, updated siding, and small- to medium-sized additions (Photo 67; Figure 29, p. 89).



Photo 67: Examples of Houses within the Wanoca Subdivision: 715 and 719 E. 9<sup>th</sup> Street (Top Left), 709 Charlotte Street (Top Right), and the 800 Block of E. 7<sup>th</sup> Street (Bottom).





Figure 29: Approximate Boundaries of the Wanoca Subdivision as Shown on the 1956 Aerial Photograph.<sup>152</sup>

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<sup>152</sup> USGS 1956.

Eligibility for Criterion C encompasses objects 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. Hudnell's Bragaw-Blount Subdivision is composed of buildings ranging from the late 1930s into the early twenty-first century, none of which represent the work of a master or possess high artistic values. It is one of several planned neighborhoods in and around Washington that represent this era of the city's residential development. Furthermore, when compared to other neighborhoods of the same time period and architectural influence, Hudnell's Bragaw-Blount Subdivision does not possess a high level of intact architecture. Changes and modifications to the individual buildings has reduced the historic integrity and architectural significance of the neighborhood as a whole. There are more notable examples of these types of neighborhoods found throughout North Carolina, including the previously described Hi-Mount (WA4512) and Lincoln Park (ED1555) historic districts. For this reason, the resource is recommended not eligible for the NRHP under Criterion C.

The NPS states that "neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life" may be eligible for the NRHP under Criterion D.<sup>153</sup> Hudnell's Bragaw-Blount Subdivision is not likely to yield any new information pertaining to the history of building design or technology, nor of significant patterns of history in the area. Therefore, this resource is recommended not eligible under Criterion D.

In sum, Hudnell's Bragaw-Blount Subdivision is **recommended not eligible for the NRHP.**

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<sup>153</sup> Ames and McClelland 2002.

## **BF2475: Colonial Heights-Rodman's Addition Subdivision**

Date of Construction: 1950s-1970s  
Modifications: Late 20<sup>th</sup> Century to Early 21<sup>st</sup> Century

Rodman's Road, 15<sup>th</sup> Street  
Washington, Beaufort County, North Carolina  
PIN: Multiple  
Eligibility Recommendation: Not Eligible



### ***Architectural Description***

The Colonial Heights-Rodman's Addition Subdivision is a planned neighborhood located in a mostly residential area in the City of Washington. Though originally platted as "Rodman's Addition- North Market Street", almost the entire subdivision was replatted as "Colonial Heights." Due to the fact that the history of the two subdivisions is so intertwined, they will be discussed as one subdivision called the Colonial Heights-Rodman's Addition Subdivision for the purpose of this report. When one specific subdivision is being discussed, as will be the case in the historic context, it will be noted.

The Colonial Heights-Rodman's Addition Subdivision is bounded on the north by Rodman's Road, on the east by Respass Street and N. Market Street, to the south by W. 15<sup>th</sup> Street, and on the west by Bridge Street and Washington Street (Photo 68, p. 92). The numbered streets run northeast to southwest while all the named streets, except Rodman's Road, run northeast to southwest. Rodman's Road is a smaller road that loops through the northern part of the subdivision. Uniformly sized lots, most of which are around 0.3 acre, line the streets.<sup>154</sup> Although there are a few lots that are vacant, most of the parcels contains a dwelling, an outbuilding, manicured grass lawn, mature trees, shrubbery, driveway (paved or gravel), and a walkway that extends from the street to the dwelling. The streets do not have sidewalks and nearly all of the houses have a consistent setback.

Most of the resources within the Colonial Heights-Rodman's Addition Subdivision are single-family dwellings constructed in the mid- to late-twentieth century, all of which were built after the original subdivision was platted in 1947.<sup>155</sup> The earliest houses in the subdivision date from the late 1940s through the 1950s (n=6) and are all along W. 15<sup>th</sup> Street. These resources show the most diversity of style and massing within the neighborhood and consist of houses built in the Colonial Revival, Minimal Traditional, and Ranch styles. The oldest of these is the house at 301 W. 15<sup>th</sup> Street built in 1948 in the Colonial Revival style with a Cape Cod form (Photo 68, p. 92). This resource is clad in a brick veneer, covered by a steeply pitched side-gabled roof, and features two front-gabled dormers.

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<sup>154</sup> Beaufort County GIS 2016.

<sup>155</sup> Beaufort County GIS 2016.







Photo 69: Houses 301 W. 15th Street (Left) and 209 W. 15th Street (Right).

The remaining resources dating from the late 1940s through the 1950s, as well as all of the 50 dwellings that date from the 1960s through the 1970s within the Colonial Heights-Rodman's Addition Subdivision were constructed in the Ranch style, which is the most commonly found architectural style within the subdivision (Photo 70, p. 93).



Photo 70: Examples of Ranch style dwellings. Houses at 211 W. 15<sup>th</sup> Street (Left) and 1408 N. Washington Street (Right).

The Ranch style originated in southern California in the mid-1930s but did not gain prominence until the 1950s and 1960s when restrictions were lifted on house and lot sizes following World War II (see historic context page 97 for more information). The Ranch style is known for its long, low, one-story shape, low-pitched roof with a wide roof overhang, and an off-centered entry, often with a small porch. This style often features an attached garage or carport as well as tripartite windows.<sup>157</sup> Though more stylized versions feature modern or contemporary elements, the FHA discouraged this in the houses they helped finance, instead recommending more traditional detailing which was often based on a combination of Spanish, French, and English Colonial styles.<sup>158</sup>

The Ranch style dwellings in the Colonial Heights-Rodman's Addition Subdivision are composed of foundations and structural systems that are not visible due to a brick veneer, or a mixture of brick veneer with either vinyl, aluminum, or weatherboard siding. While low- to moderately pitched, side-gabled roofs sheathed in asphalt cover most of the resources, a few

<sup>157</sup> McAlester 2013:597.

<sup>158</sup> McAlester 2013: 600.



are covered in hipped or cross-gabled roofs (Photo 71 and Photo 72, p. 94). Many houses retain their interior-central, interior-end, or exterior-end chimneys, which are almost exclusively made of brick. Most of these are the broad and low Ranch-style chimneys.



Photo 71: House at 307 W. 16th Street, example of a side-gabled roof with an interior-front brick chimney.



Photo 72 House at 202 W. 16<sup>th</sup> Street, example of both brick veneer and vinyl siding covered by a cross-gabled roof.

Throughout the Colonial Heights-Rodman's Addition Subdivision, single-leaf, paneled doors with metal storm doors are located primarily off-center on the façade. Though a few of the resources feature their original doors, most have been replaced by modern paneled wood or vinyl doors. Double-hung sashes, tripartite, and picture windows make up the other fenestration throughout the subdivision. While some dwellings retain their original wood-framed windows (usually six-over-six or two-over-two with horizontal muntins), replacement vinyl windows are common, often with false muntins. Fixed shutters, both paneled and louvered, and metal awnings decorate the window openings on several houses throughout the subdivision (Photo 73 and Photo 74, p. 95).

Almost all of the houses feature either an entry porch (usually projecting from the primary elevation although occasionally recessed) or a stoop covered by a large overhanging eave.



Typically square, wooden posts or decorative iron posts support the front-gabled or shed roofs that cover the porches (Photo 75, p. 95).



Photo 73: House at 402 W. 15th Street. Note the original door and wood windows.



Photo 74: House at 304 W. 16<sup>th</sup> Street. Note the wood windows



Photo 75: Examples of porches seen throughout the Colonial Heights-Rodman's Addition Subdivision. House at 306 W. 16<sup>th</sup> Street (Top Left), House at 308 W. 16<sup>th</sup> Street (Top

Right), House at 400 W. 15<sup>th</sup> Street (Bottom Left), and House at 304 W. 16<sup>th</sup> Street (Bottom Right).

About half of the dwellings within the Colonial Heights-Rodman's Addition Subdivision feature a front-facing, one-car attached garage or carport (Photo 76 and Photo 77, p. 96). The garages all have roll-up, segmented metal doors while the carports are supported by either square, wooden or decorative iron posts. Some of the garages appear to have been converted into living space and now feature single or double-leaf, paneled doors.



Photo 76: House at 402 W. 16<sup>th</sup> Street. Note the attached carport.



Photo 77: House at 305 Rodman's Road. Note the front facing garage.

Many of the houses within the Colonial Heights-Rodman's Addition Subdivision have experienced minor and common modifications such as replacement siding, replacement windows, or alterations to the front or side porch. Due to the larger floorplan and square footage that Ranch-style dwellings afford, the houses in this subdivision do not have many additions, and when they are present, are usually located on the rear of the resource and are sympathetic in size and scale to the original core.

### ***Historic Context***

Though little information was found on the property changing hands prior to being subdivided, it is known that the land that would eventually become the Colonial Heights-

Rodman's Addition Subdivision was owned by the Rodman family.<sup>159</sup> The Rodman's were an early family in Washington. William Wanton Rodman moved to Washington from New York City around 1810, and in 1811, married Polly Anne Blount. Polly Anne Blount was the daughter of John Gray Blount who was one of the founders of Washington as well as one of the largest landholders in North Carolina.<sup>160</sup> They had three children together, two girls and a boy, William Blount Rodman, who was born in 1817. William Wanton Rodman died at sea around 1825; his children and wife lived with her family.<sup>161</sup> It appears that through inheritance, William Blount Rodman received a sizeable amount of land in Washington from both his grandfather, William Gray Blount, and his uncle, Thomas H. Blount.

