Cape Lookout National Seashore

O'BOYLE- BRYANT HOUSE

HISTORIC STRUCTURE REPORT

August 2003
Historical Architecture, Cultural Resources Division
Southeast Regional Office
National Park Service

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2002
Historic Structure Report
O'Boyle- Bryant House
CAPE LOOKOUT NATIONAL SEASHORE
Cape Lookout Village
LCS#: 271581

Previous page, O'Boyle- Bryant House, 2002

The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web- based format through the SERO intranet, which includes links to individual files for a variety of photographs, documents, plans and other material used in compilation of the printed report.

O'Boyle-Bryant House

Historic Structure Report

Approved by: _____

Superintendent Date

Cape Lookout National Seashore

Recommended by: _____

Chief, Cultural Resources Date

Southeast Regional Office

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Foreword

We are pleased to make availabe this historic structure report, part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Field Area. Many individuals and institutions contributed to the successful completion of this work. We would particularly like to thank the staff at Cape Lookout National Seashore, especially the park's Facility Manager Mike McGee and Superintendent Bob Vogel. We hope that this study will prove valuable to park management and others in understanding and interpreting the historical significance of the O- Boyle- Bryant House at Cape Lookout Village.

Chief
Cultural Resource Director
Southeast Regional Office
August 2003

Executive Summary

The goal for treatment of the historically- private dwellings in Cape Lookout Village, including the O'Boyle- Bryant House, is restoration of the exteriors to their appearance around 1950 and rehabilitation of the interiors for continued residential use. This would include removal of the front porch addition, restoration of missing or altered windows, and restoration of the back door. On the interior, treatment would include complete rehabilitation of the kitchen and bathroom, replacement of electrical and plumbing systems, and limited structural improvements to improve the building's capacity to withstand wind and flood.

Historical Summary

The O'Boyle- Bryant House is one of the primary structures that contribute to the Cape Lookout Village Historic District. Built in the spring of 1939 by Earl O'Boyle, who was stationed at Cape

Lookout from 1938 to 1942 as one of the personnel manning the Navy's direction finding or radio compass station at the Coast Guard Station. Built for less than $500, which included furnishings from Sears & Roebuck, the house was occupied by O'Boyle and his family until the fall of 1942 when he was transferred to a new duty station.

Occupied by military personnel for the remainder of World War II, the house was sold to Ralph Bryant, a professor forestry at North Carolina State University, in the late 1940s. In 1961, the Bryants sold the house to Hilma and Cecil Phelps, who continued to use the house as a vacation home until their deaths. Their daughter and her husband continued to lease the house after the property was incorporated into the Cape Lookout National Seashore in 1976.

Architectural Summary

Located about 250 yards northeast of the old Coast Guard Station and facing in a southeasterly direction, the Bryant House is a one- story, wood- framed, end- gabled structure that includes three main rooms; a large, screened porch in front; and a small bathroom extension at the rear of the northeast side. The main footprint of the building is about 40'- 5" by 18'- 4" plus the bathroom extension, which measures about 6'- 1" by 9'- 4", giving a total interior floor area of about 465 square feet.

Vernacular design and construction broadly define the character of the Bryant House. Like most of the other buildings at Cape Lookout, the house is a simple, utilitarian structure that was built in response to specific needs and circumstances, with little consideration of architectural style or refinement of detail. Built by local carpenters, it is likely that O'Boyle purchased materials locally, probably in Morehead City.

The engaged front porch described in the National Register nomination as a typical feature of the "Banker house" was not present originally on the O'Boyle House but is the result of remodeling in the 1940s or 1950s. Since a similar evolution occurred at the nearby Gaskill-Guthrie House, the formal description of the type used in the National Register may need some revision. Finally, a very clear distinction should be made between the temporary shelters put up by fishermen, none of which have survived, and the houses like the Bryant and Gaskill- Guthrie Houses, that were constructed as more or less permanent, if sometimes portable, residences.

Recommendations

Site

- repair and maintain garage;
- repair or reconstruct elevated water tank at rear of house;
- remove modern structure in front yard;

- raise grade beneath house to insure good drainage;
- follow recommendations of Cultural Landscape Report in determining additional treatment of the surrounding landscape.

Foundation

- raise house and replace all wood piles, replicating the size and placement of existing piles;
- strengthen connection of the house's sills to the foundation piles.

Structure

- repair sills as necessary;
- improve connections of framing members to reduce the possibility of significant damage from high winds;
- augment floor framing with added support beams;
- preserve historic framing members in situ throughout the structure;
- remove addition to front porch and restore historic porch enclosure.

Roofing

- investigate existing layers of roofing on the house to determine appropriate replacement roof covering;
- i no earlier layers can be found, use white asphalt shingles.

Exterior Finishes

- repair and preserve asbestos siding;
- repair underlying wood siding as necessary;
- repair window sills, casing, and trim to match those at W- 1 and W- 2, but repair and preserve aprons at W- 8 and W- 9;
- repaint siding, eaves, and other exposed woodwork white, except for window and door sills, casing, sash, and trim and the front porch ceiling, all of which should be painted dark green.

Doors

- preserve and maintain front door;
- replace existing knobs at front door with white porcelain;
- reopen back door and install modern flush door if the historic door has been lost.

Windows

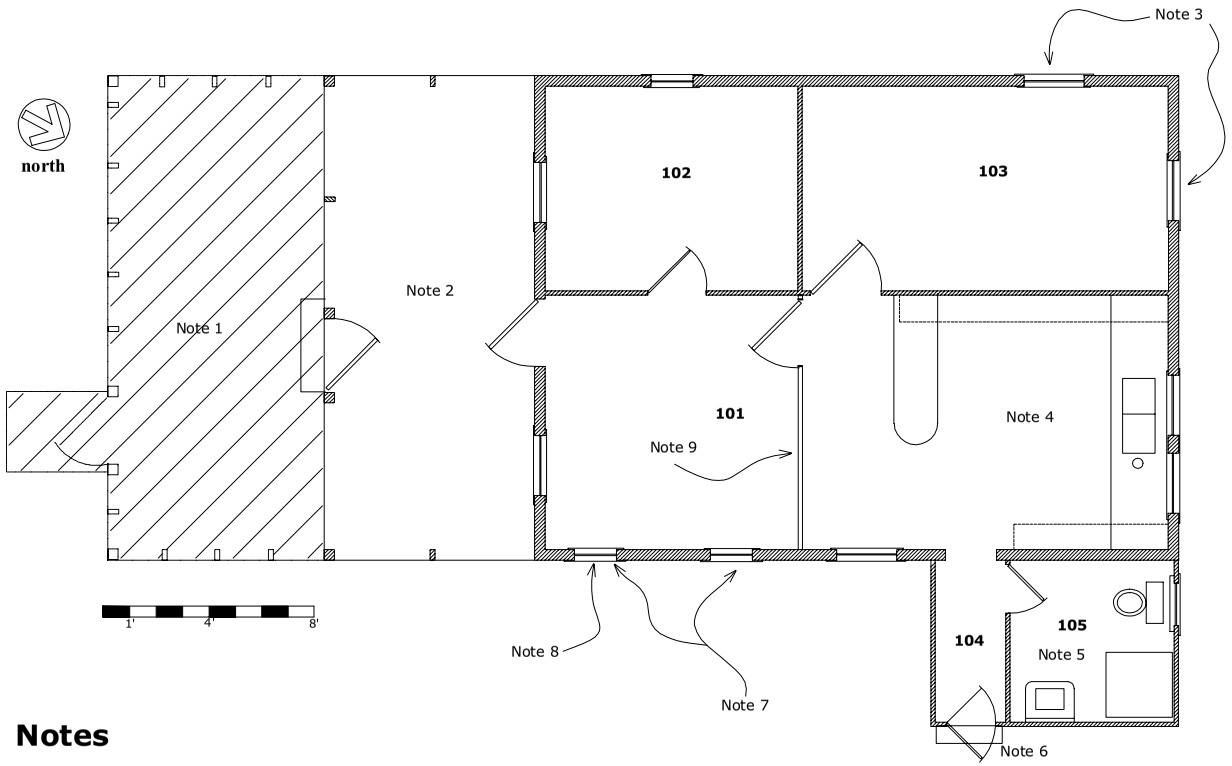
- repair existing wooden sash. If that is not possible, replacement sash should match the existing sash in that opening;
- reopen window at W- 10, installing sash that match existing sash at W- 3 and W- 9;
- replace metal storm windows at W- 4 and W- 5 with wooden sash that match surviving sash at W- 1 and W- 2.
-

Interior

- rehabilitate interior for continued residential use;
- repair and maintain historic paneling on walls and ceilings as well as wood flooring and trim;
- repair and rehabilitate existing base and wall cabinets, peninsula counter, and shelving around windows;
- replace toilet, lavatory, and shower;
- install new electrical system; consider continued use of keyless fixtures; include wiring to support use of space heaters;
- install new plumbing supply and waste lines to bathroom and kitchen.

Additional Research

- locate and interview O'Boyle and Bryant family members regarding house's history;
- conduct paint analysis of interior should it ever be opened for public interpretation;
- complete Cultural Landscape Report and implement recommendations for site treatment.



Notes

Repair and maintain existing historic interior and exterior woodwork, including windows and doors. Repair and preserve asbestos siding. Install new asphalt roof covering.

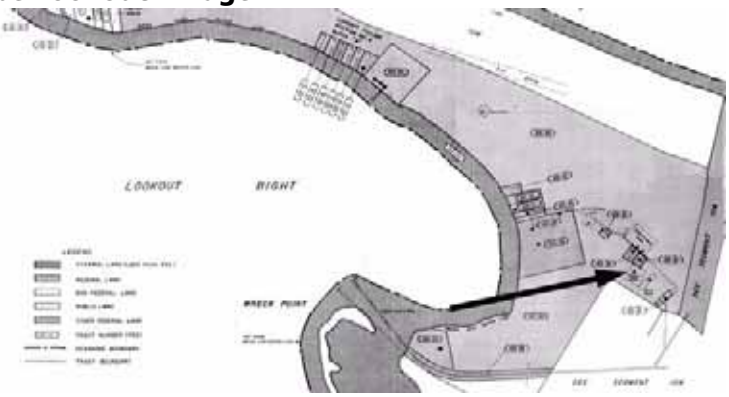
1. Remove porch addition (hatched area).
2. Preserve existing ceiling; replace porch posts; reconstruct knee wall and shutters.
3. Replace existing aluminum windows with wood sash and trim to match windows on front of house.
4. Repair and retain existing cabinetry and pump, replacing sink and counters if necessary.
5. Rehabilitate bathroom, replacing lavatory, shower and toilet.
6. Restore door, screen door, door step at existing opening.
7. Retain or replace existing aprons at these windows; reinstate aprons at other windows.
8. Replace missing sash and trim, matching those in adjacent window.

Administrative Data

Locational Data:

Building Name: O'Boyle- Bryant House
Location: Cape Lookout Village
LCS#: CALO 271581

Cape Lookout Village



Related Studies

Ehrenhard, John E. "Cape Lookout National Seashore: Assessment of Archeological and Historical Resources." SEAC, NPS, 1976.

Holland, F. Ross. *A Survey History of Cape Lookout National Seashore*. Department of History, Office of Archeology and Historic Preservation, NPS, 1968.

National Park Service. *General Management Plan/Development Concept Plan, Cape Lookout National Seashore*. Denver Service Center, December 1982.

National Park Service. *Cape Lookout National Seashore: Amendment to General Management Plan and Environmental Assessment*. Southeast Regional Office, 2001.

Van Beck, Sara L. Cape Lookout National Seashore, Archives and Records Management Review. NPS, 2000.

Cultural Resource Data

National Register of Historic Places: Contributing structure in Cape Lookout Village Historic District, listed June 2000

Period of Significance: 1939- c. 1950

Proposed Treatment: Structural stabilization, exterior restoration, interior rehabilitation

PART I

DEVELOPMENTAL HISTORY

Historical Background & Context

Marked by a lighthouse since 1812, Cape Lookout is one of three capes on North Carolina's Outer Banks. Lying at the southern tip of Core Banks, which stretch in a southwesterly direction from near Cedar Island to about four miles south of Harker's Island in eastern Carteret County, North Carolina, the area is part of the Cape Lookout National Seashore. Accessible only by boat, the cape is in constant flux from the harsh action of wind and ocean currents. As a result, since the late nineteenth century, the entire cape has migrated as much as a quarter mile to the west, and partly due to construction of a breakwater in the early twentieth century, the land area in the vicinity of the cape has nearly doubled in size. It is predominantly a sand environment whose native vegetation is limited to low stands of myrtle, live oak, cedar, and marsh grasses, along with non- native stands of slash pine that were planted in the 1960s.

