Cape Lookout National Seashore

GASKILL- GUTHRIE HOUSE

HISTORIC STRUCTURE REPORT

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

2004

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2004
Historic Structure Report
Gaskill- Guthrie House
Cape Lookout Village
CAPE LOOKOUT NATIONAL SEASHORE
Harker's Island, NC
LCS#: 272049

Cover photo, Gaskill- Guthrie House, c. 1939
(CALO O'Boyle Coll.)

Gaskill-Guthrie House

Historic Structure Report

Approved by: 8-28-03

Superintendent — Date

Cape Lookout National Seashore

Recommended by: 8-28-03

Chief, Cultural Resources — Date

Southeast Regional Office

Recommended by: 8-29-03

Associate Regional Director — Date

Cultural Resource Stewardship & Partnership

Southeast Regional Office

Concurred by: 8-29-03

FOR Regional Director — Date

Southeast Regional Office

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Foreword

We are pleased to make available 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 Region. 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 Gaskill- Guthrie House at Cape Lookout Village.

Dan Scheidt
Cultural Resource Director
Southeast Regional Office
December 2004

Executive Summary

Research Summary

Built around 1915, the Gaskill- Guthrie House is one of the older structures at Cape Lookout. Its associations with Clem Gaskill tie it to the brief period between 1900 and 1919 when a village flourished at the Cape. Born in May 1887, probably on Shackleford Banks, Gaskill may have worked as a fisherman as a young man, but is best known for having taught school at the one- room schoolhouse at Cape Lookout. He worked briefly for the Coast Guard between 1917 and 1920, but moved with his wife to Harker's Island where he died around 1927.

Gaskill apparently sold the property to the Cape Lookout Development Company, who sold it to Odell Guthrie in 1922. Odell Guthrie was born at Marshellberg on May 10, 1896, and worked at the Cape Lookout Coast Guard Station from 1919 until his retire-

ment after World War II. Guthrie rented the house in the 1930s, and among the tenants was Earl O'Boyle, who built the O'Boyle- Bryant house in 1939. In September 1951, after closure of the Coast Guard Station, Guthrie sold his property at Cape Lookout to Grayer and Barbara Willis, who used the house as a vacation get- away until 1974, when the Willis' son and daughter- in- law, Keith and Annette Willis, acquired the property. In June 1976, it was conveyed to the State of North Carolina which conveyed it to the United States government in April 1978 for inclusion in the Cape Lookout National Seashore.

Architectural Summary

Located a short distance northeast of the old Coast Guard Station and facing in a southeasterly direction, the Gaskill- Guthrie House is a one- story, wood- framed, end- gabled structure that includes three main rooms and large screened porches front and rear. The main footprint of the building, including the porches, is about 38' by 16'- 1". There are about 290 square feet of interior floor space plus about 275 square feet of space on the two porches.

Vernacular design and construction broadly define the character of the Gaskill- Guthrie House, which is one of the oldest private residences at Cape Lookout. Like most of the other buildings in the village, 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.

For the most part, original materials in the house are relatively uniform with no clear evidence of salvaged materials that might have been used in its initial construction. However, the district's National Register nomination notes that the use of salvaged materials was characteristic of the "Banker house" type. It is possible that some of the material (most likely framing material or flooring) at this house was salvaged, but the building's construction appears to have been generally uniform and workmanlike in all regards.

Recommendations

In keeping with the parameters established for the park's other historic buildings by the park's 1982 GMP, the historic (and present) residential use of the Gaskill- Guthrie House should be continued, if that can be done without compromising its historic character.

Treatment must adhere to the Secretary's Standards. Of 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. Re-

moval of the cement- asbestos siding, restoration of the original tongue- and- groove siding, reconstruction of the original porches, and installation of a new wood- shingled roof would restore that integrity. Relatively simple, straightforward repairs of the building's other historic features and rehabilitation of the building's interior and its plumbing and electrical systems would help insure the building's continued usefulness.

Site

- Maintain good site drainage.
- Follow recommendations of Cultural Landscape Report in determining additional treatment of the surrounding landscape and outbuildings.

Foundation

- Replace all piers, replicating size and placement of originals.

Structure

- Reduce span of joists and rafters by adding intermediate members.
- Repair termite- damaged and/or rotted sills and other framing elements as necessary.
- Reconstruct original porches.
- Restore original roof line.

Roofing

- Install wood- shingled roof.

Exterior Finishes

- Remove asbestos siding, reusing or stockpiling the shingles.
- Repair and preserve underlying tongue- and- groove siding.