In his will dated March 25, 1823 that went to probate in February 1833, John Gray Blount willed 1/6<sup>th</sup> of his estate to his grandson, William Blount Rodman.<sup>162</sup> In another will dated September 28, 1843 that was probated in March 1850, Thomas H. Blount willed half of his estate "in the State of North Carolina or elsewhere" to his nephew, William Blount Rodman.<sup>163</sup>

William Blount Rodman became a lawyer, a planter, and eventually a judge on the Supreme Court of North Carolina. In 1858 he married Camilla Croom and together they had eight children. Upon William Blount Rodman's death in 1893, his land and assets were all equally distributed amongst his children.<sup>164</sup> One of his children was John Croom Rodman who became a successful physician and real estate investor in Washington. He married Olzie Clark and they had six children together.<sup>165</sup> John Croom Rodman died in 1941 at the age of 67 and left all of his real estate and assets to his wife and his children.<sup>166</sup> This is only a few years before the earlier subdivision, Rodman's Addition, is platted and is assumed to be where the land originated from.

In September 1947, the "Rodman's Addition-North Market Street" subdivision was platted with W.C. Rodman, Jr., one of Olzie and John Rodman's sons, as the surveyor (Figure 30, p. 98).<sup>167</sup> Though originally the subdivision was part of Washington Township, it was eventually annexed into the City of Washington. The 141 lots were uniformly sized and platted in a grid pattern which called for the creation of a 16<sup>th</sup> and 17<sup>th</sup> Avenue.<sup>168</sup> At that time only the plots on blocks "D" and "G" were purchased and built upon, with the resources there constructed from 1952 to 1964 in the Minimal Traditional, Colonial Revival and Ranch

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<sup>159</sup> BCDB 451: 241.

<sup>160</sup> Cowper 1894:209.

<sup>161</sup> Cowper 1894:209.

<sup>162</sup> BCWB B:223.

<sup>163</sup> BCWB G:226.

<sup>164</sup> BCWB 1:575.

<sup>165</sup> U.S. Census 1930.

<sup>166</sup> BCWB 6:155.

<sup>167</sup> The subdivision was originally named "Rodman's Addition- North Market Street" but now is referred to just as "Rodman's Addition" in current tax records.

<sup>168</sup> BCMB 5:61.



styles.<sup>169</sup> All of the rest that remains of the original Rodman’s Addition is to the south of 15<sup>th</sup> Street and consists of modern infill, much of which is commercial (Blocks “K”, “N”, “O”, and “P”) (See Appendix D for all resources). On April 20, 1950, Olzie Clark Rodman was granted Power of Attorney from her children and their spouses over all of the property they owned in “Washington Township, Beaufort County, North Carolina, in that certain subdivision known as “Rodman’s Addition-North Market Street””.<sup>170</sup> This allowed for Olzie Clark Rodman to conveniently sell and convey lands that were willed to her and her children.

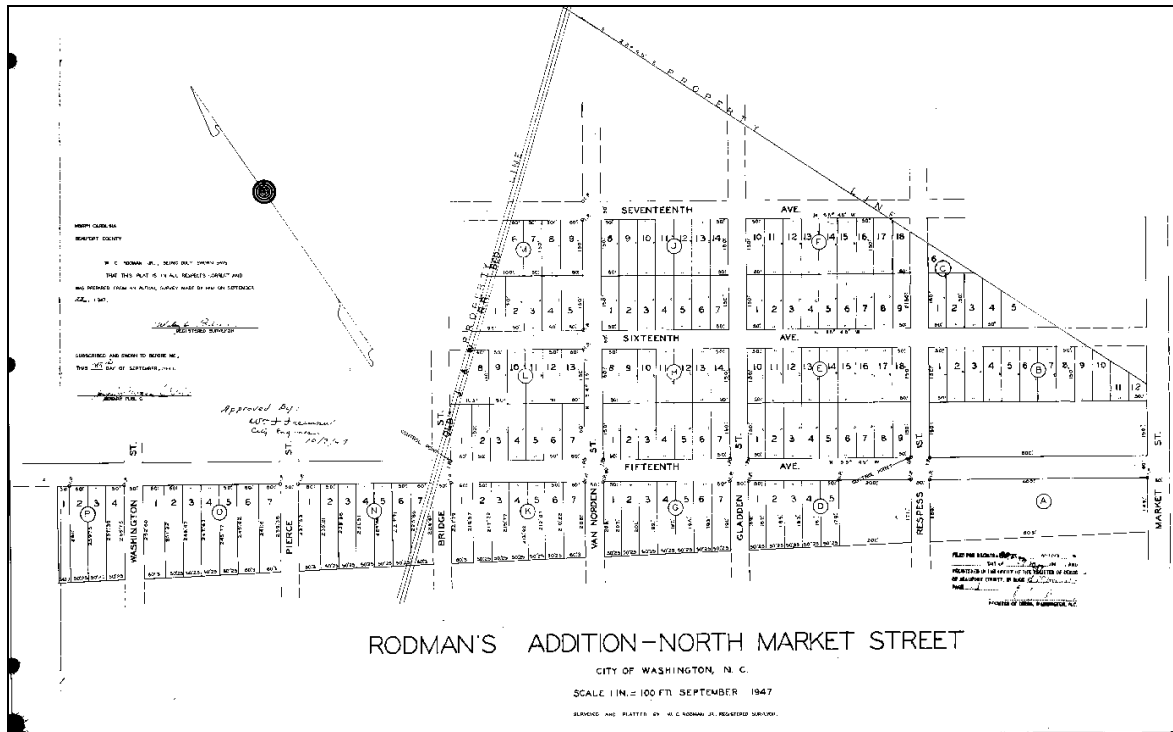


Figure 30: 1947 Plat Map of Rodman’s Addition-North Market Street.<sup>171</sup>

On June 5, 1962 all of the land north of 15<sup>th</sup> Street in the Rodman’s Addition Subdivision was replatted and named Colonial Heights (Figure 31, p. 99). These 55 plots were much larger than the original Rodman’s Addition and instead of the grid pattern, follows a curvilinear layout. This layout eliminates the need for the 17<sup>th</sup> Avenue that was platted in Rodman’s Addition and instead adds Rodman’s Road which curves though the subdivision. Curvilinear streets were recommended by the FHA and were gaining favor with planners due to the fact that they “provided greater privacy and visual interest; could be adapted to greater variations in topography; reduced the cost of utilities and road construction; and, by eliminating the need for dangerous four-way intersections, provided a safer environment for

<sup>169</sup> Beaufort County GIS 2016.

<sup>170</sup> BCDB 399:534.

<sup>171</sup> BCMB 5: 61.

domestic activities”.<sup>172</sup> The larger lots within the Colonial Heights Subdivision are likely due to the fact that the financial controls set out by the FHA that mandated smaller houses throughout the 1930s and 1940s were slowly being lifted.<sup>173</sup> The increasing reliance on automobile transportation also allowed for lots to become larger and wider since people were drifting away from walking home, which necessitated compact, narrow lots to fit more homes within a short walking distance.<sup>174</sup> This also eliminated the need for sidewalks which were becoming less relevant to homebuyers and whose omission can be noted throughout the Colonial Heights-Rodman’s Addition Subdivision.