Cape Lookout Bight began to attract some shipping activities in the mid- eighteenth century; but the low, sparsely vegetated land

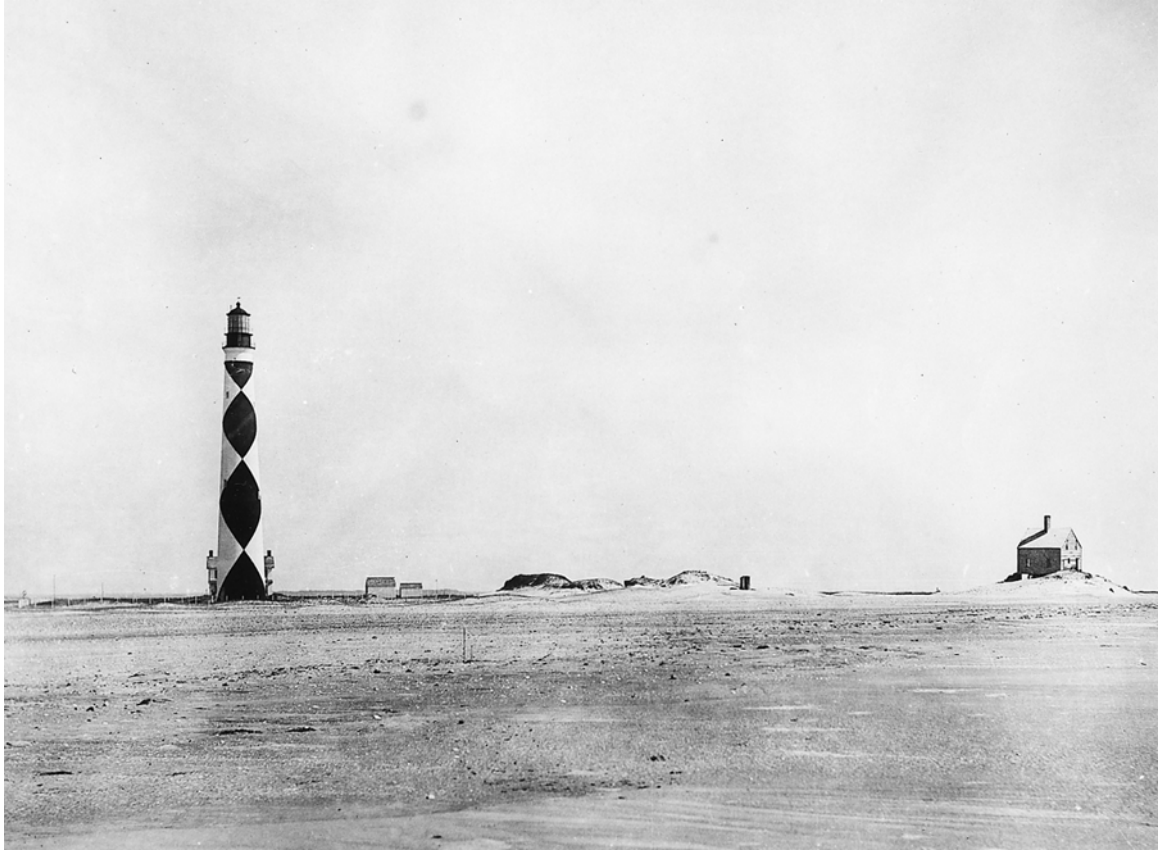


Figure 1 View to east of Cape Lookout Lighthouse, May 1899. First Keeper's Dwelling is at right. (CALO Coll. D-01)

of Core and Shackleford Banks did not attract any permanent settlement until the late eighteenth century. Even then, settlement was apparently limited to temporary camps erected by fishermen and whalers, who had begun operations along the Cape by 1755. Sighting the whales from the "Cape Hills," a series of sand dunes up to sixty feet high that were located east and south of the present light house, the whalers operated in small open boats, dragging their catch back to the beach where they rendered the whale blubber into oil.[1]

Cape Lookout Lighthouse was authorized by Congress in 1804 but was not completed until 1812. Too low to be effective, it was replaced by the present structure in 1857- 1859. With a first-order Fresnel lens, the new lighthouse was "the prototype of all the lighthouses to be erected subsequently on the Outer Banks."

The harsh conditions around the cape discouraged permanent settlement, and when Edmund Ruffin visited the area shortly before the Civil War, he described it as uninhabited except for Portsmouth near Ocracoke and a similar but

1. David Stick, *The Outer Banks of North Carolina* (University of North Carolina Press, 1958) p. 308.

smaller enlargement of the reef near Cape Lookout (where, about the lighthouse, there are a few inhabitants)."[2]

After the Civil War, the full economic potential of fishing at Cape Lookout began to be exploited; and by the late 1880s, Carteret County was the center of commercial mullet fishing in the United States. From May to November, when the mullet were running, scores of fisherman set up camps along the shore, especially on the sound side of the banks. Documented as early as the 1880s and featured in *National Geographic* in 1908, these mullet camps were apparently quite similar, featuring distinctive, circular, thatched huts with conical or hemispherical roofs (see Figure 2). Although some of these beach camps lasted several years, and one is even said to have survived the terrible hurricane of 1899, they were crudely- constructed, temporary structures, and none of them survives today.[3]

The shoals at Cape Lookout, which stretch nearly twenty miles into the Atlantic, remained a major threat to shipping until the development of better navigational aids in the early twentieth century. As a result, the first life- saving station on Core Banks opened at Cape Lookout in January 1888 a mile and a half southwest of the lighthouse. Under the direction of William Howard Gaskill, who served as station keeper for over twenty years, a crew of "surf men" served at the Cape Lookout station, patrolling the beaches and manning the lookout tower at the station throughout the day and night during the active season which, by 1900, extended from August through May.

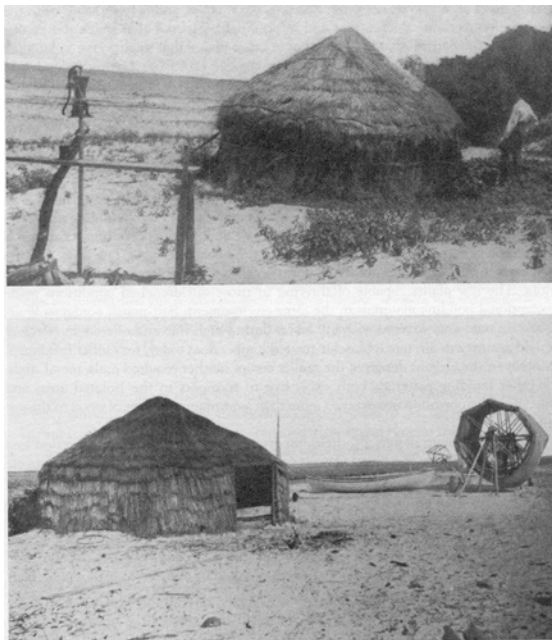


Figure 2 Two of the mullet camps on Shackleford Banks, c. 1908. (reprinted in *North Carolina Historical Review*, Vol. LXX, #1, p. 5)

Diamond City

By the 1880s, as the fishing industry became more lucrative, settlements developed on the

2. Edmund Ruffin, *Agricultural, Geological, and Descriptive Sketches of Lower North Carolina, and the Similar Adjacent Lands* (Raleigh, NC: Institution for the Deaf & Dumb & The Blind, 1861), p. 123.
3. David S. Cecelski, "The Hidden World of Mullet Camps: African-American Architecture on the North Carolina Coast," *The North Carolina Historical Review,* Vol. LXX, #1, January 1993, pp. 1-13.

Figure 3 View north of the life-saving station, c. 1893, with the lighthouse barely visible on the horizon at extreme right. (CALO Coll. G-09)

protected sound side of Shackleford Banks west of the lighthouse. Diamond City, named for the distinctive diamond pattern painted on the lighthouse in 1873, was the most important of these. Lying in the lee of a forty- foot- high dune about a mile and a half northwest of the lighthouse, Diamond City and two smaller settlements further west were home to as many as five hundred people in the 1890s, according to the National Register nomination, giving Shackleford Banks a larger population than Harkers Island.

There are a number of references to "the village" in the journals of the Cape Lookout Life-Saving Station in the 1890s, but these references should not be confused with the National Register district of Cape Lookout Village, which developed in the early twentieth- century. While the life- saving station journals do not name "the village," on more than one occasion, they do note the three- mile distance from the life- saving station, which confirms that "the village" at that time was Diamond City on Shackleford Banks.

Prior to World War I, the life- saving service crew was made up almost exclusively of men whose families had lived in Carteret County for generations. The surfmen lived at the station while on duty, but during the inactive season returned to their permanent homes in Morehead City, Harker's Island, Marshallberg, and elsewhere.[4] Before 1916, the station keeper was

4. Each station log begins with a list of the crew, their spouses or next-of-kin, and their home address.

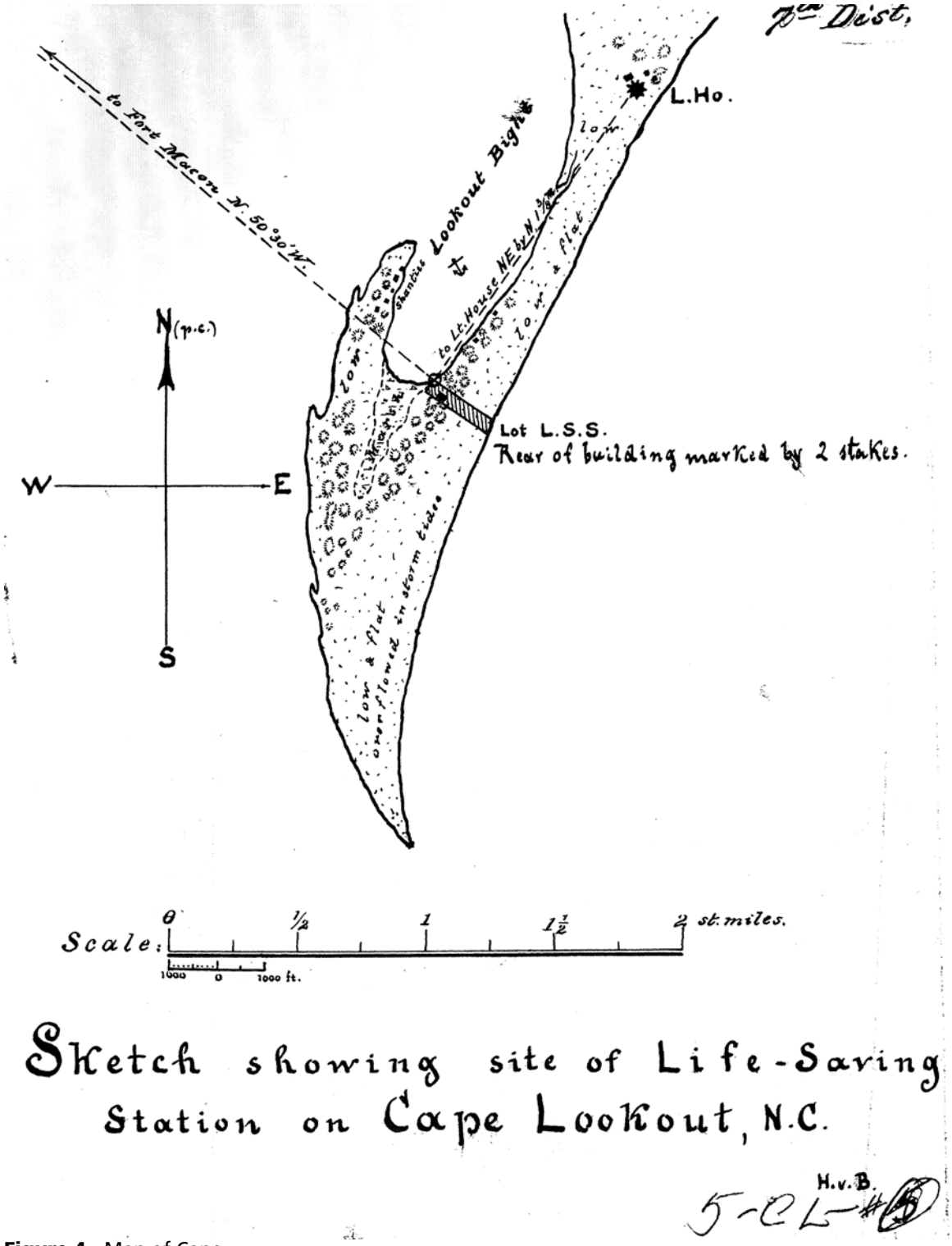


Figure 4 Map of Cape Lookout, c. 1890. (Coast Guard Collection)

Figure 5 View of Shackleford Banks after 1899 hurricane. Note the partially-submerged structures at upper right. (CALO Coll., F-184

the only one of the crew who lived year- round at the Cape. He had separate quarters in the life- saving station, but since his family could not be accommodated, he appears to have had a house near the station by 1893. It appears not to have been a full- time residence, however, and in the early twentieth century as motor boats began to make Cape Lookout more accessible, few if any chose to live there year-round.[5]

By the 1890s, some fishermen began constructing more- permanent "fish houses," as they are referred to locally, or "shanties," as they were designated on the Life- Saving Service's earliest known map of the cape (see Figure 5). Seven of these structures appear to be indicated on that map, with five in the protective "hook" of Wreck Point and two others across the Bight near where the 1907 Keeper's Dwelling or Barden House is now located. Almost certainly, all of these were occupied seasonally and not year- round.

Even with something more than thatched huts for shelter, the cape fishermen often sought shelter in the life- saving station when their camps and fish houses were threatened by high winds and tides. On more than one occasion, as many as fifty fishermen somehow crammed their way into the life- saving station to ride out a storm. The fact that there are only two references in the journals to women or children taking shelter in the station in the 1890s, suggests that the men did not usually expose their families to the harsh living conditions associated with fishing the waters around Cape Lookout.[6]

Cape Lookout has always suffered from storm damage, but the hurricane that struck on August 18- 19, 1899, was one of the deadliest ever recorded on the Outer Banks. Believed to be a Category 4 storm, the so- called *San Ciriaco* or "Great Hurricane" decimated the Outer Banks. Winds at Hatteras reached 140 m.p.h. before the anemometer blew away, and the Outer Banks were submerged under as much as ten feet of water. The surge swept completely

5. Cape Lookout Life-Saving Station, Journal, December 6, 1890; December 6 & 26, 1891; January 25, 1892; January 22, 1895. The original journals are in Record Group 26 at the National Archives and Records Administration, East Point, Georgia.

6. Cape Lookout Journal, June 16, October 13, 1893; October 9, 1894.

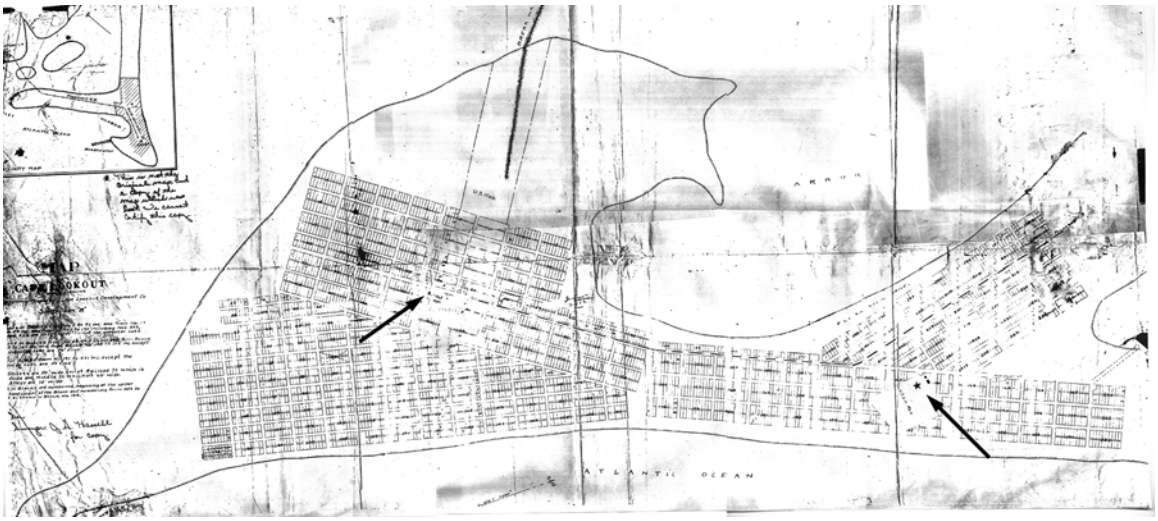


Figure 6 Plat of proposed development of Cape Lookout in 1915. Arrows have been added to indicate Coast Guard Station, at left, and Lighthouse at right.

across Shackleford Bank, heavily damaging Diamond City and the other communities to the west of the Cape. Another hurricane at Halloween, though not as strong as the first, produced a greater storm surge and completed the destruc- tion of the Shackleford Bank communities. So great were the damage and accompanying changes to the landscape that over the next year or two, the entire population abandoned Shackleford Bank, with most of them moving to Harker's Island and the mainland.