Doors

- Preserve front door, including historic hardware.
- Install new paneled door at back door.
- Install dead- bolt locks at both exterior doors.

Windows

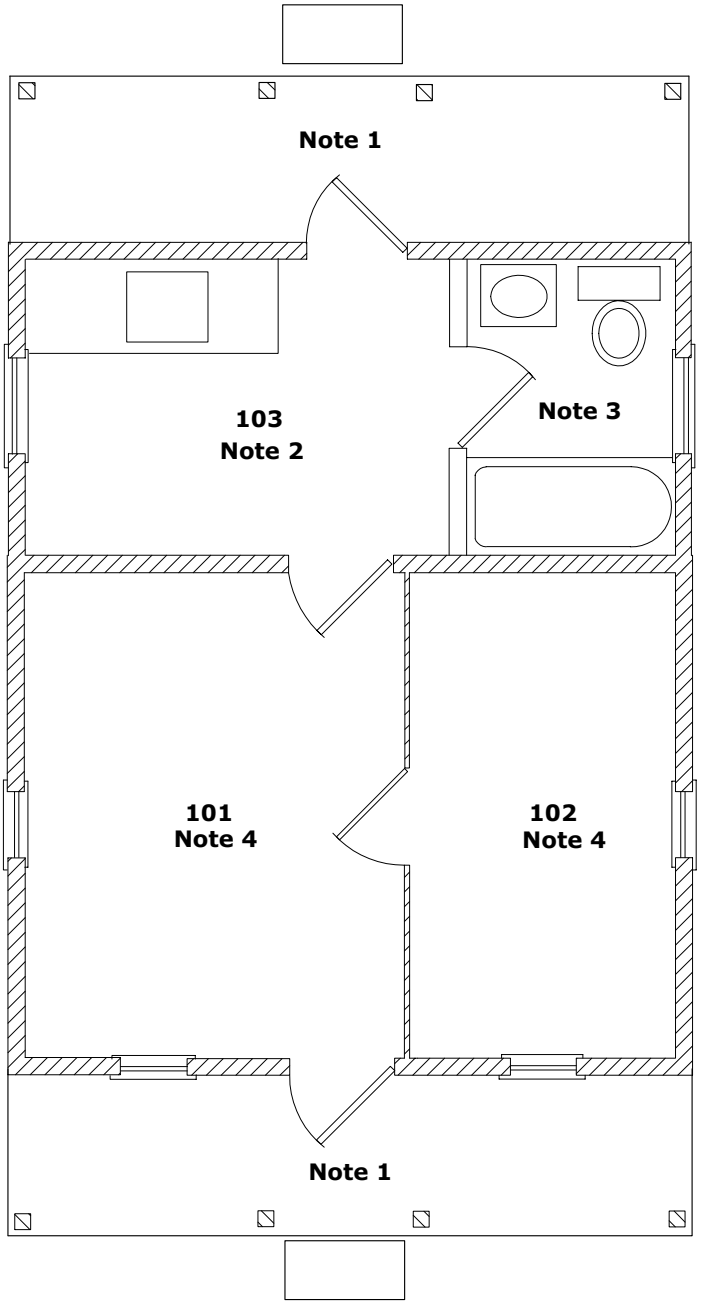
- Repair and preserve existing windows.
- Remove metal awnings.

Interior Finishes

- Remove existing hardboard and plywood paneling from walls and ceilings.
- Repair wall framing and install new 1/2" paneling.
- Repair existing flooring.
- Repaint all interior woodwork.

Utilities

- Install new electrical system.
- Install fire and smoke detection system.
- Do not install central heating or air-conditioning; install electric space heaters if necessary.
- Remove existing bathroom and install new bath at northeast end of Room 103.
- Rehabilitate existing kitchen.



Notes

Remove asbestos siding and restore tongue-and-groove siding. Repair existing windows and doors. Install wood-shingled roof.

1. Reconstruct porch using details seen in O'Boyle photographs.
2. Rehabilitate kitchen.
3. Construct partition wall and install new bathroom.
4. Remove hardboard paneling, repair framing, replace hardboard paneling.