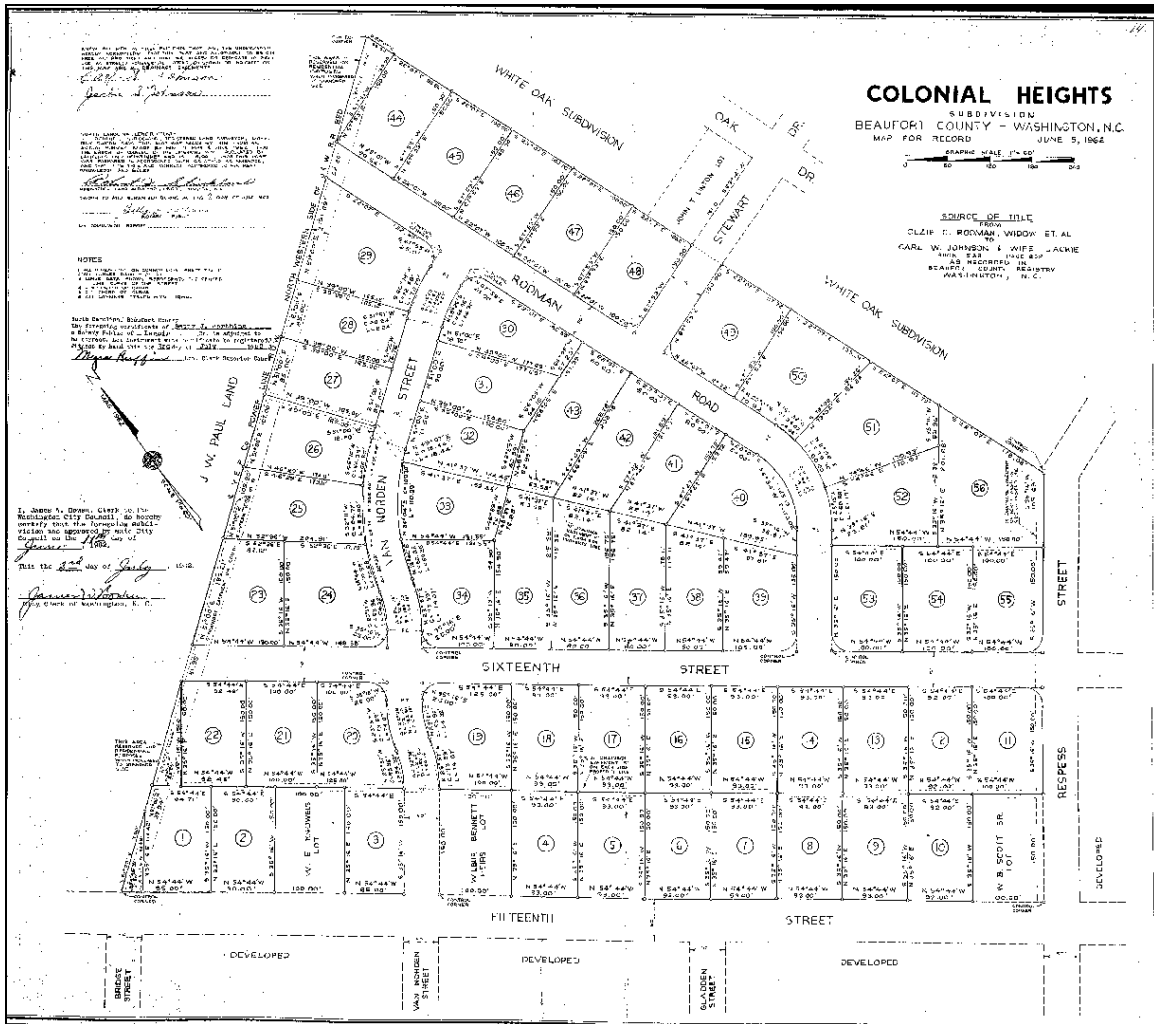


Figure 31: Plat Map of Colonial Heights.<sup>175</sup>

<sup>172</sup> Ames and McClelland 2002:49.

<sup>173</sup> McAlester 2013:49.

<sup>174</sup> McAlester 2013:602.

<sup>175</sup> BCMB 16: 14.

The single-family dwellings within the Colonial Heights Subdivision were built between 1962 and 1978 with two modern houses from 2007 as infill (Photo 78, p. 100).<sup>176</sup> All of the houses within the Colonial Heights subdivision are in the Ranch style which was the popular residential building style built throughout the 1950s and 1960s. The Ranch style grew horizontally in dimension with lower land prices and higher loan limits, starting with the smaller Ranch houses of the 1940s and growing into the “rambling” Ranch houses with longer façades and larger floorplans through the 1960s and 1970s.<sup>177</sup>



Photo 78: USGS Historic Aerial Photography Showing Growth of Colonial Heights-Rodman's Addition Subdivision. 1950 (Top Left), 1956 (Top Right), 1964 (Bottom Left), and 1974 (Bottom Right).<sup>178</sup>

### ***Eligibility Evaluation***

The Colonial Heights-Rodman's Addition Subdivision was platted in 1947 and then replatted in 1962 under the ownership of Olzie Rodman who held Power of Attorney for the land holdings of her family. The resources primarily consist of one-story, four-to-five-bay, single-family dwellings constructed between the mid-1960s and mid-1970s in the Ranch Style with

<sup>176</sup> Beaufort County GIS 2016.

<sup>177</sup> McAlester 2013:603.

<sup>178</sup> USGS 1950, 1956, 1964, 1974.



some older outliers as well as some modern infill, mainly around 15<sup>th</sup> Street. Generally, the houses are set on uniformly sized lots, are rectangular in shape, clad in brick veneer and aluminum siding, covered by a side-gabled roof and feature a built-in garage or carport. These subdivisions represent a style and form that is very common, not only in Beaufort County, but also throughout Eastern North Carolina.

The Colonial Heights-Rodman's Addition subdivision retains integrity of location since the resources have not been moved from their original site. The subdivision has a low to moderate level of integrity of setting, association, and feeling, as it continues to serve as a small suburban neighborhood though there has been some modern infill. The buildings also have a low to moderate level of integrity of materials, workmanship, and design due to many of the houses have experienced alterations such as replacement windows and doors as well as garage modifications.

To properly evaluate this resource's NRHP eligibility, it must be compared with similar subdivisions. The Cameron Village Historic District (WA4602) in Raleigh is an excellent example of an intact, planned Ranch-style neighborhood built in the 1950s (Photo 79, p. 101). The neighborhood follows the planning principles that were being advocated for by the Urban Land Institute and the FHA and was, "the first mixed-use subdivision in North Carolina, the first post-World War II curvilinear subdivision in Raleigh, and a well-designed collection of early-1950s, Ranch-form homes and clustered apartment buildings".<sup>179</sup> The Cameron Village Historic District features architect- and builder-designed homes that display varying levels of stylization which creates a diverse Ranch-style housing stock.



Photo 79: Examples of Houses within the Cameron Village Historic District (WA4602). House at 817 Graham Street (Top Left), House at 704 Graham Street (Top Right), and House at 805 Graham (Bottom).

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<sup>179</sup> Wagner 2010:45.

The Cameron Village Historic District was listed in the NRHP under Criterion A for its role in community development and planning within Raleigh and Criterion C for architecture as an intact Ranch-style subdivision made up of both architect- and builder-designed dwellings.<sup>180</sup>

Although the Colonial Heights-Rodman's Addition Subdivision is representative of the vast suburban growth seen throughout the country after World War II, this specific subdivision did not play a significant role in the development and planning of Washington as a whole, unlike the Cameron Village Historic District (WA4602) which was important to the growth of Raleigh. As such, the Colonial Heights-Rodman's Addition Subdivision is recommended not eligible for the NRHP under Criterion A.

To be considered eligible under criterion B as a residential suburb, the resource must be "directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area".<sup>181</sup> Though the Rodman family have played an important role in the growth of Washington, these subdivisions do not adequately represent their historic influence. The Rodman's also resided in various houses throughout the City of Washington, such as the Washington Historic District and the North Market Street Historic District, and therefore their association with this particular subdivision is not unique.<sup>182</sup> For these reasons, The Colonial Heights-Rodman's Addition Subdivision is recommended not eligible for the NRHP under Criterion B.

Directly northeast of Colonial Heights-Rodman's Addition Subdivision is a residential neighborhood called White Oak Subdivision that is roughly bounded by the Colonial Heights-Rodman's Addition Subdivision to the southwest, a forested area to the northwest, Oak Drive to the northeast, and N. Market Street to the southeast. The White Oak Subdivision was platted in 1955 along a curvilinear street lined with houses on rectangular lots (Figure 32, p. 103). Though planned shortly after World War II, the neighborhood appears to have experienced its greatest development throughout the third quarter of the twentieth century.<sup>183</sup> All of the resources within the neighborhood are in the Ranch style, similar to the houses in the Colonial Heights-Rodman's Addition Subdivision (Photo 80, p. 103). The buildings within the White Oak Subdivision have undergone many of the same modifications and alterations as the houses in Colonial Heights-Rodman's Addition Subdivision: replacement windows, porch modifications, updated siding, and small- to medium-sized additions.

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<sup>180</sup> Wagner 2010:45.

<sup>181</sup> Ames and McClelland 2002:50.

<sup>182</sup> York 2010.

<sup>183</sup> Beaufort County GIS 2016.

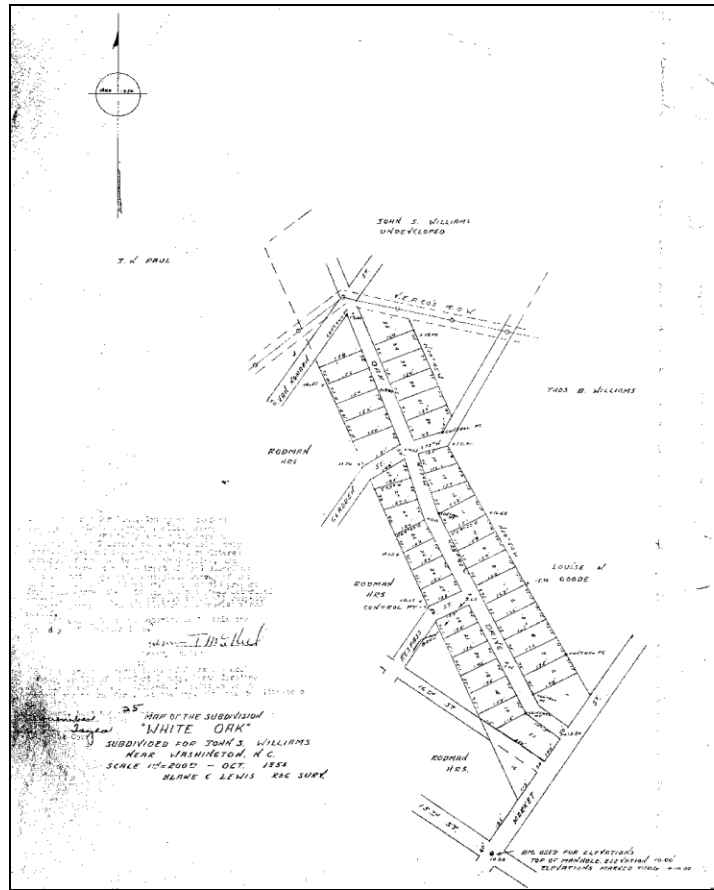


Figure 32: 1955 Plat of White Oak Subdivision.<sup>184</sup>



Photo 80: Examples of Houses in the White Oak Subdivision. House at 205 Oak Street (Top Left), House at 201 Oak Street (Top Right), House at 203 Oak Street (Bottom Left), and House at 211 Oak Street (Bottom Right).