Cape Lookout Village

After the hurricane, a few residents relocated to Core Banks in the vicinity of the Cape Hills, but even before 1899 these sheltering hills were fast disappearing.[7] Nevertheless, there were, according to one writer who visited the cape in)the early 1900s, as many as 80 residents at Cape Lookout[8], enough to warrant establishment of one- room school house. A post office was also established in April 1910, with Amy Clifton, wife of the lighthouse keeper, as post master. Post office records locate the post office "two miles north of the cape, near the light house landing," most likely in the 1907 Keeper's Dwelling. However, the widespread use of gasoline- powered boats after about 1905 made travel to Harkers Island, Beaufort, and elsewhere far more convenient, and it was soon apparent that the post office was not worth maintaining. It was discontinued in June 1911, barely fourteen months after its inception.[9]

7. Cape Lookout Journal, December 22, 1896.
8. Fred A. Olds, "Cape Lookout, Lonesome Place," XLVI, #26, *The Orphan's Friend and Masonic Journal* (Oxford, NC, October 14, 1921).
9. U. S. Post Office Record of Appointments of Postmasters, 1832-Sept. 30, 1971; Records of Site Locations, 1837-1950.

Figure 7 View of Cape Lookout Coast Guard Station, 1917. In the background, are some of the small houses of "Cape Lookout Village." (CALO Coll. D-52)

Cape Lookout was, according to one visitor "a bustling place" in the early 1900s, especially after the Army Corps of Engineers announced in 1912 that a coaling station and "harbor of refuge" would be established at Cape Lookout Bight. Sand fences were installed in 1913 and 1914 to stabilize some of the dunes, and in 1915, work began on a rubble- stone breakwater to enlarge and protect the Bight.

The project's most- ardent supporter was local Congressman John H. Small, who envisioned a railroad from the mainland that would help make Cape Lookout a significant port. Intending to capitalize on those plans, private developers organized the Cape Lookout Development Company in 1913 and laid out hundred of residential building lots and planned a hotel and club house to serve what they were sure would be a successful resort community. Unfortunately for all of those plans, there was less demand for a harbor of refuge than supporters had anticipated, and funding for the breakwater was suspended before it was complete. When plans for a railroad from Morehead City also failed to materialize, the resort development scheme was abandoned as well.[10]

In 1915, the Life- Saving Service and the Revenue Cutter Service were combined into the U. S. Coast Guard, and in 1916 construction began on a new Coast Guard Station to replace the old 1887 life- saving station. At the same time, pay scales were improved and a more- rigorous system of testing and training was instituted in an effort to produce a more professional staff. These measures and the availability of power

10. National Register Nomination. Also see plat for Cape Lookout Development Company, Carteret County Superior Court Records, Map Book 8, p. 13.

boats, which lessened the crew's isolation, combined to greatly reduce the rapid turnover in personnel that had plagued the station since the 1890s.

The use of gasoline- powered boats around Cape Lookout was first recorded by the life-saving station keeper in 1905, and this new mode of transportation rapidly transformed life at the cape .[11] So many "power boats" were in use by 1911 that the station keeper began recording their appearance in the waters around the cape, with as many as thirty- five of them recorded in a single day. Even before the life- saving service got its first power boat in 1912, many if not most of the crew had their own boats and were using them to commute from homes in Morehead City, Beaufort, Marshallberg, and elsewhere. The convenience of motor boats no doubt contributed to what the National Register calls "a general exodus" of year- round residents from the Cape in 1919 and 1920. The one-room school closed at the end of the 1919 school year, and some thirty or forty houses are reported to have been moved from the Cape to Harkers Island around the same time.

Fred A. Olds had visited Cape Lookout in the early 1900s and was even instrumental in getting a schoolhouse built on the island. When he returned for a visit in 1921, however, he found Cape Lookout to be "one of the 'lonesomest' places in the country." Only two or three families were living there by that time, he wrote, and "most of the houses are mere shacks, innocent of paint." He also found the landscape littered with "thousands of rusted tin cans" and "grass or any green thing . . . conspicuous by its rarity." The lighthouse and the Coast Guard station were, he thought, "the only two real places in it all."[12]

Most of the houses left at the Cape were used as "fishing shacks," according to the National Register, and after World War I Cape Lookout became "an isolated haven for seasonal fishermen and hardy vacationers, most of them connected to the place by deep family roots." In addition, a few of the Coast Guardsmen with long- standing family ties to Cape Lookout maintained private residences that their own families occupied for at least part of the year. The Lewis- Davis House, the Gaskill- Guthrie House, and the Guthrie- Ogilvie House were all built as private residences by Coast Guardsmen in the 1910s and 1920s.

The Coast Guard's life- saving stations on Core Banks (one was located half- way up the Banks and another at Portsmouth) remained in service after World War I, but power boats and new navigational aids like the radio compass (or direction finding) station that the Navy began operating at the Cape Lookout Coast Guard Station in 1919 were rapidly rendering the life- saving service obsolete as a separate entity. The Portsmouth Life- Saving Station closed in 1937, and the Core Banks Station in 1940. The Coast Guard Station at Cape Lookout remained active until it was decommissioned in 1982.

11.Cape Lookout Journal, June 30, 1905.

12.Olds, "Cape Lookout, Lonesome Place."

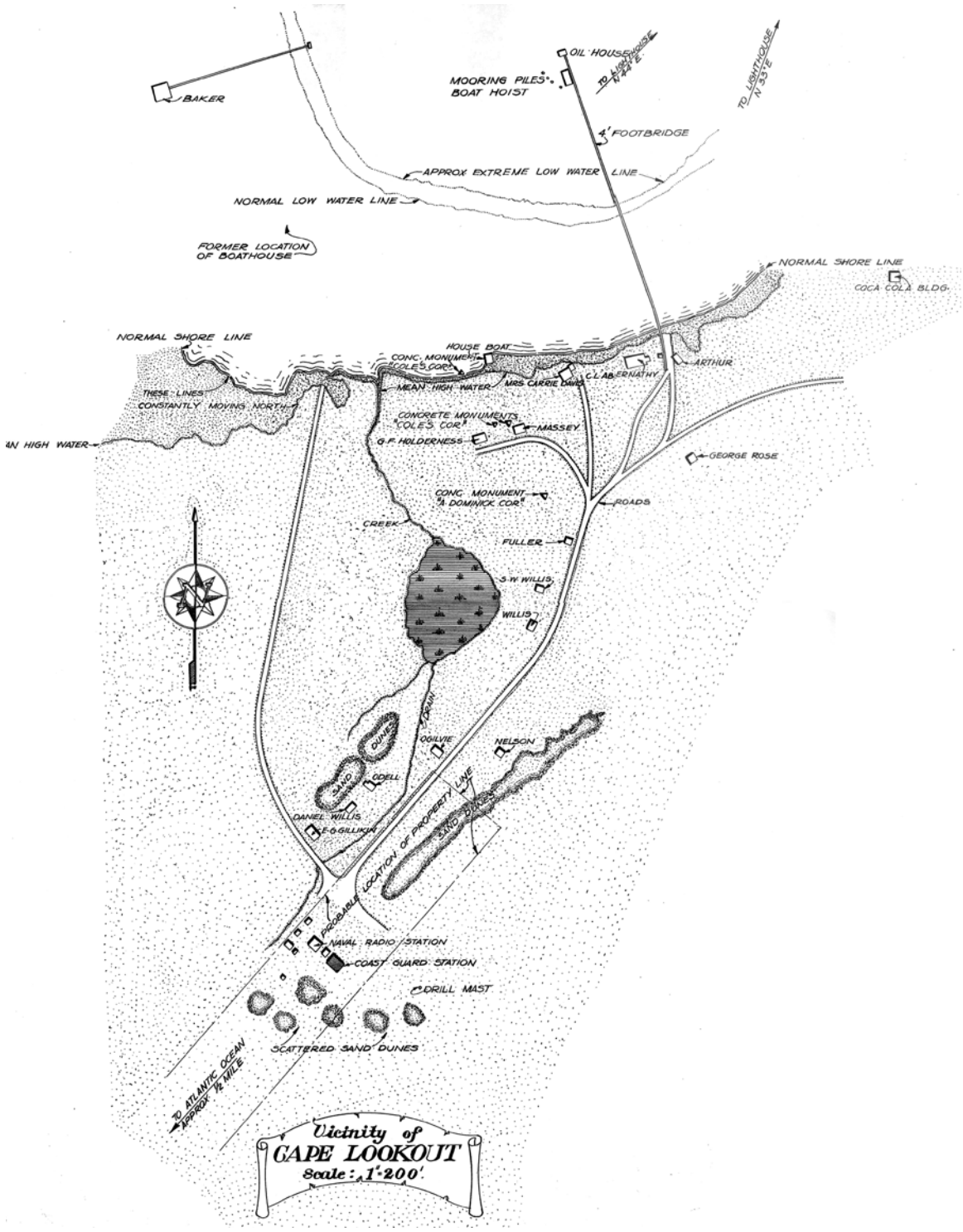


Figure 8 Map of Cape Lookout, August 1934. O'Boyle-Bryant House would be built just north-northeast of the Ogilvie House shown here. (U. S. Coast Guard Collection)

Figure 9 View of Cape Lookout Village, 1942. The O'Boyle-Bryant House is hidden by the house at center. (CALO Coll., Royer #4)

During World War II, the government expanded its military presence at Cape Lookout significantly. In April 1942, Cape Lookout Bight became an anchorage for convoys traveling between Charleston and the Chesapeake Bay. The 193rd Field Artillery was sent to the Cape to provide protection for the Bight, replaced that summer by heavier guns that remained in place throughout the war.[13] Some, if not all, of the residences near the Coast Guard Station were occupied by Army personnel during the war years.

After World War II, the Army base was conveyed to the Coast Guard, which retained only ninety- five of the original 400+ acres that made up the base. Land speculation also increased, and several of the old residences were acquired by people without family ties to the cape.

The State of North Carolina began efforts to establish a state park on Core Banks in the 1950s, but by the early 1960s, it was apparent that the undertaking was beyond the capacity of the state alone, and efforts were begun to establish a national seashore, similar to the one that had been established at Cape Hatteras in 1953. In

1966, Congressional legislation was passed that authorized establishment of a national seashore at Cape Lookout that would include a fifty-four- mile stretch of the Outer Banks from Ocracoke Inlet at Portsmouth to Beaufort Inlet at the western end of Shackleford Bank. In September 1976, enough land had been assembled for the Secretary of the Interior to formally declare establishment of the Cape Lookout National Seashore.

13.Rex Quinn, *The Gun Mounts at Cape Lookout, Historic Resource Study* (National Park Service, 1986).

Figure 10 View to northeast from near Coast Guard Station, April 1941, showing Earl O'Boyle and his daughter Phyllis. (CALO Coll., O'Boyle #21)

In the enabling legislation for the national seashore, "all the lands or interests in lands" between the lighthouse and the Coast Guard Station at Cape Lookout, which included the houses in what is now the Cape Lookout Village historic district, were specifically excluded from the new park. In 1978, however, the Federal government was able to acquire these lands for inclusion in the national seashore. Rights of occupancy under twenty- five year leases or life estates were granted to those "who on January 1, 1966, owned property which on July 1, 1963, was developed and used for noncommercial residential purposes."[14]

Cape Lookout National Seashore was authorized "to preserve for public use and enjoyment an area in the State of North Carolina possessing outstanding natural and recreation values."[15] That same year, however, Congress also passed the National Historic Preservation Act, and by the time the park was actually established in 1976, the area's historical significance was being recognized. In 1972 the Cape Lookout Light Station was listed on the National Register of Historic Places, the first formal recognition of the value of the park's cultural resources. In 1978 Portsmouth Village was also listed on the National Register, followed by the Cape Lookout Coast Guard Station in 1989.

14. National Park Service, *Cape Lookout General Management Plan/Development Concept Plan*, hereinafter designated "GMP," (Denver Service Center, December 1982), p. 30.
15. *GMP,* p. 3.

Most recently, in June 2000, the Cape Lookout Village Historic District was listed on the National Register. According to the National Register report, Cape Lookout is one of the last historic settlements on the Outer Banks to survive relatively intact and has statewide significance in social history, maritime history, and architecture. The district's period of significance encompasses all phases of historic development from 1857, when construction of the present lighthouse commenced, until around 1950 when the lighthouse was automated and the State of North Carolina began acquiring land for a proposed state park.

The Cape Lookout Village Historic District contains twenty- one historic resources, including the lighthouse (completed in 1859), two keeper's quarters (1873 and 1907), the old Life-Saving Station (1887), the old Life- Saving Station's boathouse (c. 1894), the Coast Guard Station (1917), and several private residences (c. 1910- c. 1950). Five of the ten historic private dwellings were built by fishermen or Coast Guard employees for their families from about 1910 to around 1950. Two houses were built about 1915 for Army Corps of Engineers workers, and two others were built as vacation cottages in the two decades before World War II. The National Park Service owns all of the property in the district except for the Cape Lookout Lighthouse, which is owned, operated, and maintained by the U. S. Coast Guard.