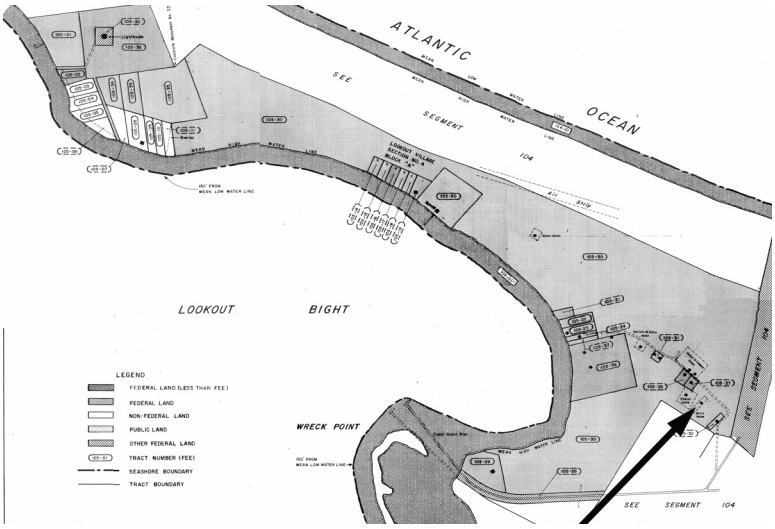
north

Administrative Data

Locational Data:

Building Name: Gaskill- Guthrie House
Location: Cape Lookout Village
LCS#: CALO 272049

Cape Lookout Village



Related Studies:

Burke, Kenneth E. The History of Portsmouth, North Carolina, From Its Founding in 1753 to Its Evacuation in the Face of Federal Forces in 1861. Unpublished undergraduate thesis, University of Richmond, Richmond, Virginia, 1958. Revised 1974, 1976.

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.

Olson, Sarah. "Historic Resource Study, Portsmouth Village, Cape Lookout National Seashore, North Carolina." NPS- DSC, 1982.

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: 1870- c. 1950

Proposed Treatment: Structural stabilization, restoration

PART 1
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, 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 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 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

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

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.

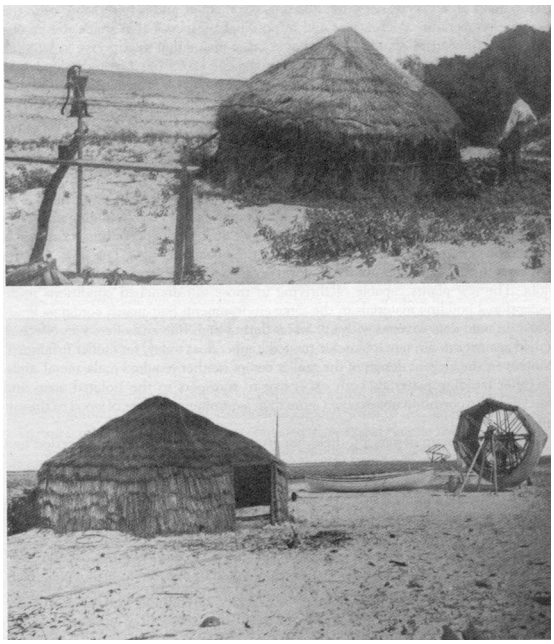


Figure 2 Two of the mullet camps on Shackleford Banks, c. 1908. (reprinted in *North Carolina Historical Review,* Vol. LXX, #1, p. 5)

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.

Diamond City

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

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)

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 surf men 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 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