<sup>184</sup> BCMB 10:36.



The Colonial Heights-Rodman's Addition Subdivision is typical of 1960s and 1970s Ranch-style suburbs in design, planning and construction through Beaufort County and Eastern North Carolina in general. Though the neighborhood is mostly homogenous in massing, materials, landscaping, and design, they do not appear to be the work of a master or embody high artistic values. The Colonial Heights-Rodman's Addition Subdivision is also very similar to other nearby neighborhoods such as the White Oak Subdivision directly northeast of Colonial Heights-Rodman's Addition Subdivision. Therefore, it is recommended not eligible for the NRHP under Criterion C.

For a residential suburb to be eligible under Criterion D the subdivision must be "likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life".<sup>185</sup> The Colonial Heights-Rodman's Addition Subdivision is not likely to yield any new or important information pertaining to design or domestic patterns. Therefore, the resource is recommended not eligible under Criterion D.

Since many of the dwellings within the Colonial Heights-Rodman's Addition Subdivision have been built within the last 50 years, these resources are also being evaluated under Criteria Consideration G for properties that have achieved exceptional importance within the last 50 years. As discussed above, this subdivision does not meet that criteria.

In sum, the Colonial Heights-Rodman's Addition Subdivision **is recommended not eligible for the NRHP.**

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<sup>185</sup> National Park Service 2016.

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Table 2: List of Resources in North Market Street Historic District Within Two City Blocks of 15th Street that were Individually Visited During the Current Survey. Resources highlighted in blue are located on lots developed as part of the Nicholsonville Subdivision (BF2473).

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
<b>W. 12<sup>th</sup> Street</b>				
Samuel H Perdue House, 118 W. 12 <sup>th</sup> Street	1958	Contributing	Remains Contributing	
H. Reid Mitchell, Jr. House, 120 W. 12 <sup>th</sup> Street	1954	Contributing	Remains Contributing	
James H. Morrow House, 128 W. 12 <sup>th</sup> Street	1947	Contributing	Remains Contributing	
Mary E. Cooper House, 208 W. 12 <sup>th</sup> Street	1952	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
House, 210 W. 12 <sup>th</sup> Street	2010	Non-contributing	Remains Non-contributing	
Gray W. Hodges House, 212 W. 12 <sup>th</sup> Street	ca. 1955	Contributing	Remains Contributing	
Nannie A. Matthews House, 214 W. 12 <sup>th</sup> Street	ca. 1900	Contributing	Remains Contributing	
Charles E. Daughtride House, 300 W. 12 <sup>th</sup> Street	ca. 1950	Contributing	Remains Contributing	
<b>E. 13<sup>th</sup> Street</b>				
House, 102 E. 13 <sup>th</sup> Street	ca. 1935	Contributing	Remains Contributing	




Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
House, 104 E. 13 <sup>th</sup> Street	ca. 1935	Contributing	Remains Contributing	
House, 106 E. 13 <sup>th</sup> Street	ca. 1935	Contributing	Remains Contributing	
<b>W. 13<sup>th</sup> Street</b>				
Andrew J. and Carolyn Carter Taylor House, 107 W. 13 <sup>th</sup> Street	1958	Contributing	Remains Contributing	
Clarence B. Cowan, Carawan House, 109 W. 13 <sup>th</sup> Street	1959	Contributing	Remains Contributing	
Sam and Margaret Mann House, 110 W. 13 <sup>th</sup> Street	1973	Non-contributing	Remains Non-contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Robert H. Peck House, 208 W. 13 <sup>th</sup> Street	1957	Non-contributing	Remains Non-contributing	
Jefferson D. Snuggs House, 211 W. 13 <sup>th</sup> Street	1960	Contributing	Remains Contributing	
Kenneth M. Lynch, 212 W. 13 <sup>th</sup> Street	1955	Contributing	Remains Contributing	
<b>E. 14<sup>th</sup> Street</b>				
William P. Harris House, 102 E. 14 <sup>th</sup> Street	ca. 1920	Contributing	Remains Contributing	
Robert J. Dail House, 106 E. 14 <sup>th</sup> Street	ca. 1925	Contributing	Remains Contributing	
<b>W. 14<sup>th</sup> Street</b>				
Floyd W. Gray House, 205 W. 14 <sup>th</sup> Street	1925	Contributing	Remains Contributing	



Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Ben Milton House, 215 W. 14 <sup>th</sup> Street	ca. 1965	Non-contributing	Remains Non-contributing	
<b>N. Bonner Street</b>				
House, 1300 N. Bonner Street	ca. 1930	Contributing	Remains Contributing	
House, 1302 N. Bonner Street	ca. 1955	Contributing	Remains Contributing	
Carawan House, 1303 N. Bonner Street	1923	Contributing	Remains Contributing	
Robert L. Garris House, 1305 (1315) N. Bonner Street	ca. 1930	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
<b>N. Market Street</b>				
H. Reid Mitchell House, 1202 N. Market Street	ca. 1950	Contributing	Remains Contributing	
Robert C. Bogart House, 1230 N. Market Street	ca. 1920	Contributing	Remains Contributing	
Henry Clay and Lucille Nicholson Carter House, 1232 N. Market Street	1914	Contributing	Remains Contributing	
House, 1301 N. Market Street	ca. 1915	Contributing	Remains Contributing	
Charles L. Payne House, 1305 N. Market Street	ca. 1915	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Blythe H. Noe House, 1307 N. Market Street	1951	Contributing	Remains Contributing	
Dr. Louis H. and Elizabeth Nicholson Mann House, 1308 N. Market Street	1910	Contributing	Remains Contributing	
Floyd M. Cox House, 1309 N. Market Street	1935	Contributing	Remains Contributing	
Floyd M. Cox, Jr. 1310 N. Market Street	ca. 1950	Contributing	Remains Contributing	
James E. Hodges House, 1401 N. Market Street	ca. 1930	Contributing	Remains Contributing	





Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Earl Gene Alligood House, 1402 N. Market Street	ca. 1955	Contributing	Remains Contributing	
House, 1403 N. Market Street	ca. 1915	Contributing	Remains Contributing	
J. F. Cox House, 1405 N. Market Street	ca. 1950	Contributing	Remains Contributing	
Daniel T. Smith House, 1407 N. Market Street	ca. 1925	Contributing	Remains Contributing	
House, 1409 N. Market Street	ca. 1955	Contributing	Remains Contributing	



Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Floyd M. Cox House, 1412 N. Market Street	ca. 1950	Contributing	Remains Contributing	
House, 1416 N. Market Street	1958	Contributing	Remains Contributing	
<b>N. Respass Street</b>				
Dr. Ernest W. Larkin House, 1202 N. Respass Street	1960	Contributing	Remains Contributing	
Samuel T. Carter House, 1208 N. Respass Street	ca. 1952	Contributing	Remains Contributing	
Milo L. Gibbs House, 1210 N. Respass Street	ca. 1950	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Jesse T. Rawls House, 1214 N. Respass Street	1958	Contributing	Remains Contributing	
William B. Duke House, 1215 N. Respass Street	1960	Contributing	Remains Contributing	
Russell N. McKinley House, 1301 N. Respass Street	ca. 1950	Contributing	Remains Contributing	
Theodore R. Hodges, Jr. House, 1302 N. R. Respass Street	ca. 1950	Contributing	Remains Contributing	
Selby S. Jones House, 1303 N. Respass Street	ca. 1955	Contributing	Remains Contributing	
Cratch-Smith House, 1304 N. Respass Street	ca. 1950	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Sadler-Haigler Rodman House, 1306 N. Respass Street	ca. 1950	Contributing	Remains Contributing	
Alligood-More House, 1307 N. Respass Street	ca. 1950	Contributing	Remains Contributing	
Archie C. Rodman House, 1402 N. Respass Street	ca. 1946	Contributing	Remains Contributing	
<b>Summit Avenue</b>				
Ashley B. Futrell House, 1206 Summit Avenue	1961	Contributing	Remains Contributing	
Owen G. Rodman House, 1207 Summit Avenue	1957	Contributing	Remains Contributing	
Morris E. Snyder House, 1208 Summit Avenue	1951	Contributing	Remains Contributing	

Name/Address	Date of Construction	2011 Contributing Status	2016 Contributing Status	Picture
Ernest M. Griffin House, 1211 Summit Avenue	1955	Contributing	Remains Contributing	
George Hobert Brown House, 1214 Summit Avenue	1954	Contributing	Remains Contributing	
James F. Bagwell House, 1215 Summit Avenue	1954	Contributing	Remains Contributing	Photo Not Allowed During Survey
Claude S. Graves, Jr. House, 1301 Summit Avenue	1961	Contributing	Remains Contributing	
William F. Taylor House, 1302 Summit Avenue	1953	Contributing	Remains Contributing	
Rhodes Nelson Jennette House, 1306 Summit Avenue	1957	Contributing	Remains Contributing	
A. Thomas Steward House, 1307 Summit Avenue	1958	Contributing	Remains Contributing	