Figure 11 Navy radio station crew, March 1941. Earl O'Boyle is at right. (CALO Coll, O'Boyle #6)

O'Boyle-Bryant House

The National Register nomination states that the house was built as a permanent residence around 1928 by one of the Coast Guardsmen for his family but does not identify the Coast Guardsman. However, the park has recently received what appears to be reliable documentation that the house was constructed in the spring of 1939 by Earl F. O'Boyle, who was stationed at the Navy's radio signal station at Cape Lookout in the late 1930s.[16]

Earl Francis O'Boyle was born on July 6, 1913, in Schenectady, New York, the son of James Henry O'Boyle (1893- 1966) and his wife Martha Rachel Antler (1894- 1976). His parents were divorced prior to 1930 when sixteen- year- old Earl was listed in the Federal census living with

16. O'Boyle's daughter, Phyllis O'Boyle Gentry, was interviewed by park staff and provided historic photographs and other documentation in December 2002.

Figure 12 Odell Guthrie's house at Cape Lookout, rented by the O'Boyles in the fall and winter of 1938-1939. (CALO Coll., O'Boyle #6)

his father, an automobile dealer in Monrovia, California, in the San Gabriel Valley fifteen miles northeast of Los Angeles. He joined the Navy in the early 1930s, and in May 1938, he was ordered to Cape Lookout to serve as one of a five- member crew stationed at the Navy's direction finding station. Not long after arriving at the cape, while on shore leave, Earl met Agatha Frances Adams of Morehead City. Born April 14, 1912, at Salter Path on Bogue Bank, she was the daughter of Macajah Adams and Bettie Gillikan Adams. Agatha and Earl were married at Morehead City on November 3, 1938, and immediately took the mail boat back to Cape Lookout, where Earl had rented Odell Guthrie's small cottage a short distance from the Coast Guard Station.

Within a short time, the couple decided to build their own house, which was completed in April 1939 at a cost of $500, which covered materials and two carpenters, as well as furnishings purchased from Sears- Roebuck. The O'Boyle's only child, Phyllis, was born on March 17, 1940, at the hospital in Morehead City, and by early April, the entire family was back at Cape Lookout.[17]

In May 1941, Earl was re- assigned from Cape Lookout as the Navy was preparing to close all of its direction finding stations, including the one at Cape Lookout. His daughter believes that they sold the house at that time, but since they did not own the land on which it sat, no deed was recorded at the county courthouse. After O'Boyle retired from the Navy in 1954, they returned to Morehead City. He died in Spain in May 1989.[18]

The O'Boyles apparently did not own the land on which they built their house, and it is not clear if the house was relocated after they moved away. When they returned for a visit to the Cape in 1968, there had been so many changes to the landscape and to their house that they were unable to locate their former residence. Only during the course of the present study has it been positively identified through comparison of the family's collection of photographs from 1939- 1941 with the existing structure known until recently simply as the Bryant House.[19]

According to the National Register district nomination, the house was occupied by Army

17. "The Good Life at Cape Lookout," published by the History Place in Morehead City in *The Researcher* (1997), contains Phyllis O'Boyle Gentry's reminiscence of her parents' stay at Cape Lookout.
18. *Ibid* and telephone interview with Phyllis O'Boyle Gentry, 7 March 2003.

Figure 13 View to north of O'Boyle-Bryant House, shortly after its construction. (CALO Coll., O'Boyle Coll.)

personnel during World War II and, in the late 1940s, was acquired by Dr. Ralph C. Bryant, Jr.[20]

Bryant earned his bachelors and masters degrees at Yale and a Ph. D. from Duke University and was on the faculty at Colorado State University for several years. Between 1953 and 1978, he was a professor of forestry at North Carolina State University, where he played a major role in shaping the undergraduate curriculum. He retired to Marshallberg, N. C., in 1978, and two years later, he and his wife established the Ralph C. Bryant Scholarship Fund.

In July 1961, the Bryants sold their house at Cape Lookout to Hilma and Cecil Phelps of Marshallberg for an unspecified sum. The property was described as "one 4- room cabin with bath, one garage building," plus "all furniture and fixtures [and] one Willys Jeep, motor # 15013."[21] After their deaths, their daughter Carolyn Willis inherited the lease and continued to use the house as a vacation retreat.

19. The character of the Bryant House's front door, remaining original window trim, and evidence of the original front porch confirm that it is the same house built by the O'Boyles in 1939.
20. The Bryants' purchase of the property was apparently not recorded in Carteret Co.
21. Carteret County Deeds and Mortgages, Book 220, p. 253.

Chronology of Development & Use

The O'Boyle- Bryant House is reported by the National Register to have been built around 1928. However, the park was recently contacted by Phyllis O'Boyle Gentry, a resident of Morehead City, who provided documentation for her father's construction of the house in the spring of 1939. The O'Boyle family (Ms. Gentry was born as the house was being completed) occupied the house until the spring of 1941, and among Ms. Gentry's collection are photographs of the house and Cape Lookout from that period. It must be noted that, in telephone interview during the course of the present study, Ms. Gentry was unaware that the house that her father built at Cape Lookout was still standing. Furthermore, even her parents, both of whom are now deceased, could not identify the house when they returned to the cape for a visit in 1968.

Comparison of the existing structure and Ms. Gentry's historic photographs, however, confirm that it is the same house that her father built in 1939. Building investigation documents a number of

Figure 14 View of O'Boyle House, November 1939. (CALO Coll., O'Boyle #l0)

Figure 15 View of O'Boyle House, 1941. (CALO Coll., O'Boyle #7)

similarities, including the overall form, siding, trim, four- over- four windows, front door, and other features that are all still clearly evident in the existing structure.

Three other features of the house in the historic photographs are especially distinctive and confirm identification of the present house at Cape Lookout as the O'Boyles' house. First and most obvious is the front porch, which did not extend the full width of the house but, rather oddly, ended midway of the front windows. The termination of this original porch's end headers is ghosted in the paint of the existing header casing at the front windows. In addition, the windows in the historic photographs include typical casing and trim but also, and most unusually, they were trimmed with a wide apron, a feature usually found only on the interior. Although most of these aprons were lost when the building was later resided, two of them remain at windows on the northeast side of the building. Finally, the house in the photographs was roofed with roll- type asphalt roofing, one of the first documented instances in which new construction at Cape Lookout used asphalt roofing and not wood shingles. The original roof covering on the present house was also roll roofing, some of which survives in the attic. All of the other historic buildings remaining at Cape Lookout were originally roofed with wood shingles.

Original Construction

The original structure was wood- framed with end gables and shed- roofed porches front and rear. There appear to have been four main rooms, with a small bathroom enclosed at the north end of the back porch.[1] Although both porches were later entirely replaced, the location of the ridge of the original main roof is clearly visible on the exterior, and inside the attic of the present structure, much of the original roof framing and decking and some of the red,

1. Telephone interview with Phyllis O'Boyle Gentry, March 2003.

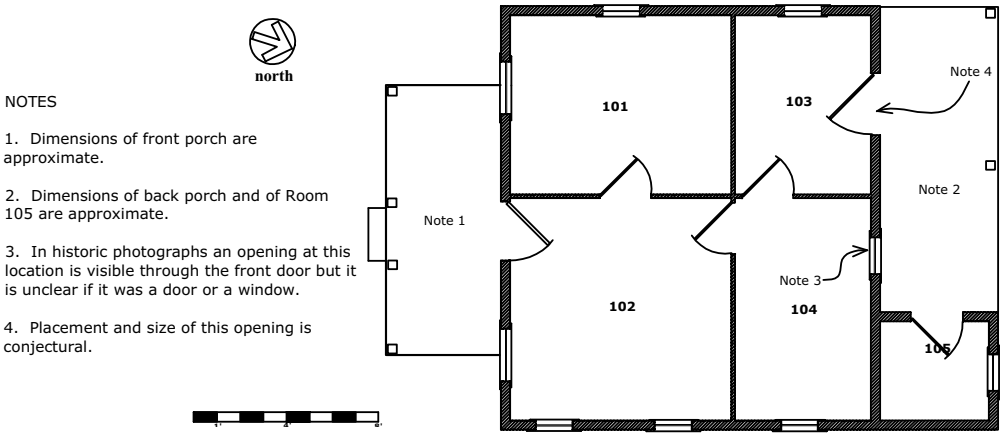


Figure 16 Reconstructed plan of original O'Boyle house. (T. Jones, NPS-SERO-CR, 2002)

Figure 17 View of O'Boyle House, c. 1941. (CALO Coll. O'Boyle #8)

Figure 18 View at rear of O'Boyle House, 1941, showing bath at the end of the back porch. (CALO Coll., #30)

asphalt- composition, roll roofing remains intact.

The house was originally finished on the exterior with 6"- wide, tongue- and- groove boards installed vertically. This siding remains mostly intact, especially around the front of the house, and it appears to have also been re- used when the rear of the house was expanded after World War II.

The roof of the original house was constructed with a continuous wood decking, much of which remains in place beneath the present roof along with some of the original roll- type asphalt roof covering. There is no evidence that this house was ever shingled with wood.

The house was constructed with two sizes of window openings, but neither of the small, squarish openings visible in the early photographs have survived. The 1'- 7" by 3'- 8" open-

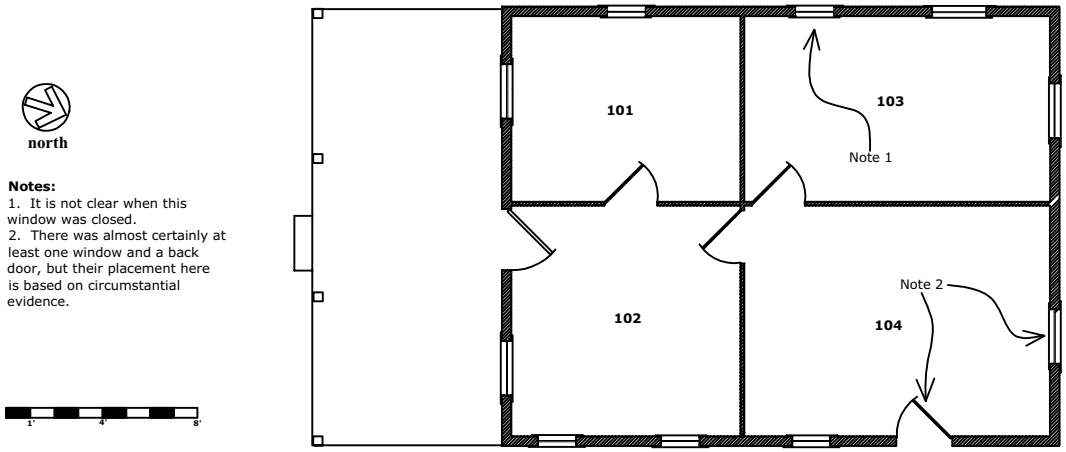


Figure 19 Reconstructed floor plan of Bryant House as it was first expanded around World War II. (T. Jones, NPS-SERO-CR, 2002)

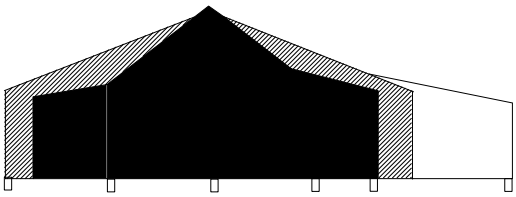


Figure 20 Side elevation of house illustrating alterations in roof line. Original structure and porches are shaded solid; c. WWII alterations are hatched; outline of modern porch expansion is at right. (T. Jones, NPS-SER0-CR, 2002)

ings with four- over- four sash are typical of the original. Most of the historic casing and sills remain at these windows, although all but two of the unusual exterior aprons have been lost.

The existing five- panel front door is the original door, although its swing has been reversed from inside to outside. Some of the original interior doors also remain in place.

The interior was originally finished with double- V- joint,tongue- and- grooveboards,3- 1/4" wide. Flooring was plain, tongue- and- groove boards, 3- 1/2" wide. Except at the rear of the house, most of this material remains intact.

Circumstantial evidence suggests original use of the rooms. In addition to a living room (Room 102) and a bedroom (Room 101), Room 103 probably served as a kitchen. No chimney or stove flue is visible in historic photographs because, according to Ms. Gentry, her mother cooked on a small kerosene- fired stove that even included an oven. Room 104 probably served as a dining room or, perhaps, another bedroom, while Room 105 contained a toilet and perhaps a lavatory. There was no running water, and according to Ms. Gentry, clothes were washed in a wash tub in the back yard and "the toilet was flushed by filling a bucket with water from the hand pump in the back yard." Like the other cape residences, the house was

not wired for electricity, and lighting was provided by wall- hung kerosene lamps with reflectors.[2]

The exterior of the house was originally painted white, including the trim. By the time the O'Boyles moved out in the fall of 1941, the body of the house was still white, but the trim was painted dark green.

First Expansion

There is also evidence in the present building for historic additions, although no historical documentation for them has been located. The earliest of these additions apparently dates to World War II and another to the late 1940s or early 1950s. There were other modifications in the 1960s and 1970s, with a significant addition to the front porch constructed after 1976.

The precise date at which the house was first expanded has not been documented, but considering the sequence and likely dates of later changes, this first expansion most likely occurred during World War II when the house was used for Army housing. At that time, the house was extended about eight feet to the rear (northwest) by removing the original back porch, the bathroom, and the back wall of the house and constructing a new addition that nearly doubled the size of the two original rooms at the rear of the house.

This extension is most clearly evident in differences in the building's framing and interior finishes. The original structure used nominal 2" by 4" ceiling joists; the addition used nominal 2" by 6" ceiling joists. Original floor joists, also 2" by 6", were continuous from front sill to rear sill. The original rear sill, which was a solid 4" by 6" sill, was relocated to the rear of the new extension and the side sills extended using doubled 2" by 6" lumber, a type of sill that came into common use after the Depression. Added floor joists are slightly smaller than the original.

On the interior, the extension of the house is evident in the use of 3- 1/2" wide V- joint paneling versus the 3- 1/4" wide, double- V- joint paneling that was used originally. The transition between these two materials in the walls and ceilings of Rooms 101 and 103 approximates the location of the rear wall of the original house. The exterior of the addition appears to have been sided with 6"- wide tongue- and- groove boards similar to that used originally, but instead of the original four- over- four windows, slightly larger, two- over- two window sash were used in the new openings.

In order to avoid a low- pitched roof over these additions, the builder opted to install a second roof above the original, tying the new rafters into the old roof just below the original roof ridge. It also made good sense to rebuild the front roof at the same time, creating a fully- engaged front porch that would be better able to resist storm damage than the original shed-roofed porch.