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

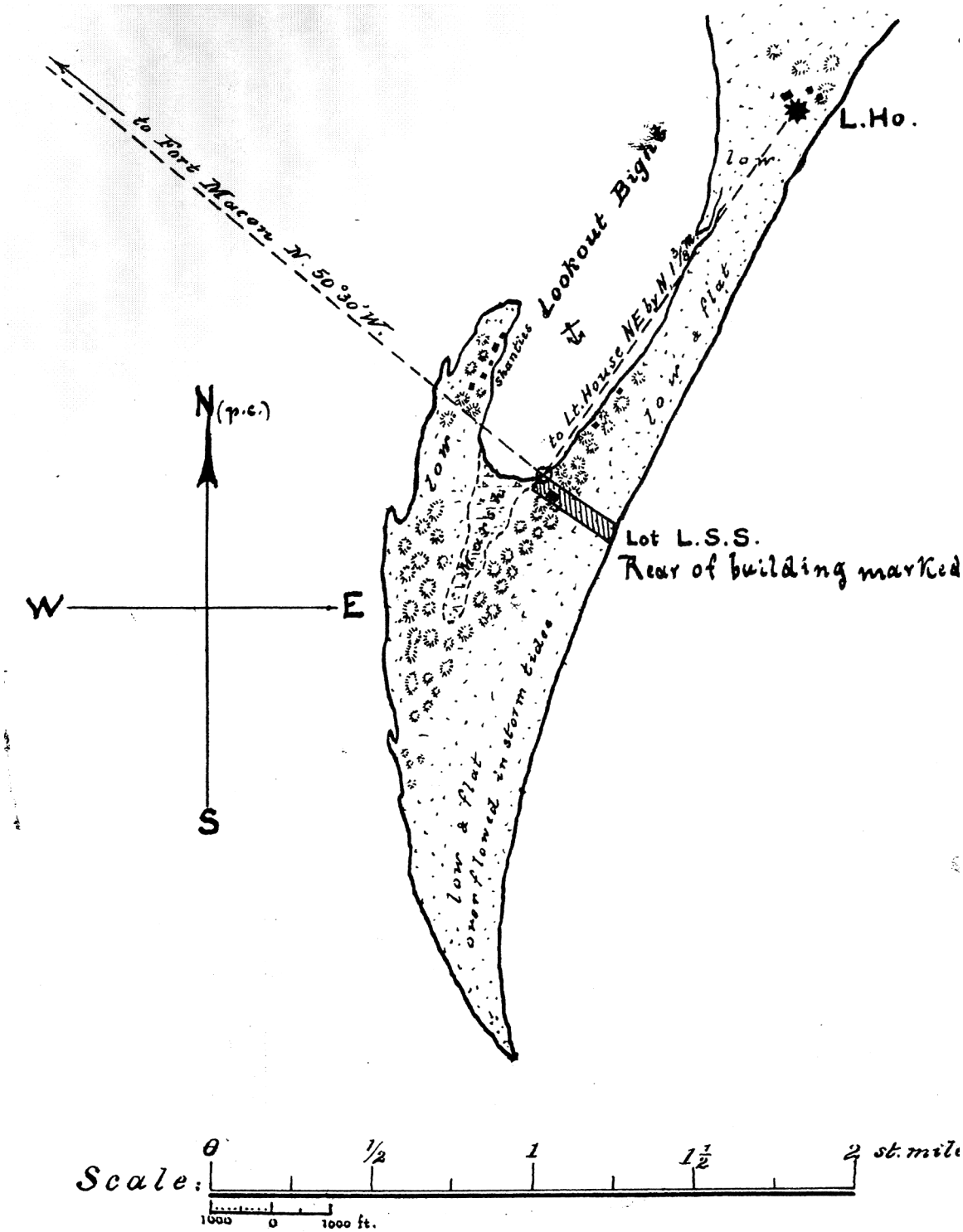


Figure 4 Map of Cape Lookout, c. 1890. (Coast Guard Collection)

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

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 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 destruction of the Shackleford Bank communities. So great were the damage and accom-

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.

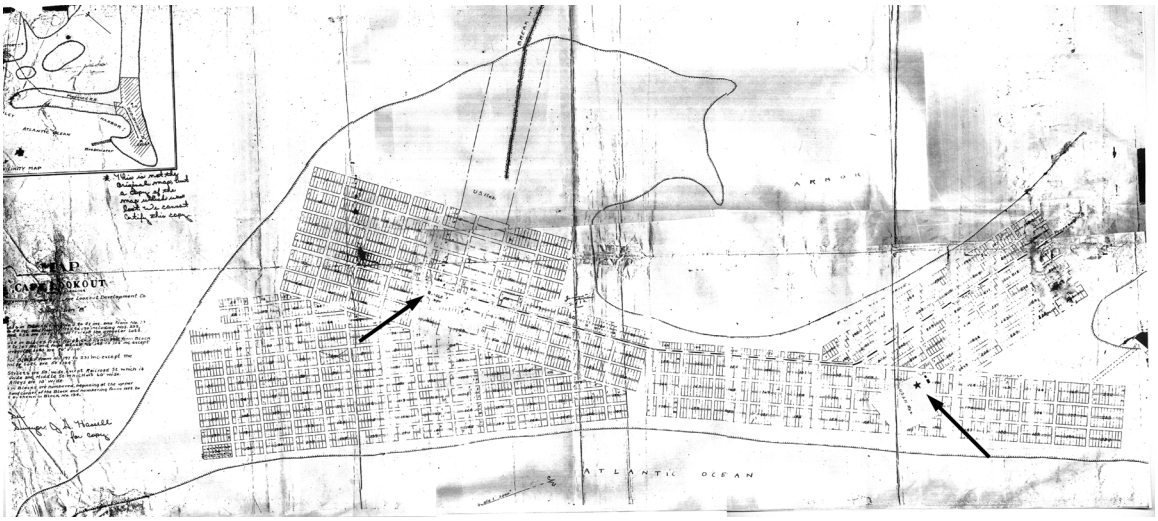


Figure 6 Plat of proposed development of Cape Lookout in 1915. Arrows have been added to indicate Coast Guard Station, at left, and Lighthouse at right.

panying 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]

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,

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)

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

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

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]

11.Cape Lookout Journal, June 30, 1905.