## APPENDIX B: NICHOLSONVILLE SUBDIVISION (BF2473)

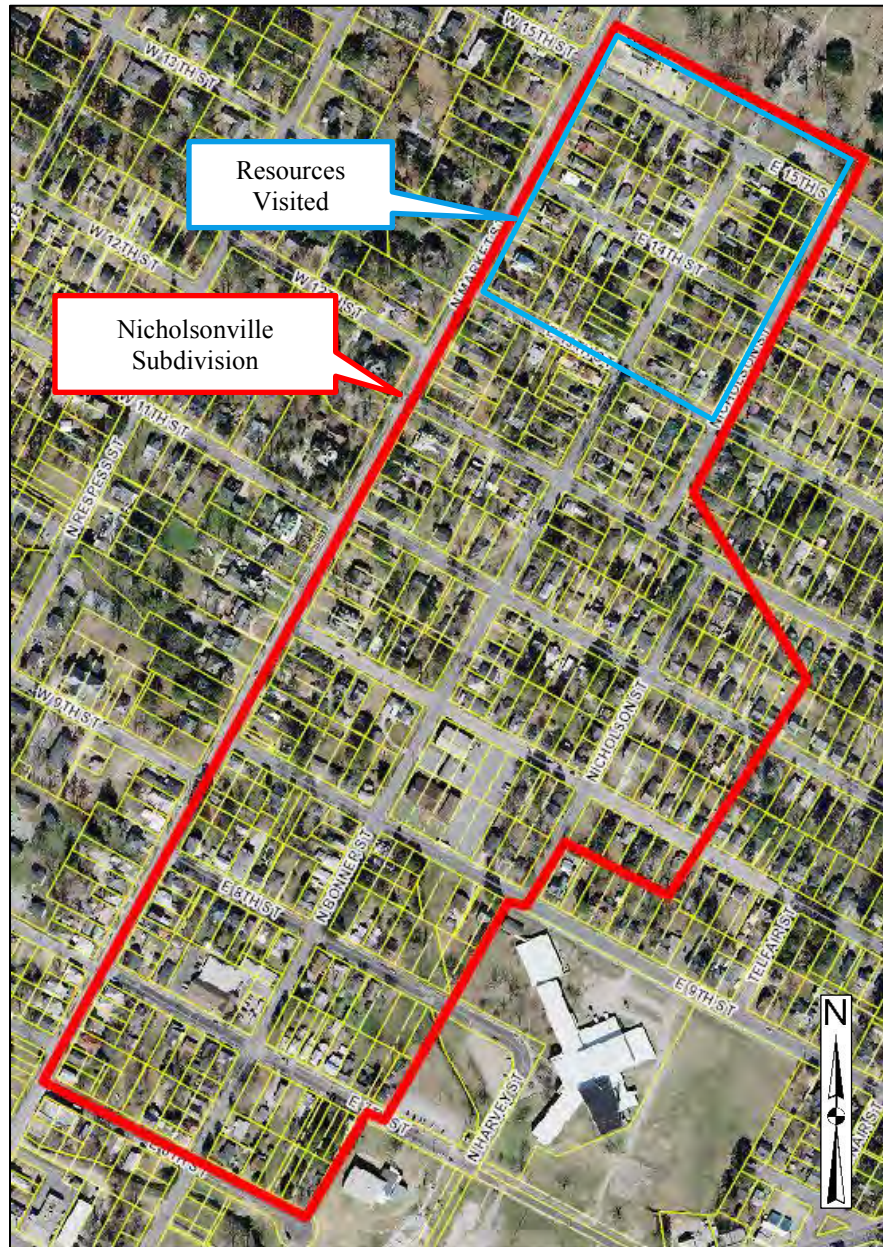












Figure 34: Boundaries of Nicholsonville Subdivision Shown on the Beaufort County GIS Map (Red).<sup>187</sup> Resources within two city blocks of 15<sup>th</sup> Street were individually visited during the current survey (noted in blue). *Note:* This map is not to scale..



<sup>187</sup> Beaufort County GIS 2016; BCMB 2:43.

Table 3: List of Resources in Nicholsonville Subdivision Within Two City Blocks of 15th Street that were Individually Visited During the Current Survey. Resources highlighted in blue were included within the 2011 boundaries of the North Market Street Historic District (BF0783).

Name/Address	Date of Construction	Style	Integrity Comments	Picture
<b>E. 13<sup>th</sup> Street</b>				
House, 102 E. 13 <sup>th</sup> Street	ca. 1935	Colonial Revival; referred to as “Period Cottage Style” in 2011 NRHP Nomination	Retains original 4/1 wooden windows and detailing. No major alterations	
House, 104 E. 13 <sup>th</sup> Street	ca. 1935	Tudor Revival and Colonial Revival influences; referred to as “Period Cottage Style” in 2011 NRHP Nomination	Retains original 4/1 wooden windows and other wooden detailing. No major alterations	
House, 106 E. 13 <sup>th</sup> Street	ca. 1935	Craftsman /bungalow influences	Retains original 4/1 wooden windows. No major alterations	
House, 214 E. 13 <sup>th</sup> Street	1925	Craftsman /bungalow form influences	Some addition to the rear, but retains original sizing and massing; replacement windows	
<b>E. 14<sup>th</sup> Street</b>				
House, 101 E. 14 <sup>th</sup> Street	1954	Minimal Traditional	Retains original asbestos siding and original sizing and massing; replacement windows	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
William P. Harris House, 102 E. 14 <sup>th</sup> Street	ca. 1920	Craftsman /bungalow form	Retains original 4/1 wooden windows and detailing. No major alterations	
House, 103 E. 14 <sup>th</sup> Street	1964	Minimal Traditional	Retains original sizing and massing; replacement windows	
Robert J. Dail House, 106 E. 14 <sup>th</sup> Street	ca. 1925	Craftsman /bungalow	Retains original 4/1 wooden windows; replacement siding	
House, 117 E. 14 <sup>th</sup> Street	1928	Craftsman /bungalow	Retains some original 4/1 and 4-light wooden windows and original siding; some replacement windows	
House, 119 E. 14 <sup>th</sup> Street	1928	Craftsman /bungalow	Retains some original windows (fixed) and wooden door; Mostly replacement windows	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 121 E. 14 <sup>th</sup> Street	1935	Minimal Traditional	Replacement windows and siding	
House, 122 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Replacement windows	
House, 124 E. 14 <sup>th</sup> Street	1940	Originally Minimal Traditional <sup>188</sup>	Heavily modified since 2011; <sup>189</sup> replacement siding, replacement windows, massing and form modifications	
House, 128 E. 14 <sup>th</sup> Street	1940	Likely Minimal Traditional	Heavily modified; replacement siding, windows, porch	
House, 200 E. 14 <sup>th</sup> Street	1960	Ranch	Retains original windows, form and massing; no major alterations	



<sup>188</sup> Compared with 2010 Google Map streetview imagery (Google Maps 2010)






<sup>189</sup> Compared with 2010 Google Map streetview imagery (Google Maps 2010)








Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 201 E. 14 <sup>th</sup> Street	1960	Ranch	Retains original windows, addition on the east elevation	
<b>E. 15<sup>th</sup> Street</b>				
House, 104 E. 15 <sup>th</sup> Street	ca. 1955	Commercial	Windows and historic commercial façade altered over time	
House, 106 E. 15 <sup>th</sup> Street	1979	Colonial Revival inspired	No major alterations	
House, 107 E. 15 <sup>th</sup> Street	1950	Minimal Traditional	Replacement siding and windows;retains original massing and form	
House, 109 E. 15 <sup>th</sup> Street	ca. 1960	Minimal Traditional	Retains original siding, massing, and form; replacement windows	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 111 E. 15 <sup>th</sup> Street	ca. 1960	Minimal Traditional	Retains original form and massing; window replacement	
House, 113 E. 15 <sup>th</sup> Street	ca. 1960	Ranch	Converted into a commercial building	
House, 201 E. 15 <sup>th</sup> Street	ca. 1955	No Discernable Style	Retains original windows and massing	
<b>N. Bonner Street</b>				
House, 1300 N. Bonner Street	ca. 1930	Minimal Traditional with some Craftsman influences	Retains original weatherboard siding and wooden windows; no major alterations	
House, 1302 N. Bonner Street	1955	Minimal Traditional	Replacement windows and addition	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
Carawan House, 1303 N. Bonner Street	1923	Craftsman	Retains shingle siding, 9/1 windows,	
Robert L. Garris House, 1305/1315 N. Bonner Street	ca. 1930	Originally Minimal Traditional	Modified with additions;retains wooden windows	
House, 1405 N. Bonner Street	1955	Minimal Traditional	Replacement windows	
House, 1413 N. Bonner Street	1950	Minimal Traditional	Replacement windows and one shed-roofed addition	
House, 1414 N. Bonner Street	1945	Minimal Traditional	Replacement windows	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 1415 N. Bonner Street	1950	Minimal Traditional	Replacement windows and siding	
<b>N. Market Street</b>				
House, 1301 N. Market Street	ca. 1915	Colonial Revival influences	Replacement siding and windows	
Charles L. Payne House, 1305 N. Market Street	ca. 1915	American Foursquare form	Replacement siding and windows	
Blythe H. Noe House, 1307 N. Market Street	1951	Minimal Traditional	Replacement windows	
Floyd M. Cox House, 1309 N. Market Street	1935	Colonial Revival with some Tudor Revival influences	Dormer additions; retains original 6/6 wooden windows and porte-cochere	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
James E. Hodges House, 1401 N. Market Street	ca. 1930	Spanish Eclectic	Replacement windows and an attached garage; retains notable stylistic elements	
J. F. Cox House, 1403 N. Market Street	ca. 1915	Colonial Revival/American Foursquare	Replacement siding and windows; addition on rear	
House, 1405 N. Market Street	ca. 1950	Minimal Traditional	Retains original massing and form; replacement windows	
Daniel T. Smith House, 1407 N. Market Street	ca. 1925	Craftsman	Retains many stylistic elements and original siding; replacement windows	
House, 1409 N. Market Street	ca. 1955	Bungalow form influences	Replacement windows; retains original massing	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
<b>Nicholson Street</b>				
House, 1302 Nicholson Street	1972	Ranch	Retains original windows, form and massing; no major alterations	
House, 1304 Nicholson Street	1947	Minimal Traditional/bungalow	Retains original windows, form, and massing; no major alterations	
House, 1400 Nicholson Street	1945	Minimal Traditional	Replacement siding and windows, rear addition	
House, 1402 Nicholson Street	1940	No discernable style; bungalow influences	Retains weatherboard siding and original wooden window in gable; replacement windows throughout remainder of the building	
House, 1404 Nicholson Street	1950	Minimal Traditional	Retains 6/6 and tripartite windows, asbestos siding, and original massing and form	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 1406 Nicholson Street	1950	Ranch	Siding and window replacement	


