2. Gentry, "The Good Life at Cape Lookout," p. 8.

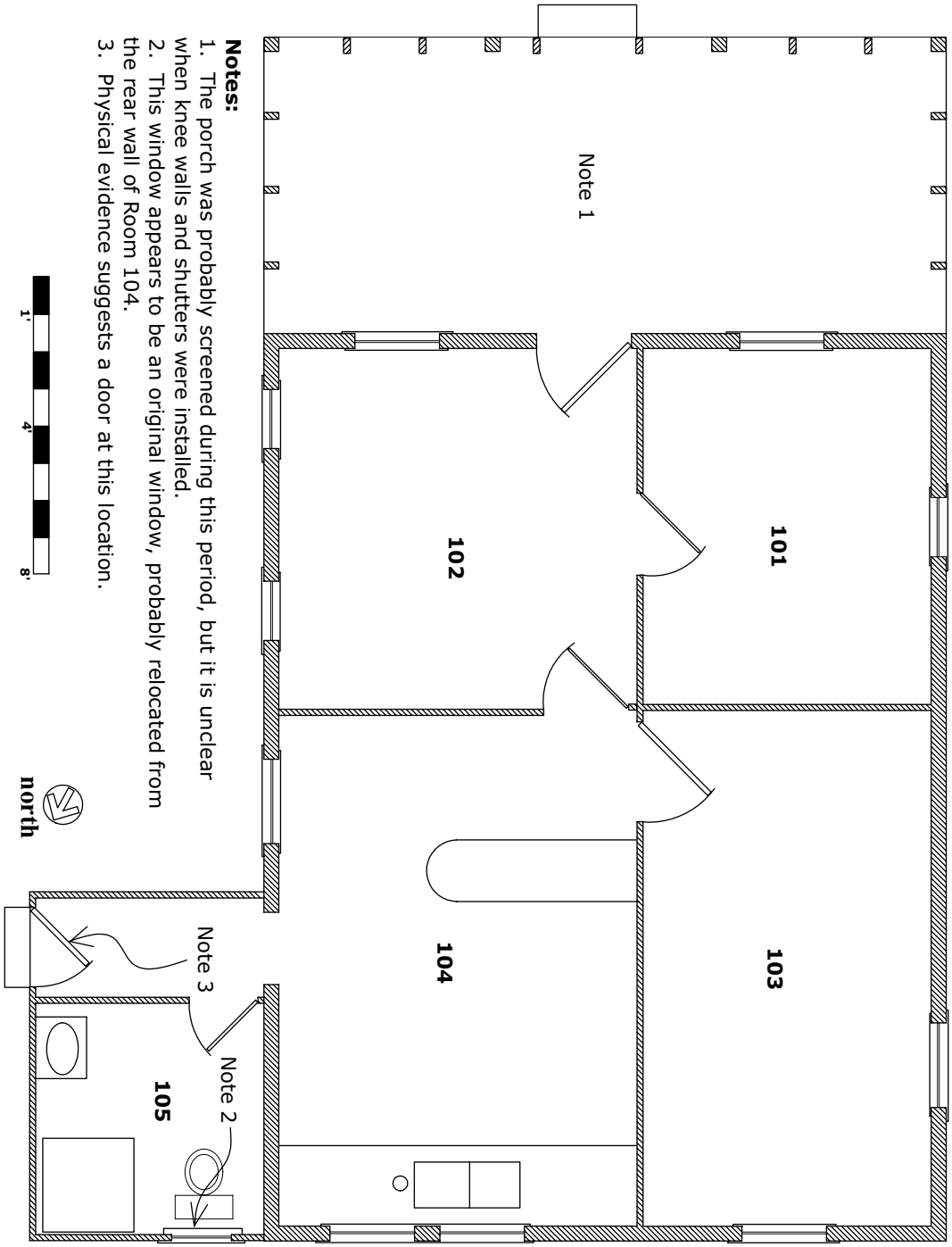


Figure 21 Reconstructed floor plan of O'Boyle House after kitchen remodeling and bathroom addition around 1950. (T. Jones, NPS-SERO-CR-2002)

Figure 22 View of O'Boyle-Bryant House, 1976. (CALO Coll.)

Second Expansion

The presence of siding on the gable extension on the northeast side of the house where the present bathroom joins the house (the siding is visible in the attic) indicates that the bathroom was constructed after the house was extended to the rear. The bathroom was part of a second set of significant alterations to the house, work that was probably completed by the Bryants around 1950. Besides construction of the small (6'- 2" by 9'- 5") bathroom addition off the northeast corner of the house, this work also included covering the original board siding with white, cement- asbestos shingles, one of the most popular replacement siding materials before the widespread use of metal sidings in the 1960s.

Other changes at this time may have included installation of the base cabinets and sink at the northwest end of Room 101. While there had always been some sort of kitchen in the house, it probably consisted of no more than a wall-hung sink and a cook stove.

Modern Alterations

When the house was sold to the Phelps in 1961, the deed described the property as "the fishing camp of Ralph C. Bryant with one 4- room

Figure 23 View of O'Boyle-Bryant House, c. 1980.

cabin with bath, one garage building." The sale included "all furniture and fixtures" as well as a a Willys Jeep.[3]

Since that time, the most significant changes have been removal of the wall that originally divided Room 100 into two separate spaces and a more- recent expansion of the porch that almost doubled its size. In addition, after 1976, the asbestos siding has been painted green, then yellow and finally pink. New linoleum "rugs" were rolled out over older floor coverings, culminating with a vinyl floor covering installed at the northwest end of Room 101 in recent years. Maintenance has often been deferred and repairs that have been made have been generally unsympathetic to the building's historic character. Three of the historic windows have been removed; two of those have been replaced by aluminum storm windows and the other simply boarded over. The remainder of the windows are missing pieces of trim and are in very poor condition.

The most significant alteration has been the recent addition to the front porch, which has doubled it in size. The extended porch seriously compromises the historic appearance of the building, particularly its roof line.

3. Carteret County Superior Court Records of Deeds and Mortgages, Book 220, p. 253.

The present garage, which is covered with fiberboard panels, appears to be the same garage that was present when the Bryants sold the house in 1961. The well structure off the east corner of the house is modern, but it is not known if it marks the site of an historic well.

Time Line for Bryant House	
1857- 59	Cape Lookout Light House constructed
1887	Cape Lookout Lifesaving Station constructed
1899	San Ciriaco or "Great" Hurricane decimates Shackleford Banks
1910- 1911	Cape Lookout Post Office in operation
1913	Cape Lookout Land Company begins land acquisition at Cape Lookout Earl Francis O'Boyle born July 6 in Schenectady, NY
1914	Construction commences on breakwater to create "harbor of refuge" at Cape Lookout Cape Lookout Development Company lays out hundreds of lots and dozens of streets at Cape Lookout
1915	Life- Saving Service becomes part of new U.S. Coast Guard
1916- 1917	New Cape Lookout Coast Guard Station constructed
1919	**New Navy Radio Finding Station opens at Cape Lookout Coast Guard Station**
c. 1932	Earl O'Boyle joins the Navy
1938	**O'Boyle transferred to Cape Lookout in May** O'Boyle marries Agatha Adams at Morehead City on November 8
1939	O'Boyles' only child born March 17 O'Boyles finish construction of their new house in April
1941	**Earl O'Boyle transferred to new duty station**
1942- 1945?	**House expanded and occupied by army personnel**
c. 1948	**House bought by Ralph and Evelyn Bryant**
c. 1950	**Bryants add bathroom to house**
1953	**Dr. Ralph C. Bryant, Jr. begins 25- year tenure in Forestry Department at NC State University**
1961	**Bryants sell house to Hilma and Cecil Phelps**
1966	Cape Lookout National Seashore established
after 1976	**Front porch doubled in size; house painted pink**
1989	**Earl O'Boyle dies in Spain**
2000	Cape Lookout Village Historic District established

Physical Description

Located about 250 yards northeast of the old Coast Guard Station and facing in a southeasterly direction, the O'Boyle- Bryant House is a one- story, wood- framed, end- gabled structure that includes three main rooms; a large, screened porch in front; and a small bathroom extension at the rear of the northeast side. The main footprint of the building is about 40'- 5" by 18'- 4" plus the bathroom extension, which measures about 6'- 1" by 9'- 4", giving a total floor area of about 817 square feet.

Vernacular design and construction broadly define the character of the O'Boyle Bryant House. Like most of the other buildings at Cape Lookout, the house is a simple, utilitarian structure that was built in response to specific needs and circumstances, with little consideration of architectural style or refinement of detail. Built by local carpenters, it may have used some material salvaged from wrecks of lumber- laden ships, as suggested by the National Register, but no such tradition has been attached to this house, and it is

Note: A floor plan of the existing structure may be found at the end of this section.

Figure 24 View to north of O'Boyle-Bryant House. (NPS-SERO-CRS, 2002)

Figure 25 View to south of O'Boyle-Bryant House, showing elevated water tank. (NPS-SERO-CRS, 2002)

more likely that O'Boyle purchased materials locally, probably in Morehead City.

The engaged front porch described in the National Register nomination as a typical feature of the "Banker house" was not present originally on the O'Boyle House but is the result of remodeling in the 1940s or 1950s.

Associated Site Features

When the property was sold in 1961, the land was described as 149' by 178' by 164' by 189', but it is not clear if that parcel is the same parcel on which the house was constructed in 1939. Several non- historic features are clearly associated with the site. The most prominent is a garage located off the western rear corner of the house. Mentioned in the 1961 deed, the structure has a wood frame set on a concrete block foundation, finished with panels of fiberboard, and measuring about 14' by 18'. Off the eastern front corner of the house is a small modern structure on which a well pump is mounted. This well is not the original well, which was located in the rear of the house.

Against the northern end of the rear wall of the house is a wooden structure on which a small elevated metal water tank is mounted. Too high to function as a cistern, this tank is used to provide water for an outdoor shower and for flushing the broken toilet inside the house.

Foundation

The wood frame of the main body of the house is set on a series of eighteen wooden piers, 8"-12" in diameter, sunk to some indeterminate depth into the ground. Most are in comparatively good condition although all of them are deteriorating in some way.

Figure 26 View of house from northeast showing bathroom addition. (NPS-SERO-CRS, 2002)

Figure 27 View of front sill of original house. Original siding extends below the bottom of the sill to left of center in this image. (NPS-SERO-CRS, 2002)

The wood frame of the front porch rests on modern, hollow, concrete block. The house is elevated 10" to 12" above grade, except for the extension to the front porch which is within 6" of grade.

Structural System

The house is a simple wood- framed building, constructed using wire nails and circular- sawn lumber in dimensions that are typical of the second quarter of the twentieth century. The sills for the original house are 4- 1/2" by 4- 1/2", lapped and nailed at the corners. Original floor joists are generally 2" by 6" (actual dimension) on 24" centers, continuous from front to rear of the original house, and lapped over a 4" by 4" sill set on wooden piers at mid- span. When the house was extended to the rear, the original rear sill was relocated to the new rear wall of the house and replaced by another 4" by 4" sill set on wood piers. Sills for the later extensions consist of doubled 2" by 6". The relocated sill at the rear of the house has been severely damaged by termite infestation. Floor joists for this historic addition are around 1- 3/4" by 5- 5/8" as are those in the post- WWII bathroom extension.

All floor joists throughout the structure are generally set on 24" centers and are lapped and nailed to the sills. Most of the wall framing could not be examined, but it appears to be composed of standard 2" by 4" studs set on about 24" centers. Original ceiling joists are generally 2" by 4" (actual dimensions), also set on 24" centers. Added ceiling joists at the rear are similar to the added floor joists and are around 1- 3/4" by 5- 5/8" on 24" centers.

The original front porch floor system has been entirely replaced, probably in conjunction with the extension of the porch since 1976. Modern joists for the front porch are 1- 1/2" by 3- 1/2".

Figure 28 View of south corner of house showing original siding at center, asbestos siding at left, and modern plywood at right. (NPS-SERO-CRS, 2002)

Figure 29 View of original (1939) asphalt roll roofing in attic. (NPS-SERO-CR, 2003)

Roof

The present roof, which dates to the 1940s or 1950s, is framed with a ridge board and 1- 3/4" by 3- 3/4" rafters set on approximately 24" centers. It has a solid wooden deck made up of 1" by 4" boards and has apparently always been roofed with asphalt roofing. The roof is presently covered with two types of white asphalt shingles, although there may be other layers below. Those on the rear shed of the roof and on the front porch are modern, three- tab shingles. Those on the front shed of the main roof appear to be somewhat older, "hurricane" shingles with an interlocking design that made them less susceptible to wind damage. Probably when the three- tab shingles were installed, an aluminum turbine vent for the attic was installed on the roof above the kitchen.

Exterior Finishes

The building was originally finished with vertical siding, 3/4" thick and 6" wide, tongue and groove, without battens. Much of this material remains in place beneath the present cement-asbestos siding that was installed in the 1940s or 1950s. The asbestos siding, originally white but now painted pink, is installed over tar paper nailed to the original vertical board siding. Most of the asbestos siding is in good condition, except for broken shingles in the vicinity of modern repairs, particularly around the windows to Room 103.

When the front porch was extended in recent years, the wood sheathing and asbestos siding that formed a low wall around the otherwise

screened porch was removed and replaced by the present painted plywood.

Doors and Windows

Two types of doors appear to have been used in the original house. Doors with five flat panels remain at the front door and at Room 103, but for unknown reasons, the door to Room 101, which appears to be original, is a board- and-batten door constructed with the same double-v- joint material used on walls and ceiling.

The opening to the front bedroom (102) is 2'- 1" by 6'- 4" and is probably the only original door remaining in the house. It is constructed of the same double- V- joint material originally used on walls and ceilings and has a plain metal rim-lock with metal knobs. The opening to the rear bedroom (103) is 2'- 8" by 6'- 3" and is hung with a five- panel door like the front door. It also ha

The house was constructed with two sizes of window openings, but neither of the small, squarish openings visible on the sides of the house in the early photographs have survived. The 1'- 7" by 3'- 8" openings with four- over- four sash are original. Slightly larger openings, 2'- 3" by 4'- 4", with two- over- two sash were installed when the house was remodeled in the 1940s. Since 1976, modern, aluminum- framed storm windows have replaced two of these larger sash.

Exterior casing is typically 4- 1/2" wide with sills 1- 1/2" thick. Metal flashing was used instead of a drip cap at headers. An unusual feature of the original window trim was the use of aprons

Figure 30 Five-panel door at Room 103. (NPS-SERO-CR, 2002)

under the exterior window sills. Most of these were removed when the cementious siding was installed around 1950, but remain intact at W- 8 and W- 9. All of the windows appear to have been fitted with half- window screens in the 1940s or 1950s, but only two of these remain intact.

See plan at end of this section for locations of windows and doors.

D- 1: Five panel, wooden, 2'- 8" by 6'- 2" by 1- 1/8", historic; currently the only entrance into the

Figure 31 View of Windows 8 and 9 on northeast side of house. (NPS-SERO-CRS, 2002)

house, leading from front porch (100) to main room (101). Before the porch was enclosed, the door swung to the outside. When the swing was reversed, the metal rimlock was left on the outside of the door. Metal knobs have replaced the original white porcelain knobs.

D- 2: Opening is closed with plywood but appears to have historically been used as a door; opening previously recorded as 2'- 6" by 7'- 3". Type of door used is unknown.

W- 1: Double- hung, two- over- two, wooden sash, 2'- 3" by 4'- 3". Typical exterior casing; wood- framed half screen over lower sash; one of best- preserved of the historic windows.

W- 2: Double- hung, two- over- two, wooden sash, 2'- 3" by 4'- 3". Typical exterior casing; wood- framed half screen over lower sash; one of best- preserved of the historic windows.

W- 3: Typical original window, double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8". Typical exterior casing. Installation of modern flashing at header resulted in breaking of a number of cementious shingles in that area. Plywood has been nailed to the casing to cover three- fourths of the opening.

W- 4: Original opening 2'- 3" by 4'- 3" but original window frame, sash, and trim have been removed, opening shortened to 3'- 10", and modern aluminum storm window installed in opening; opening very haphazardly finished and significant damage to adjacent siding appears to be related to alterations.

W- 5: Original opening here is 2'- 3" by 4'- 3" but the original window frame, sash, and trim have been removed, the opening shortened to 3'- 10", and a modern aluminum storm window installed in the opening. The opening is very haphazardly finished and covered by a top-hinged plywood panel that functions as a storm shutter and, when raised, as an awning.

W- 6: This is a double set of windows, each opening 2'- 3" by 2'- 8" with two- over- two sash dating to the 1940s or 1950s. Trim is present but parts of the casing are badly rotted as are parts of the structural framing for the opening. Screen has been stapled to the lower part of the opening.

W- 7: Double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8". Sash, frame, and trim for this opening are typical of the original windows in the house. This window was probably located where the double kitchen windows (W-6) are now located and was relocated when the

Figure 32 View of front porch.
(NPS-SERO-CR, 2002)

bathroom was constructed around 1950. The exterior sill and casing are badly rotted.

W- 8: Double- hung, two- over- two, wooden sash, 2'- 3" by 4'- 3". Typical exterior casing; modern material attached across header; one of two original exterior window aprons remains at this opening.

W- 9: Typical original window, double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8". Like W- 8, the drip cap has been lost, replaced by temporary material attached across header; one of two original exterior window aprons remains at this opening.

W- 10: Like W- 9, this is an original opening, but now covered on the interior and exterior by plywood; sash and parts of frame and trim appear to be missing.

Front Porch (100)

The house's original front porch was mostly replaced when the roof line was changed during World War II. The present porch is the result of a recent expansion that doubled the porch's size. The only historic material remaining besides the front wall of the house is the ceiling and header from the historic porch.

Floor: The entire floor framing system was replaced when the porch was expanded. Plywood flooring is now covered with a modern vinyl floor covering.

Ceiling: The historic porch ceiling is finished with 3- 1/2", V- joint, tongue- and groove boards, painted green and in excellent condition. This ceiling dates to the first expansion of the house in the early 1940s.

Walls: The outside walls of the porch are screened above a low plywood- covered wall rising to about two feet. Top- hinged, hardboard shutters, approximately 4' by 5', are mounted on the exterior and serve as storm shutters and, when raised, as awnings. Nothing remains of the historic wall and shutters that were used when the space was enclosed in the 1940s or 1950s.

Door: An aluminum storm door, 2'- 6" by 6'- 8", with sliding glass panel provides the main entrance to the house.

Main Room (101)

The largest room in the house, this room encompasses what were two of the original rooms

Figure 33 View to northwest in main room. (NPS-SERO-CRS, 2002)

in the house. When the present space was created by removal of the original wall that separated the two rooms is not known, but it may have occurred as early as the 1950s. The original front room was nearly square, about 9'- 6" in each direction. The original back room measured about 6'- 6" by 9'- 6". The present room is about 23'- 5" long by about 9'- 6" wide.

Floor: The floor is finished with typical tongue- and- groove flooring, 3- 1/2" wide, painted grey. It is covered with two or three layers of linoleum and, at the rear, with a modern vinyl floor covering.

Ceiling: The ceiling is set at 6'- 9'. The original portion of the ceiling is finished with double V-joint, tongue- and- groove boards, 3- 1/4: wide, typical of the material used on all walls and ceilings in the original house. The portion of the ceiling added with the first expansion of the house in the 1940s is finished with single- V-joint, tongue- and- groove boards, 3- 1/2" wide. On the ceiling are painted points of the compass of unknown origin.

Figure 34 View southeast of Room 101. (NPS-SERO-CR, 2002)

Walls: Like the ceiling, the walls of this room are finished with two types of tongue- and-groove boards, the earliest being the double- V-joint material and that associated with the first expansion of the house being single- V- joint.

Doors: In addition to the front door, doors open from this room into the other rooms in the house. The opening to the bathroom hall (104) is a simple cased opening, 2'- 0" by 6'- 4".

The opening to the front bedroom (102) is 2'- 1" by 6'- 4" and is probably the only original door remaining in the house. It is constructed of the same double- V- joint material originally used on walls and ceilings and has a plain metal rim-lock with metal knobs. The opening to the rear bedroom (103) is 2'- 8" by 6'- 3" and is hung with a five- panel door like the front door. It also has a metal rimlock and metal knobs.

Trim: A 3/4" by 4- 3/4" baseboard with 3/4" quarter- round shoe molding is typical. Three-quarter- inch quarter- round is used to finish the joint between walls and ceiling.

Window and door casing is typically 3- 1/2" to 3-7/8" wide, with header slightly wider than side casing. Window stools are around 4- 1/2" deep; aprons are around 3- 1/2" wide. Header and

Figure 35 View to southwest of front bedroom (102). (NPS-SERO- CRS, 2002).

stool are missing from W- 10, where the sash also appear to have been removed.

Miscellaneous Features: A base cabinet extends the width of the northwest wall of the room and dates to the 1940s or 1950s. This cabinet is constructed of V- joint, tongue- and- groove boards, 3- 1/2" wide, and contains an enameled steel sink set in an metal- trimmed, formica counter top. A well pump is mounted to the right of the sink.

Separating the kitchen area from the remainder of the room is a bar, 1'- 8" by 4'- 10", rounded at the end, and finished with metal- trimmed formica. Wall cabinets on the southwest wall may be of more recent vintage.

A screened vent is located in the north corner of the room and may mark the location of a wood cooking stove. Above but not directly in line with it is the aluminum roof turbine noted above.

Front Bedroom (102)

This tiny bedroom room, 9'- 7" by 7'- 8", is the best- preserved of all of the rooms in the house. Virtually all of its historic features remain intact and in good condition.

Floor: Flooring is typical 3- 1/2" tongue- and- groove. The flooring was initially painted and later covered with linoleum, which itself is now covered with wall- to- wall carpet.

Ceiling: Ceiling is finished with typical double- V- joint boards, 3- 1/4" wide.

Walls: Walls are finished with typical double- V- joint boards, 3- 1/4" wide.

Trim: Quarter- round molding finishes the joint between walls and ceiling and there is a plain 6"- wide baseboard. Casing, header, sill and apron on the front window (W- 2) are 4- 1/2" wide. On the southwest window (W- 3), the sill is 4- 1/2" wide and casing, header, and apron 3- 1/2" wide.

Miscellaneous Features: A wooden shelf, constructed of double- V- joint tongue- and- groove boards and probably original, runs the width of the rear or northwest wall of the room. Small wooden shelves are also mounted in the corners of the room.

Back Bedroom (103)

This bedroom, originally only about 7'- 8" by 6'- 6", was more than doubled in size during the house's first expansion. It now measures 7'- 8"

Figure 36 View of back bedroom, Room 102. (NPS-SERO-CR, 2002)

by 13'- 9". The location of the original square window on the northwest wall is evident in the paneling on that wall near the front of the room.

Floor: Flooring is typical tongue- and- groove, 3- 1/2" wide, painted and now covered with wall- to- wall carpeting.

Ceiling: As in Room 101, the original portion of the ceiling is finished with double- V- joint boards; the added portion is finished with single- V- joint boards

Walls: As in Room 101, the original portions of the walls are finished with double- V- joint boards; the added portions are finished with single- V- joint boards. Original material appears to have been reused on the relocated rear wall.

Trim: The room features a plain 6" baseboard and 3/4" quarter- round at the ceiling. Removal of the original windows and alterations to the openings have destroyed the original trim material. The altered windows are haphazardly trimmed.

Back Hall (104)

This space was constructed along with the bathroom and appears to have served as a passage to a back door which is now closed.

Flooring: Flooring is typical tongue- and- groove, 3- 1/2" wide. It is now covered with a vinyl floor covering.

Ceiling: The ceiling is finished with plain tongue- and- groove boards like the flooring.

Walls: The outside (southeast and northeast) walls are open to the framing, closed only by the exterior sheathing (3/4" by 5- 1/2") and asbestos siding. The wall separating the hall from the bathroom is made up of a mixture of plain, V- joint, and double- V- joint tongue- and- groove material, installed vertically without a frame.

Bathroom (105)

Part of the last historic addition to the house, this bath must have replaced an outside privy and was probably installed by the Bryants in the 1950s.

Flooring: Flooring is typical tongue- and- groove, 3- 1/2" wide. It is now covered with a vinyl floor covering.

Figure 37 View of back hall.
(NPS-SERO-CR, 2002)

Figure 38 View of bathroom.
(NPS-SERO-CR, 2002)

Ceiling: The ceiling is finished with plain tongue- and- groove boards like the flooring.

Walls: The outside (northwest and northeast) walls are open to the framing, closed only by the exterior sheathing and asbestos siding. The wall separating the hall from the bathroom is made up of a mixture of plain, V- joint, and double- V- joint tongue- and- groove material, installed vertically without a frame, and possibly recycled from the wall that originally partitioned Room 101.

Door: The door opening to the bathroom is 1'- 10" by 6'- 4". The door itself has four vertical panels, unlike any other in the house, and may have been reused from another building.

Fixtures: In the north corner of the room is a metal shower enclosure, 32" by 32", apparently installed when the room was constructed. The toilet, which also appears to date to the room's original construction, is missing its tank and appears to be flushed using water from the metal water tank mounted on the wooden frame just outside the window. The original sink (if there was one) has been replaced by the present wooden cabinet with a modern, imitation marble sink.

Utilities

In the west corner of the bathroom a 30 amp fuse box is mounted, probably installed when the house was first wired for electricity after World War II. Most of the circuit wiring throughout the house appears to have been rewired with modern Romex wiring. Light fix-

tures are plain porcelain lamp holders. Historically, kerosene lamps provided the only artificial illumination. The house appears to have no source of artificial heat nor is any stove present.

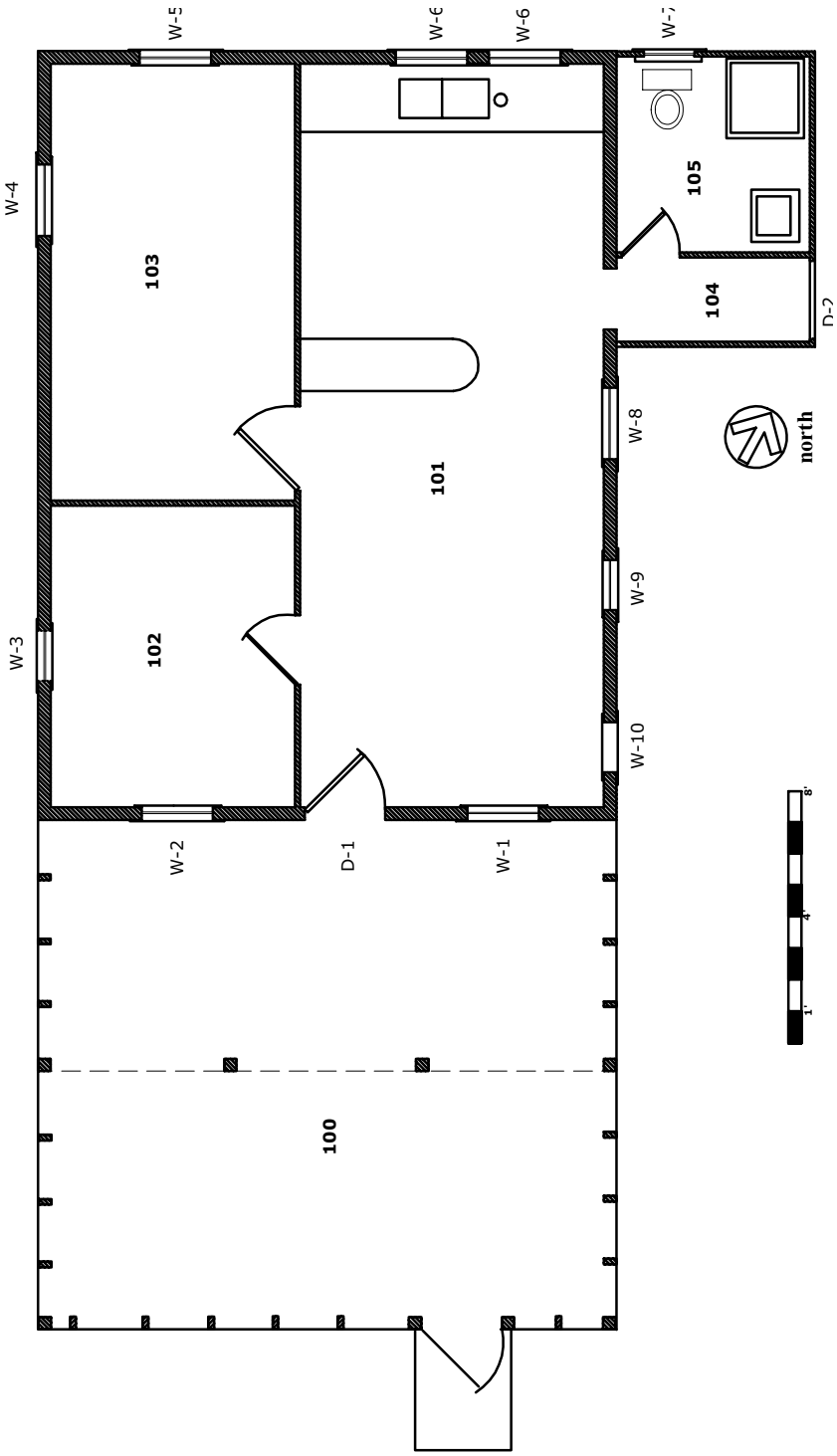


Figure 39 Plan of existing house. (T. Jones, NPS-SERO-CRS, 2002)

PART II

TREATMENT & USE

Introduction

This section of the Historic Structure Report is intended to show how a plan for treatment of the O'Boyle- Bryant House can be implemented with minimal adverse affect to the historic building while still addressing the problems with the present structure. The following narrative outlines issues surrounding use of the building as well as legal requirements and other mandates that circumscribe its treatment. These are followed by an evaluation of the various alternatives for treatment—preservation, rehabilitation, and restoration—before describing in more detail the ultimate treatment recommendations, which would encompass structural repairs and exterior restoration together with rehabilitation of the interior for continued residential use under the park's leasing program for historic buildings.