Table 4: List of Resources in Hudnell’s Bragaw-Blount Subdivision Within Two City Blocks of 15th Street that were Individually Visited During the Current Survey.


Name/Address	Date of Construction	Style	Integrity Comments	Picture
<b>E. 10<sup>th</sup> Street</b>				
First Christian Church 520 E. 10 <sup>th</sup> Street	1998	No Discernable Style	None	
<b>E. 11<sup>th</sup> Street</b>				
House, 309 E. 11 <sup>th</sup> Street	1940	Some Bungalow form Influences	Retains original siding, windows, form, and massing	
Duplex, 313A and 313B E. 11 <sup>th</sup> Street	1941	Bungalow Form	Retains original 2/2 windows, siding, form, and massing	
House, 317 E. 11 <sup>th</sup> Street	1948	Bungalow Form	Retains original form and massing; replaceemt siding, windows, and modified porch	
House, 318 E. 11 <sup>th</sup> Street	1995	No Discernable Style	None	







Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 319 E. 11 <sup>th</sup> Street	1960	Minimal Traditional Influences	Siding and window replacement	
House, 320 E. 11 <sup>th</sup> Street	1995	No Discernable Style	None	
House, 321 E. 11 <sup>th</sup> Street	1955	No Discernable Style	Currently undergoing major remodeling	
House, 322 E. 11 <sup>th</sup> Street	1955	Minimal Traditional	Retains original siding, massing, form, and windows	
House, 323 E. 11 <sup>th</sup> Street	1960	Minimal Traditional	Retains original windows	







Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 324 E. 11 <sup>th</sup> Street	1947	Minimal Traditional	Retains original siding, form, and massing; window replacement	
House, 326 E. 11 <sup>th</sup> Street	1947	Bungalow Form Influences	Retains original form and massing; window and siding replacement	
House, 327 E. 11 <sup>th</sup> Street	1958	Minimal Traditional	Retains original form and massing; window and siding replacement	
House, 328 E. 11 <sup>th</sup> Street	1938	Bungalow Form	Retains original siding, form, and massing; window replacement	
House, 329 E. 11 <sup>th</sup> Street	1948	Minimal Traditional	Retains original form and massing; window and siding replacement	
House, 330 E. 11 <sup>th</sup> Street	1937	Minimal Traditional and Tudor Revival Influences	Retains original form, historic architectural features, and massing; siding replacement	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 331 E. 11 <sup>th</sup> Street	1940	Bungalow Form Influences	Retains original siding, form, and massing; window replacement	
House, 333 E. 11 <sup>th</sup> Street	1946	Minimal Traditional	Retains original siding, form, and massing; window replacement	
House, 335 E. 11 <sup>th</sup> Street	1947	Minimal Traditional	Retains original windows and massing	
House, 337 E. 11 <sup>th</sup> Street	1948	Minimal Traditional	Retains original windows and massing; siding replacement	
House, 339 E. 11 <sup>th</sup> Street	1950	Minimal Traditional and Tudor Revival Influences	Siding and window replacement and a small additions	
House, 340 E. 11 <sup>th</sup> Street	1947	Minimal Traditional	Siding and window replacement and a small additions	









Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 341 E. 11 <sup>th</sup> Street	1949	Minimal Traditional	Retains original form and massing; window and siding replacement	
House, 342 E. 11 <sup>th</sup> Street	1949	Minimal Traditional	Siding and window replacement and a small additions	
House, 400 E. 11 <sup>th</sup> Street	1941	Minimal Traditional	Retains original form and massing; window and siding replacement	
House, 402 E. 11 <sup>th</sup> Street	1946	Minimal Traditional	Retains original windows, form, and massing; siding replacement	
House, 404 E. 11 <sup>th</sup> Street	1946	Minimal Traditional	Retains original siding, massing, form, and windows	
House, 406 E. 11 <sup>th</sup> Street	1947	Minimal Traditional with some Craftsman Influences	Retains original windows; Siding replacement and some form modification	








Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 408 E. 11 <sup>th</sup> Street	2011	No Discernable Style	None	
<b>E. 12<sup>th</sup> Street</b>				
House, 310 E. 12 <sup>th</sup> Street	1943	Tudor Revival Influence	Replacement windows and an addition	
House, 311 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original 8/8 windows; vinyl siding	
House, 313 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form and massing; replacement windows and siding;	
House, 314 E. 12 <sup>th</sup> Street	1947	Originally Minimal Traditional	Retains original siding and some windows; modified massing	
House, 315 E.12 <sup>th</sup> Street	1946	Minimal Traditional	Retains original windows, massing, and form	







Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 316 E.12 <sup>th</sup> Street	1941	Tudor Revival Influences	Retains form, massing, original siding and some windows	
House, 318 E.12 <sup>th</sup> Street	1945	Minimal Traditional	Retains original windows and massing; some siding modifications	
House, 320 E.12 <sup>th</sup> Street	1958	International Influences	Retains original form, massing, and some key architectural features (wide eaves and low-pitched roof); some replacement windows	
House, 322 E.12 <sup>th</sup> Street	1955	International Influences	Retains original awning windows and some key architectural features (wide eaves and low-pitched roof); side addition	
House, 324 E.12 <sup>th</sup> Street	1940	No Discernable Style	Retains original windows and massing; vinyl siding	
House, 326 E.12 <sup>th</sup> Street	1946	Contemporary Influences	Retains original siding and some key architectural features (variety of siding, window placement, planter, and asymmetrical façade); small addition	













Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 401 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original siding, massing, and form; replacement windows	
House, 403 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original windows, massing, and form; vinyl siding	
House, 405 E.12 <sup>th</sup> Street	1944	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
House, 407 E.12 <sup>th</sup> Street	1947	Minimal Traditional	Retains original massing, form, windows, and siding	
House, 408 E.12 <sup>th</sup> Street	1946	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
House, 410 E.12 <sup>th</sup> Street	1942	Bungalow Form	Retains original 3/1 windows, massing, and form; vinyl siding	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 412 E.12 <sup>th</sup> Street	1946	Minimal Traditional	Retains original siding, massing, and form; replacement windows	
House, 413 E.12 <sup>th</sup> Street	1941	Minimal Traditional	Original core intact despite two side additions; vinyl siding and replacement windows.	
House, 414 E.12 <sup>th</sup> Street	1942	Minimal Traditional	Retains original siding and exposed rafters; replacement windows and side addition	
House, 415 E.12 <sup>th</sup> Street	1945	Minimal Traditional	Retains original rock-faced concrete-block structural system; possible dormer modification and side addition; replacement windows	
House, 416 E.12 <sup>th</sup> Street	1948	Minimal Traditional	Retains original siding, form, and massing; replacement windows	
House, 417 E.12 <sup>th</sup> Street	1962	Ranch	Retains original massing, form, windows, and brick veneer	
House, 418 E.12 <sup>th</sup> Street	1955	Minimal Traditional	Retains original massing, form, windows (awning and double hung), and siding	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 420 E.12 <sup>th</sup> Street	1965	Ranch	Retains original massing, form, windows, and brick veneer	
House, 421 E.12 <sup>th</sup> Street	1955	Minimal Traditional	Vinyl siding and replacement windows; large side and rear additions	
House, 422 E.12 <sup>th</sup> Street	1965	Minimal Traditional and Ranch	Retains original massing, form, windows, and brick veneer	
House, 427 E.12 <sup>th</sup> Street	1967	Minimal Traditional and Ranch	Retains original massing, form, windows, and brick veneer	
House, 428 E.12 <sup>th</sup> Street	1965	Ranch	Retains original massing, form, and brick veneer; replacement windows	
House, 429 E.12 <sup>th</sup> Street	1959	Minimal Traditional	Retains original massing, form, and siding; replacement windows	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 431 E.12 <sup>th</sup> Street	1960	Minimal Traditional	Covered garage addition and likely porch remodel; vinyl siding and replacement windows	
House, 433 E.12 <sup>th</sup> Street	1938	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
House, 437 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original massing, 2/2 and 8/8 windows, and form; siding currently being replaced	
House, 520 E.12 <sup>th</sup> Street	1950	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
<b>E. 13<sup>th</sup> Street</b>				
House, 301 E. 13 <sup>th</sup> Street	1952	Minimal Traditional and Tudor Revival Influences	Retains original brick veneer, massing, and form; replacement windows	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 302 E. 13 <sup>th</sup> Street	1958	Minimal Traditional and Ranch	Retains original siding, windows, massing, and form; possible porch modifications	
House, 305 E. 13 <sup>th</sup> Street	1956	Minimal Traditional	Retains original siding, massing, and form; replacement windows	
House, 306 E. 13 <sup>th</sup> Street	1954	Minimal Traditional	Retains original siding, massing, and form; replacement windows	
House, 307 E. 13 <sup>th</sup> Street	1955	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 309 E. 13 <sup>th</sup> Street	1953	Minimal Traditional	Retains original form and massing; vinyl siding and replacement of some windows (retains original tripartite window); slight porch modifications	
House, 310 E. 13 <sup>th</sup> Street	1958	Minimal Traditional	Retains original siding and windows; enclosed side porch	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 311 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains some original siding (applied vinyl on the bottom half), windows, form, and massing	
House, 312 E. 13 <sup>th</sup> Street	2000	New house that mimics Minimal Traditional	None	
House, 313 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original siding, massing, and form; replacement windows	
House, 315 E. 13 <sup>th</sup> Street	1956	Minimal Traditional	Retains original siding and wide eaves; addition on rear and replacement windows	
House, 318 E. 13 <sup>th</sup> Street	1950	Ranch	Retains original brick veneer, massing, and form; replacement windows	
House, 320 E. 13 <sup>th</sup> Street	1958	Minimal Traditional	Retains original siding, massing, and form; replacement of most windows	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 321 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original siding, windows, massing, and form	
House, 322 E. 13 <sup>th</sup> Street	1958	Minimal Traditional	Retains original brick veneer and siding, windows, massing, and form	
House, 323 E. 13 <sup>th</sup> Street	1953	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
House, 326 E. 13 <sup>th</sup> Street	1955	Minimal Traditional	Retains original siding, windows, massing, and form	
House, 327 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original windows, massing, and form; aluminum siding	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 328 E. 13 <sup>th</sup> Street	1941	Bungalow Form	Retains original siding, windows, massing, and form; some porch modifications	
House, 331 E. 13 <sup>th</sup> Street	1952	Minimal Traditional	Retains original brick veneer, windows, massing, and form	
House, 332 E. 13 <sup>th</sup> Street	1964	Minimal Traditional and Ranch	Retains original brick veneer (although some replacement siding on the façade's center), massing, and form; replacement windows	
House, 333 E. 13 <sup>th</sup> Street	1954	International	Retains original siding and some original windows, alterations/window replacement on the NW corner	
House, 334 E. 13 <sup>th</sup> Street	1940	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 335 E. 13 <sup>th</sup> Street	1949	Minimal Traditional	Retains original form, siding, windows, and massing	








Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 337 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form, siding, windows, and massing	
House, 338 E. 13 <sup>th</sup> Street	1938	Minimal Traditional	Retains original form, windows, and massing; vinyl siding	
House, 339 E. 13 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form, windows, and massing; aluminum siding	
House, 340 E. 13 <sup>th</sup> Street	1938	Minimal Traditional	Retains original form, siding, and massing; replacement windows	
House, 341 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form and massing; vinyl siding replacement windows	
House, 342 E. 13 <sup>th</sup> Street	1940	Bungalow Form	Retains original form, windows, and massing; vinyl siding	







Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 343 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form and massing; aluminum siding and replacement windows	
House, 344 E. 13 <sup>th</sup> Street	1940	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 345 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 346 E. 13 <sup>th</sup> Street	1955	Minimal Traditional	Several additions, vinyl siding, and replacement windows	
House, 347 E. 13 <sup>th</sup> Street	1959	Minimal Traditional	Retains original form, windows, and massing; vinyl siding	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 349 E. 13 <sup>th</sup> Street	1945	Bungalow Form with Craftsman Influences	Retains original form and massing; vinyl siding and replacement windows	
House, 351 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original windows, form, and massing; vinyl siding	
House, 353 E. 13 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form, siding, and massing; replacement windows	
House, 357 E. 13 <sup>th</sup> Street	1946	Minimal Traditional	Retains original form, massing, siding, and windows	
<b>E. 14<sup>th</sup> Street</b>				
House, 300 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form and massing; aluminum siding and replacement windows	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 305 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form, windows, and massing; aluminum siding	
House, 306 E. 14 <sup>th</sup> Street	1945	Minimal Traditional	Retains original siding, windows, form, and massing	
House, 307 E. 14 <sup>th</sup> Street	1947	Minimal Traditional with Bungalow Form	Retains original siding, form, and massing; window replacement	
House, 308 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original siding, windows, form, and massing	
House, 309 E. 14 <sup>th</sup> Street	1936	Minimal Traditional	Retains original siding, windows, form, and massing; small addition on rear	
House, 310 E. 14 <sup>th</sup> Street	1945	Minimal Traditional	Retains original siding, windows, form, and massing	





Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 311 E. 14 <sup>th</sup> Street	1948	Minimal Traditional	Retains original siding, form, and massing; replacement windows	
House, 313 E. 14 <sup>th</sup> Street	1960	Minimal Traditional	Many modifications including an orientation change (primary entrance no on side elevation)	
House, 315 E. 14 <sup>th</sup> Street	1946	Minimal Traditional	Retains original form, massing, and siding; some replacement windows	
House, 317 E. 14 <sup>th</sup> Street	1947	Minimal Traditional	Side addition, aluminum siding, replacement windows	








Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 318 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form, massing, and siding; replacement windows	
House, 319 E. 14 <sup>th</sup> Street	1945	Bungalow Form	Retains original siding, windows, form, and massing	
House, 320 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 322 E. 14 <sup>th</sup> Street	1952	Minimal Traditional	Retains original siding and windows; two side additions	






Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 323 E. 14 <sup>th</sup> Street	1952	Minimal Traditional	Retains original massing and form; replacement windows	
House, 324 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original siding, windows, and door	
House, 325 E. 14 <sup>th</sup> Street	1946	Minimal Traditional	Retains original massing and form; vinyl siding and replacement windows	
House, 326A E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original massing, windows, and form; aluminum siding	
House, 326 E. 14 <sup>th</sup> Street	1950	Minimal Traditional	Retains original form and massing; replacement windows	




Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 327 E. 14 <sup>th</sup> Street	1946	Minimal Traditional	Retains original form, siding, and massing; replacement windows; porch modifications	
House, 328 E. 14 <sup>th</sup> Street	1958	Minimal Traditional	Retains original windows and siding; side addition	
House, 329 E. 14 <sup>th</sup> Street	1946	Minimal Traditional	Retains original siding, windows, form, and massing	
House, 331 E. 14 <sup>th</sup> Street	1948	Minimal Traditional	Retains original form and massing; vinyl siding and replacement windows	
House, 333 E. 14 <sup>th</sup> Street	1953	Minimal Traditional	Vinyl siding, side addition, and replacement windows	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
<b>E. 15<sup>th</sup> Street</b>				
House, 204 E. 15 <sup>th</sup> Street	1948	Colonial Revival Influences	Retains original massing, some window replacement and vinyl siding	
House, 300 E. 15 <sup>th</sup> Street	1953	Minimal Traditional	Retains original massing; window replacement	
House, 303 E. 15 <sup>th</sup> Street	1955	Minimal Traditional	Retains original massing, form, and original windows; aluminum siding	
House, 304 E. 15 <sup>th</sup> Street	1945	Minimal Traditional	Retains original form and massing; replacement windows	



Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 305 E. 15 <sup>th</sup> Street	1957	Minimal Traditional	Retains original windows; replacement siding and addition	
House, 307 E. 15 <sup>th</sup> Street	1948	Minimal Traditional	Replacement siding and addition	
<b>Brown Street</b>				
House, 1102 Brown Street	1984	No Discernable Style	None	
<b>Nicholson Street</b>				
House, 1203 Nicholson Street	1952	Minimal Traditional	Retains original form, massing, siding, and windows	
House, 1301 Nicholson Street	1950	Minimal Traditional	Retains original siding and windows; large side addition	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 1303 Nicholson Street	1952	Minimal Traditional	Rear addition, window replacement, and vinyl siding	
House, 1307 Nicholson Street	1952	Minimal Traditional	Retains original form, massing, and siding, replacement	
House, 1309 Nicholson Street	1952	Minimal Traditional	Retains original form, massing, siding, and windows	
House, 1401 Nicholson Street	1950	Minimal Traditional	Original core is intact despite small side addition; vinyl siding and replacement windows	
House, 1403 Nicholson Street	1940	Minimal Traditional	Retains original form, massing, and windows; vinyl siding	

Name/Address	Date of Construction	Style	Integrity Comments	Picture
House, 1405 Nicholson Street	1950	Minimal Traditional; Bungalow Form	Retains original form and massing; vinyl siding and replacement windows	
House, 1407 Nicholson Street	1950	Minimal Traditional	Retains original form, windows, and massing; aluminum siding	
House, 1409 Nicholson Street	2004	No Discernable Style	None	



## APPENDIX D: COLONIAL HEIGHTS- RODMAN'S ADDITION SUBDIVISION (BF2474)







Figure 36: Boundaries of Colonial Heights-Rodman's Addition Subdivision Shown on the Beaufort County GIS Map.<sup>191</sup> Because all resources within the subdivision are within two city blocks of 15<sup>th</sup> Street, each was individually visited during the current survey. *Note:* This map is not to scale.