Since 1976, the O'Boyle- Bryant House and several other residences in the park have been leased under the terms of a special use permit, and the owners have made a number of modifications to the houses during that period. With the recent expiration and

temporary renewal of these leases, the park's approach to treatment and use of these structures has to be reconsidered in light of their recent historical designation as part of the Cape Lookout Village Historic District. For that reason, the park has ordered development of historic structure reports on many of the historic structures in the district. In addition to the O'Boyle- Bryant House, reports are being developed on the Lewis- Davis House, the Gaskill- Guthrie House, the Guthrie- Ogilvie House, Fishing Cottage #2, the Seifert- Davis House, the old Life- Saving Station and its Boat House, and the 1907 Lighthouse Keeper's Dwelling. As a result, all of the studies have benefitted from a comparative analysis in terms of both historical and architectural data that might not otherwise have been possible.

However, historical research on the O'Boyle-Bryant House has not been exhaustive, and continued research, including oral interviews with present and former occupants of the house, should be encouraged. In addition, architectural investigation was non- destructive, and given the building's proximity to the ground and the presence of modern finish materials both inside and outside the building, the condition of concealed elements could not be determined.

Development of a Cultural Landscape Report for the district has not been funded and the update of the park's historic resource study remains incomplete. Since none of the residential structures would probably be eligible for individual listing in the National Register, treatment options depend as much on the goals for the entire village as on the particulars of a single building. Final definition of the treatment approach to the historic district as a whole will await completion of the larger contextual studies now underway. In the meantime, an approach to treatment of the individual structures can certainly be recommended to insure their continued preservation while making it possible for the park to pursue a range of interpretive opportunities for the site.

Ultimate Treatment & Use

Because the Cape Lookout Village Historic District is a relatively new addition to the National Register, the park has not set a program of use for the private residences in the village, including the O'Boyle- Bryant House. The authorizing legislation (Public Law 89- 366) for Cape Lookout National Seashore mandated the park's establishment for the purpose of preserving "for public use and enjoyment an area in the State of North Carolina possessing outstanding natural and recreational values."

By the time the seashore was actually established in 1976, the historical significance of the cultural resources at Portsmouth and at the Cape Lookout Light Station were also recognized. The general management plan (GMP) developed for the park by the Denver Service Center in 1982 states that one of the park's management objectives is "[t]o preserve intact, as feasible, the historic resources of the national seashore and to recognize that dynamic natural forces have influenced them throughout their existence and will continue to influence them."[1] The GMP envisioned interpretation of the park's cultural resources that would "emphasize man and his relation to the sea" with maritime history a focus at the lighthouse and the cultural and economic life of the

1. Cape Lookout *GMP*, p. 4.

Outer Bankers at Portsmouth Village."[2] Since that time, additional cultural resources besides the lighthouse station and Portsmouth have been recognized through National Register listing. In 1989, the Cape Lookout Coast Guard Station, with four intact historic structures, was listed on the National Register; and in June 2000, the Cape Lookout Village Historic District, with fourteen historic residential buildings, was listed as well.

An amendment to the 1982 GMP was completed in January 2001, but it only addressed improvements in overnight accommodations and transportation services for visitors to Core Banks and not the additional cultural resources that had been identified since 1982. Nevertheless, these additional listings, which like the earlier listings are of statewide significance, do not appear to require any marked departure from the management approach established in 1982 for Portsmouth and the Cape Lookout Light Station.

Three points from the 1982 GMP are particularly relevant to decisions on the buildings in the Cape Lookout Village and in the Coast Guard complex as well.

- The 1982 plan "perpetuates the present level of use and development of Core Banks/Portsmouth Island. . . ."[3]
- Pointing out the resources' state level of significance, the 1982 plan intended "to preserve intact, as feasible, the historic resources of the national seashore and to recognize that dynamic natural forces have influenced them through their existence and will continue to influence them."[4]
- "As appropriate, some structures may be perpetuated through adaptive use. Contemporary public and/or administrative rights will be allowed with necessary modifications. The qualities that qualified these resources for listing on the National Register of Historic Places will be perpetuated to the extent practicable."[5]

Use: In keeping with these parameters, the historic (and present) residential use of the O'Boyle- Bryant House and the other structures that were historically private residences should be continued by long- term lease or special- use permit, as is presently the case with a number of the historic structures at Portsmouth.

Treatment: Of more immediate concern is the present condition of the building, where termites, poorly- maintained windows and exterior finishes, as well as a variety of haphazard repairs threaten the building's continued preservation. In addition, the modifications to the building in the last twenty- five years have significantly compromised the house's historic integrity. Removal of the front porch addition, restoration of the original roof line, and replacement of the missing back door and windows would restore that integrity and, with relatively simple, straightforward repairs of the building's other historic features, would help insure the building's continued preservation.

2. *Ibid.*
3. *GMP*, p. iii.
4. *Ibid.*, p. 4.
5. *Ibid.*, p. 35.

One of the primary changes to the village's houses in the last fifty years was the addition of bathrooms, and the Bryants were among the first to make that change. The Bryants were unusual, too, in avoiding the sort of ad- hoc, back-porch bathroom that is typical of later installations. Since a bathroom will be necessary to continue residential use, the existing bath room should be preserved rather than alter one of the other intact rooms in the house. And since the asbestos siding, which was also a typical alteration in the last fifty years, was contemporaneous with the bath room addition, it, too, should be repaired and preserved. In doing so, the Bryant House can help show the full range of the village's historical evolution, from fishing shacks, to military residences, to part- time vacation homes with more- or- less modern conveniences.

In addition to repairs to preserve the building, continued residential use requires rehabilitation of the interior, primarily through minor repairs and repainting. Replacement of the building's electrical and plumbing systems will also be necessary.

Requirements for Treatment & Use

The historic character of the O'Boyle- Bryant House is embodied not just in the vernacular form of the building but also in its structure and its component materials, including wood siding, flooring, paneling, windows, doors, nails, and hardware. The more these aspects of the building are compromised, especially through replacement or removal of the historic material or feature, the less useful the building becomes as an historical artifact.

The key to the success of any historic preservation project is good judgement in determining where replacement of a deteriorated building element is necessary. While total replacement of a damaged element is often recommended, especially in rehabilitation projects, the success of most preservation projects can be judged by the amount of historic material that remains. Even "replacement in kind" does not typically address natural processes that give the historic materials an aged appearance that cannot be duplicated except by the passage of time.

Because it is a contributing building in a National Register district, legal mandates and policy directives circumscribe treatment of the O'Boyle- Bryant House. The NPS' Cultural Resources Management Guideline (DO- 28) requires planning for the protection of cultural resources "whether or not they relate to the specific au-

thorizing legislation or interpretive programs of the parks in which they lie." Therefore, the house should be understood in its own cultural context and managed in light of its own values so that it may be preserved unimpaired for the enjoyment of present and future generations.

To help guide compliance with legal mandates and regulations while still maintaining the building's historic integrity, the Secretary of the Interior's Standards for the Treatment of Historic Properties have been issued along with guidelines for applying those standards. Standards are included for each of the four separate but interrelated approaches to the treatment of historic buildings: preservation, rehabilitation, restoration, and reconstruction. These approaches define a hierarchy that implies an increasing amount of intervention into the historic building. Rehabilitation, in particular, allows for a variety of alterations and even additions to accommodate modern use of the structure. Regardless of approach, a key principle embodied in the Standards is that changes be reversible, i.e., that alterations, additions, or other modifications be designed and constructed in such a way that they can be removed or reversed in the future without the loss of existing historic materials, features or characters.

Modern building codes and accessibility issues are a major factor in designing repairs to historic structures and often necessitate significant changes to the building. Assuming continuation of leasing of the Bryant House for residential use, public access will be restricted, and therefore, full compliance with accessibility codes may not be necessary. In any event, the close proximity of the house to the ground facilitates handicapped entrance, although the width of doors and configuration of interior spaces limits full accessibility without significant alterations to the building.

However, the O'Boyle- Bryant House as well as most of the other structures in the district have major deficiencies in terms of compliance with building and life safety codes. Electrical and plumbing systems, for instance, are thoroughly inadequate and must be replaced entirely if the building is to remain occupied.

More difficult to address are the house's foundation and framing, which, as with most of the other historic houses in the district, do not meet all of the requirements of modern building codes, particularly those related to coastal storms and flooding. While it is worth noting that, in spite of what appears to be relatively weak framing, the houses in the district have survived hurricane and flooding for over seventy years, improvements in the structure could and should be made. Floors should be strengthened and stabilized by the addition of support sills at mid- span beneath the present joists, and the building's wood frame should be tied to the piles that form the building's foundation. A number of structural issues would still remain, but the very nature of the vernacular design and construction of the house makes full code compliance impossible without dismantling and reconstructing the building, which would have a significant negative impact on the historic character of the building. However, the park has faced similar issues with many of the buildings at Portsmouth and has generally been

able to make necessary repairs without totally compromising the buildings' historic character. In any case, the small scale of the house will naturally restrict occupancy, and mandatory evacuation of the house during hurricanes should preclude the need for extensive structural alterations.

Treatment of the building should be guided by the International Building Code, including that code's statement regarding historic buildings:

> **3406.1 Historic Buildings.** The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute ***a distinct life safety hazard*** [emphasis added].

Threats to public health and safety will be eliminated, but because this is an historic building, alternatives to full code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

Alternatives for Treatment & Use

There are three main approaches to treatment that could be considered for the O'Boyle- Bryant House: preservation, rehabilitation, or restoration. Each implies more aggressive levels of intervention into the existing building, with a corresponding diminishment in the authenticity of the historic building. Yet quite often simple preservation does not satisfy requirements for modern use, while rehabilitation may not facilitate and in fact might diminish the opportunity for historical interpretation. On the other hand, many buildings are of insufficient historic significance to warrant full- scale restoration. An examination of each of these approaches in terms of the O'Boyle- Bryant House is useful in determining the most efficacious approach to its treatment and use.

Preservation: This approach would attempt to maintain the features and fabric that exist today by simply making repairs, including replacement of antiquated wiring, sewer, and water supply systems. Structural repairs would be made as necessary to replace deteriorated members but not to restructure the building's framing. Closure of the missing door and window on the northeast side would be improved but the door and window themselves would not be replaced. Deteriorated windows would be repaired but the existing metal storm windows at some openings would be maintained. The roof covering would be replaced in kind as

would missing or broken cementious shingles. Interior repairs would be quite limited, with no repainting, except of window sash which are subject to further damage from water penetration if left unpainted.

While this approach would not diminish the historic resource, it would also not allow for the improvements that would be necessary to bring the building to modern standards for continued residential occupancy. Nor would this approach improve the park's ability to interpret the historic building which has undergone major modern alterations, especially in the last twenty- five years. Preservation as an overall approach then would only be appropriate if the park intends to mothball the buildings, which is unlikely, given its current agenda as well as the President's recent directive regarding the economic potential of historic buildings.

Rehabilitation: One of the more common approaches to treatment of historic buildings, rehabilitation, would go a step further than preservation. Under this approach, more modifications to the existing building might be considered, including alterations to bring the structure into better compliance with modern building codes. Wood sash could be reinstated where missing and the closed window and door openings reinstated. The asbestos siding, which is badly damaged in many locations, could be removed and the underlying wood siding repaired. The kitchen and bath might be completely replaced as well and modern lighting and central heat or air- conditioning installed. All work, of course, would be designed to be reversible and would not diminish the historic building fabric or the house's historic character beyond the changes that have already been made.

Under this scenario, the main goal would be, at a minimum, to eliminate hazards in order that residential use be continued. In addition, the park would probably want to install a modicum of creature comforts that would make the building attractive to a wider range of prospective tenants.

Restoration: Instead of simply preserving the building or rehabilitating it for continued residential use, there are a number of opportunities for restoration that could benefit interpretation of the historic district and its architecture. The O'Boyle- Bryant House as well as the other houses in the district are mainly significant for being part of an ensemble of vernacular buildings, many of which are quite similar in appearance and in historical evolution. Therefore, treatment of any one house should not be considered outside that context, and a consistent approach to treatment of all the houses must be established.

Restoration of the O'Boyle- Bryant House and the other houses in the district to their appearance prior to the 1960s would be relatively simple, but immediately raises a number of contextual issues surrounding presentation and interpretation of the historic district as a whole. Over the last twenty- five or thirty years, the character of the landscape in the village has changed so dramatically that, today, views from most of the residences are restricted to a few

hundred feet due to the myrtle and other plants that have grown up thickly throughout the historic district. It is no longer possible to see virtually all of the buildings on the cape from a single vantage point, as it was historically, and it is often difficult for a visitor to perceive a "village" at all. To present the district as it appeared during the historic period prior to 1950, three major projects or groups of projects would need to be undertaken in addition to building restoration:

- return to their historic locations of the government- constructed buildings that were moved in 1958- - - the lighthouse keeper's quarters, the old life- saving station, and the boat house;
- removal of modern houses and structures from the district; and
- restoration of the historic landscape, including widespread removal of vegetation.

Relocation of historic government buildings, removal of non- contributing structures, and restoration of the historic landscape are technically possible, but would undoubtedly generate rather significant operational, financial, and political issues. Resolution of these issues is far beyond the scope of the present study, but it makes little sense to undertake restoration of the private residences (it is unlikely that any of them would be eligible for individual listing in the National Register) without at least some restoration of the context in which they exist. Completing a Cultural Landscape Report and, perhaps, revisiting the park's General Management Plan would be necessary to appropriate decision- making on these complex issues.

In addition, restoration would, in most cases, eliminate many modern conveniences, since only two of the residences seem to have had historic bathrooms in place, and those were installed at the very end of the historic period. Restoration to their appearance before World War II would also significantly reduce floor space in most of the structures, making them much less attractive for leasing. Unless interpretation of cultural resources becomes the prime focus at Cape Lookout, which does not seem likely, there is little justification for this level of intervention in the historic buildings.

However, a case can be made for restoration of a typical "Banker house" for interpretive purposes. Restored to its original appearance, such a house could help visitors envision the harsh, almost primitive living conditions at the cape and, along with historic photographs, convey some sense of the village's appearance between the World Wars.

However, the O'Boyle- Bryant House would not be the best choice for restoration to its early twentieth- century appearance, primarily because the scale and condition of the house if restored to its appearance late in the historic period lends itself well to leasing and other modern uses. In essence, restoration of the O'Boyle- Bryant House to any but its appearance late in the historic period cannot be justified under the present circumstances.

Recommendation for Treatment & Use

The goal for treatment of the historically- private dwellings in Cape Lookout Village, including the O'Boyle- Bryant House, is restoration of the exteriors to their appearance around 1950 and rehabilitation of the interiors for continued residential use. This would include removal of the front porch addition, restoration of missing or altered windows, and restoration of the back door. On the interior, treatment would include complete rehabilitation of the kitchen and bathroom, replacement of electrical and plumbing systems, and limited structural improvements to improve the building's capacity to withstand wind and flood.

Site

Treatment of the landscape around the house should be defined through a Cultural Landscape Report. In the meantime, the garage on the west side of the house, which was constructed prior to 1961, could be repaired and remain useful, especially since none of the historic outbuildings remain in the district. Its presence illustrates the long history of automobile and truck use at the cape, use that can be documented at least to the early 1920s.

The raised water tank at the rear of the house is not historic, although it is likely that a similar arrangement was present at least as

long as the bathroom was present. The existing tank stand could be repaired or rebuilt, and, if appropriate, incorporated into a new system of water supply.

There is no evidence that the small lattice structure at the northeast corner of the house is historic and its removal is recommended.

Improvements to the water and septic systems at the site are being planned, but these should have little, if any, effect on the visual character of the site.

Finally, in replacing foundation piles, it will be necessary to lift the building temporarily. In conjunction with the foundation replacement, the grade level under the building's footprint should be raised to insure that water does not continue to pond beneath the structure.

In summary:

- repair and maintain garage;
- repair or reconstruct elevated water tank at rear of house;
- remove modern structure in front yard;
- raise grade beneath house to insure good drainage;
- follow recommendations of Cultural Landscape Report in determining additional treatment of the surrounding landscape.

Foundation

The building's foundation is constructed of wooden piles, some or most of which date to 1939. Although most of these are still functional, it is appropriate to replace then now, since the building will have to be lifted in order to complete inspection and repair of the sills and floor framing. This would also provide the opportunity to secure the connection between the wood frame of the house and the piles on which it sits. The size and spacing of the existing piles appears to be adequate and new piles should replicate the existing arrangement.

In summary:

- raise house and replace all wood piles, replicating the size and placement of existing piles;
- strengthen connection of the house's sills to the foundation piles.

Structure

In many cases, sizing and spacing of historic and modern framing members do not meet modern code requirements, but the historic framing can be augmented without total replacement. In raising the building to replace foundation piles, additional beams can be installed to strengthen the floor system. Set on wooden piles, these should be run perpendicular to the joists in a manner similar to the support beam that already exists at mid- span of the original joists.

Temporarily raising the building would also allow easier access for necessary repairs to termite or water damaged sills and, as noted above, to raise the grade beneath the building to insure good drainage. It may also make

Figure 40 The goal of the proposed plan is a return of the house to its general appearance in this image, c. 1970, minus the asbestos siding. (CALO Coll., Phelps#6)

possible improvements to the connection of the wall framing to the perimeter sills. Augmentation of the wall framing is not recommended since that would necessitate total removal of interior and/or exterior finishes, something which cannot be accomplished without significant damage to and loss of historic materials.

It would be possible to add rafters to reduce the span of and load on the original rafters, but the lack of noticeable deflection in the existing rafters and ridge suggests that may not be necessary. However, the connection of the expanded roof framing to the original roof framing, which remains largely intact, should be inspected and improved as necessary. In doing this work, care should be taken not to damage or destroy historic roof framing and roof coverings that remain in the attic.

The addition to the front porch should be removed and the original front porch restored. The ceiling of the historic porch remains intact and posts can be replaced using marks on the existing header to locate positions. The floor will probably need to be rebuilt entirely and finished with plain 1" by 6" boards.

Using photographs of the house before 1978 as a guide, the outside walls of the porch and the door to the porch can be reconstructed. The wooden awnings, knee walls, and solid wooden

porch door were added after World War II but are in keeping with a treatment approach that emphasizes the last phase of the building's historic evolution.

In summary:

- repair sills as necessary;
- improve connections of framing members to reduce the possibility of significant damage from high winds;
- augment floor framing with added support beams;
- preserve historic framing members *in situ* throughout the structure;
- remove addition to front porch and restore historic porch enclosure.

Roofing

The house was roofed with red roll roofing originally and, after the house's expansion, with either roll roofing or, more likely, asphalt shingles. When the roofing is next replaced, underlying layers of roofing should be carefully examined and recorded and samples archived for future reference. If possible, new roof coverings should match the original layer on the bathroom addition, which should date to the historic period. If no earlier layers are present, white asphalt shingles would be appropriate when replacement of roofing is necessary.

In summary:

- investigate existing layers of roofing on the house to determine appropriate replacement roof covering;
- if no earlier layers can be found, use white asphalt shingles.

Exterior Finishes

The existing cementious siding, which probably dates to the 1950s should be considered historic, although many shingles are broken and there is the likelihood of additional breakage as the building's structure is repaired. The recommended removal of similar siding on other buildings in the district should provide plenty of spare shingles with which to make repairs to the Bryant House.

Window casing and trim is badly deteriorated in most locations. If it is necessary to replace elements, new elements should match the original. Window sills, casing, and trim should match W- 1 and W- 2, which are in good condition. At W- 8 and W- 9, the existing sills, casing, and trim, as well as the unique aprons should be preserved or replicated.

Limited examination of the historic exterior siding suggests that it was always painted white. Door and window sash, casing, and trim was originally white but prior to installation of the asbestos had been painted dark green, similar to that which remains on part of the front porch ceiling.

In summary:

- repair and preserve cement- asbestos siding;
- repair underlying wood siding as necessary;

- repair window sills, casing, and trim to match those at W-1 and W-2, except at W-8 and W-9 where the aprons should be preserved.
- repaint siding, eaves, and other exposed woodwork white, except for window and door sills, casing, sash, and trim and the front porch ceiling, all of which should be painted dark green.

Doors

Historically, there appears to have been both a front and back door to the house. The existing front door (D-1) is historic and should be preserved and maintained as is. Existing hardware is mostly historic, but the metal knobs should be replaced with white porcelain knobs to match the original.

The historic back door (D-2) has been completely closed, and it is not known if a door any longer exists at that location. For practical reasons, the door should be reopened. Since the nature of the historic door itself is unknown, a modern flush door could be used at that location so that it would not be confused with the historic doors that remain elsewhere in the building.

In summary:

- preserve and maintain front door;
- replace existing knobs at front door with white porcelain;
- reopen back door and install modern flush door if the historic door has been lost.

Windows

The existing wooden window sash should be repaired and maintained. The window opening that has been closed on the northwest wall of Room 101 (W-10) should be reopened and new wooden sash matching that at W-3 and W-9 installed. Modern storm windows at windows W-4 and W-5 should be removed and replaced with wooden sash to match those at W-1 and W-2.

In summary:

- repair existing wooden sash. If that is not possible, replacement sash should match the existing sash in that opening;
- reopen window at W-10, installing sash that match existing sash at W-3 and W-9;
- replace metal storm windows at W-4 and W-5 with wooden sash that match surviving sash at W-1 and W-2.

Interior

The interior of the house should be rehabilitated as necessary for continued residential use. Although existing historic finishes should be preserved, some latitude may be given in treatment of the interior since it will not be open to the public or interpreted. This should not include removal or damage to historic finishes but could include the addition of modern floor coverings and other finishes.

Existing wall and ceiling paneling, all of which is historic, should be repaired as necessary, be-

ing careful to maintain the distinction between the two generations of historic paneling.

Because the floors are almost completely covered with linoleum and vinyl floor- coverings, the condition of the flooring could not be assessed, but some repairs will undoubtedly be necessary. When the layers of floor- coverings now in place are removed, they should be documented and samples archived into the park's permanent architectural study collection.

Window trim will need to be replaced at W- 9, W- 4, and W- 5; minor repairs will be required elsewhere.

The existing base cabinet and peninsula in the kitchen, both of which appear to date to the 1950s, should be maintained if possible. If replacement of the tops is deemed necessary, replication of the metal- edged counters typical of the period should be considered. The shelving around the kitchen windows should be maintained if possible, and although the wall cabinets may date to a later period, they could be maintained as well.

The kitchen sink might be re- used, but the toilet and the shower, which are historic, and the modern bathroom lavatory will require replacement.

After repairs, floors, walls, ceilings, and trim should be repainted. Interior colors could be chosen by the park or by prospective tenants, since the interior will not be visible to the public.

The house should be completely rewired, adding convenience outlets as necessary and ceiling fixtures wherever they are now located. Simple keyless sockets with bare bulbs presently light the interior and, given the character of the house, their use might be continued since the house has never had formal light fixtures.

In summary:

- rehabilitate interior for continued residential use;
- repair and maintain historic paneling on walls and ceilings as well as wood flooring and trim;
- repair and rehabilitate existing base and wall cabinets, peninsula counter, and shelving around windows;
- replace toilet, lavatory, and shower;
- install new electrical system; consider continued use of keyless fixtures; include wiring to support use of space heaters;
- install new plumbing supply and waste lines to bathroom and kitchen.

Additional Research

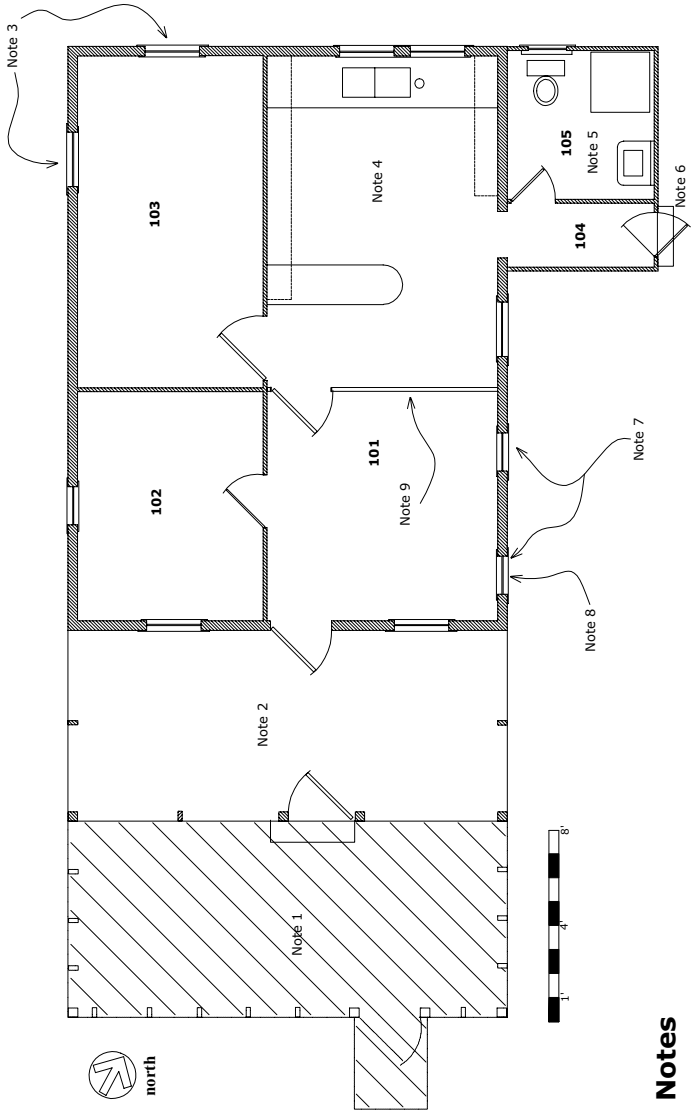
The nature of the current study allowed for only limited research, and a number of potential sources for historical information have not been investigated. Most important would be interviews with O'Boyle and Bryant family members. Especially useful would be research to document the Army's possible use of the site during World War II.

Paint analysis was not part of the research for this report. If public access and interpretation is ever considered for the interior, a paint study would be necessary to accurately portray the historic appearance of the interior.

Finally, development of a Cultural Landscape Report is necessary to adequately define appropriate treatment of the site.

In summary:

- locate and interview O'Boyle and Bryant family members regarding house's history;
- conduct paint analysis of interior should it ever be opened for public interpretation;
- complete Cultural Landscape Report and implement recommendations for site treatment.



Notes

Repair and maintain existing historic interior and exterior woodwork, including windows and doors. Repair and preserve asbestos siding. Install new asphalt roof covering.

1. Remove porch addition (hatched area).
2. Preserve existing ceiling; replace porch posts; reconstruct knee wall and shutters.
3. Replace existing aluminum windows with wood sash and trim to match windows on front of house.
4. Repair and retain existing cabinetry and pump, replacing sink and counters if necessary.
5. Rehabilitate bathroom, replacing lavatory, shower and toilet.
6. Restore door, screen door, door step at existing opening.
7. Retain or replace existing aprons at these windows; reinstate aprons at other windows.
8. Replace missing sash and trim, matching those in adjacent window.

Figure 41 Plan of proposed alterations to O'Boyle-Bryant House. (T. Jones, NPS-SERO-CR, 2003)

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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