<sup>191</sup> Beaufort County GIS 2016; BCMB 5:61;16:14



Table 5: List of Resources in Colonial Heights-Rodman’s Addition Subdivision Within Two City Blocks of W. 15<sup>th</sup> Street. Organized Alphabetically by Street.<sup>192</sup> Resources highlighted in blue are within the original Rodman’s Addition Subdivision.

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
<b>W. 15<sup>th</sup> Street</b>				
House, 200 W. 15 <sup>th</sup> Street	1971	Ranch	Retains original form, massing, and windows	
House, 202 W. 15 <sup>th</sup> Street	1963	Ranch	Retains original form and massing; vinyl door and windows	
House, 204 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; vinyl windows	
House, 206 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; vinyl door and windows; replacement door and windows	






<sup>192</sup> Beaufort County GIS 2016.

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 208 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; vinyl windows	
House, 209 W. 15 <sup>th</sup> Street	1952	Minimal Traditional	Large additions; replacement siding	
House, 211 W. 15 <sup>th</sup> Street	1955	Ranch	None	
House, 300 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; vinyl windows and door	
House, 301 W. 15 <sup>th</sup> Street	1948	Colonial Revival	Retains original form and massing; vinyl windows	
House, 302 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; vinyl windows and door	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 303 W. 15 <sup>th</sup> Street	1954	Ranch	None	Photo permission was denied
House, 304 W. 15 <sup>th</sup> Street	1962	Ranch	Retains original form and massing; garage door replaced with sliding-glass door	
House, 305 W. 15 <sup>th</sup> Street	1964	Ranch	Retains original form, massing, and windows	
House, 314 W. 15 <sup>th</sup> Street	1952	Ranch	Retains original form, massing, and windows	
House, 400 W. 15 <sup>th</sup> Street	1963	Ranch	Retains original form, massing, and windows	
House, 402 W. 15 <sup>th</sup> Street	1959	Ranch	Retains original form, massing, and windows	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
Commercial Building, 403 W. 15 <sup>th</sup> Street	1976	Ranch	Retains original form and massing; vinyl door	
House, 404 W. 15 <sup>th</sup> Street	1965	Ranch	Retains original form and massing; vinyl windows	
Commercial Building, 405 W. 15 <sup>th</sup> Street	1968	Ranch	Retains original form and massing; vinyl windows and door	
House, 410 W. 15 <sup>th</sup> Street	1963	Ranch	Retains original form and massing; vinyl windows	
Commercial Building, 501 W. 15 <sup>th</sup> Street	1988	Modern Building	Modern Building	
Commercial Building, 509 W. 15 <sup>th</sup> Street	1986	Modern Building	Modern Building	








Name/ Address	Date of Construction	Style	Integrity Comments	Picture
Commercial Building, 515 W. 15 <sup>th</sup> Street	1989	Modern Building	Modern Building	
Commercial Building, 521 W. 15 <sup>th</sup> Street	1988	Modern Building	Modern Building	
Commercial Building, 629 W. 15 <sup>th</sup> Street	2005	Modern Building	Modern Building	
Commercial Building, 639 W. 15 <sup>th</sup> Street	2001	Modern Building	Modern Building	
<b>16<sup>th</sup> Street</b>				
House, 200 W. 16 <sup>th</sup> Street	1972	Ranch	Retains original form and massing; vinyl windows and door	






Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 201 W. 16 <sup>th</sup> Street	1978	Ranch	Retains original form and massing; vinyl windows and replacement door	
House, 202 W. 16 <sup>th</sup> Street	1966	Ranch	Retains original form and massing; garage door replaced with sliding-glass door	
House, 203 W. 16 <sup>th</sup> Street	1963	Ranch	Retains original form, massing, and windows	
House, 204 W. 16 <sup>th</sup> Street	1967	Ranch	Retains original form, massing, and windows	
House, 205 W. 16 <sup>th</sup> Street	1962	Ranch	Retains original form, massing, and windows	
House, 300 W. 16 <sup>th</sup> Street	2007	Modern House	Modern house	




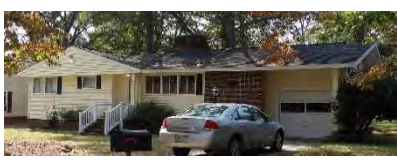
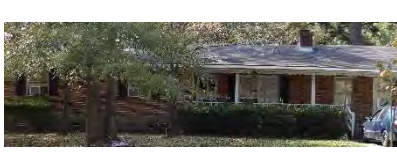

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 301 W. 16 <sup>th</sup> Street	1968	Ranch	Retains original form and massing; vinyl windows	
House, 302 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows	
House, 303 W. 16 <sup>th</sup> Street	1967	Ranch	None	
House, 304 W. 16 <sup>th</sup> Street	1967	Ranch	Retains original form and massing; garage door replaced with sliding-glass door	
House, 305 W. 16 <sup>th</sup> Street	1966	Ranch	Retains original form and massing; vinyl windows	
House, 306 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows	







Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 307 W. 16 <sup>th</sup> Street	1968	Ranch	Retains original form, massing, and windows	
House, 308 W. 16 <sup>th</sup> Street	1965	Ranch	Retains original form, massing, and windows	
House, 309 W. 16 <sup>th</sup> Street	1965	Ranch	Retains original form, massing, and windows	
House, 310 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows and replacement door	
House, 311 W. 16 <sup>th</sup> Street	1963	Ranch	Retains original form and massing; vinyl windows and replacement door	
House, 400 W. 16 <sup>th</sup> Street	1964	Tri-level Split Ranch	None	








Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 401 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows	
House, 402 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows	
House, 403 W. 16 <sup>th</sup> Street	1962	Ranch	Large rear and side additions	
House, 405 W. 16 <sup>th</sup> Street	1964	Ranch	Retains original form and massing; vinyl windows	
<b>N. Market Street</b>				
Commercial Building, 1502 N. Market Street	1967	Ranch	Large additions	
<b>Respass Street</b>				






Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 1507 N. Respass Street	1981	Ranch	Modern Ranch	
House, 1509 N. Respass Street	1984	Modern House	Modern House	
House, 1511 N. Respass Street	1984	Ranch	Modern Ranch	
House, 1513 N. Respass Street	1982	Ranch	Modern Ranch	
<b>Rodman Road</b>				
House, 301 Rodmans Road	1970	Ranch	Retains original form and massing	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 302 Rodmans Road	2007	Modern house	Modern house	
House, 303 Rodmans Road	1971	Ranch	Retains original form and massing; vinyl windows	
House, 304 Rodmans Road	1976	Ranch	Retains original form and massing; garage modifications and replacement windows	
House, 305 Rodmans Road	1966	Ranch	Retains original form and massing; vinyl windows and siding	
House, 307 Rodmans Road	1971	Ranch	None	
House, 308 Rodmans Road	1972	Ranch	Retains original form and massing; vinyl windows and replacement door	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 309 Rodmans Road	1968	Ranch	Retains original form and massing	
House, 400 Rodmans Road	1968	Ranch	Retains original form and massing	
House, 402 Rodmans Road	1963	Ranch	Retains original form and massing; vinyl windows	
House, 404 Rodmans Road	1981	Ranch	Retains original form and massing; vinyl windows	
House, 406 Rodmans Road	1971	Ranch	None	
House, 408 Rodmans Road	1968	Ranch	Retains original form and massing; vinyl windows	



Name/ Address	Date of Construction	Style	Integrity Comments	Picture
<b>Van Norden</b>				
House, 1310 Van Norden	1963		Retains original form and massing	
House, 1601 Van Norden	1972	Ranch	Retains original form and massing; vinyl windows	
House, 1602 Van Norden	1972	Ranch	None	
House, 1603 Van Norden	1972	Ranch	Retains original form and massing; vinyl windows	
House, 1604 Van Norden	1972	Ranch	Retains original form and massing; vinyl windows	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 1606 Van Norden	1972	Ranch	None	
House, 1608 Van Norden	1973	Ranch	Retains original form and massing; vinyl windows	
House, 1610 Van Norden	1971	Ranch	None	
<b>N. Washington Street</b>				
House, 1316 N. Washington Street	1965	Ranch	Retains original form and massing; vinyl windows	
House, 1406 N. Washington Street	1967	Ranch	Retains original form and massing; vinyl windows	

Name/ Address	Date of Construction	Style	Integrity Comments	Picture
House, 1408 N. Washington Street	1965	Ranch	Retains original form, massing; and windows	