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.

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.

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

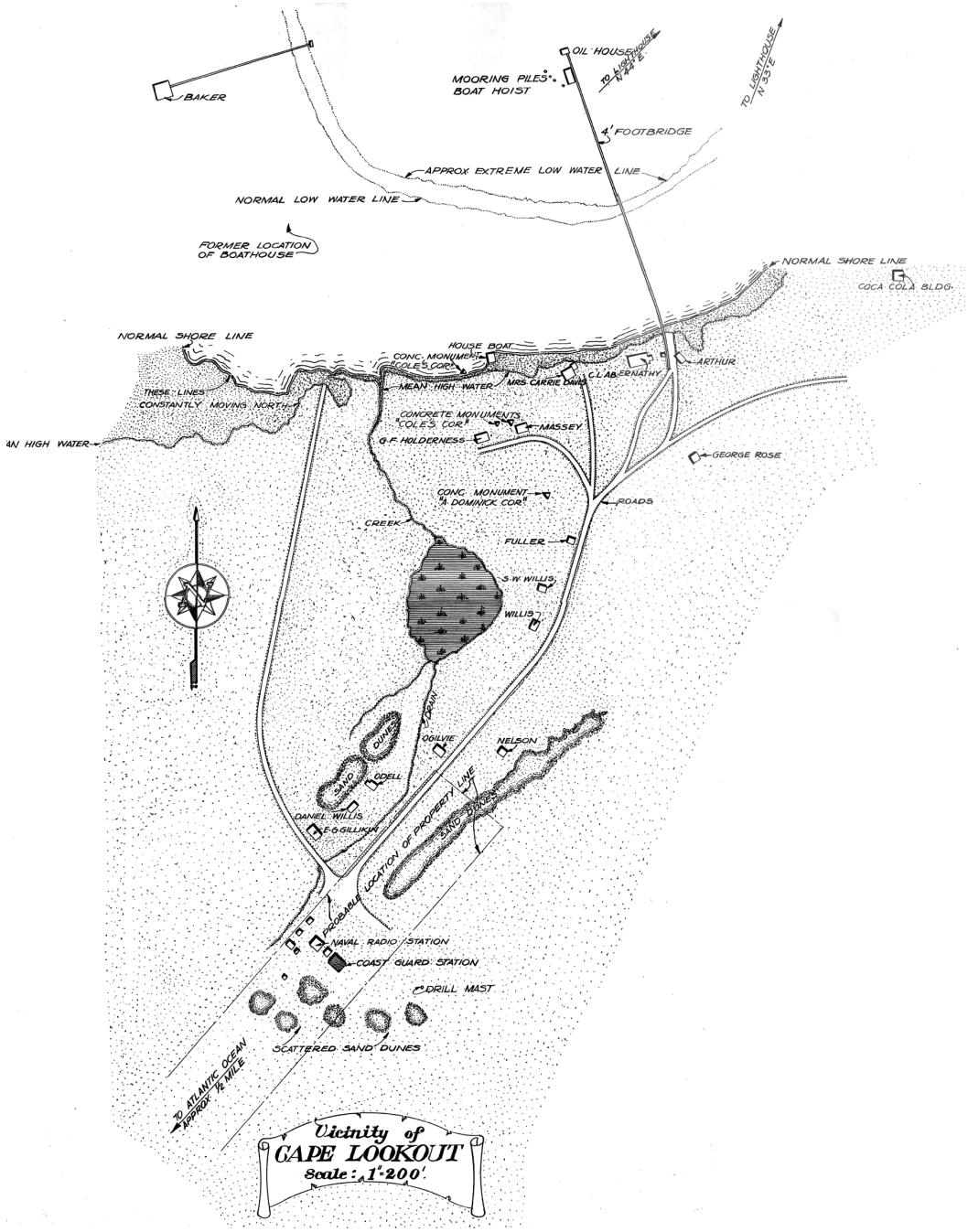


Figure 8 Map of Cape Lookout, August 1934. The Gaskill-Guthrie House is designated "Odell," Guthrie's given name. (U. S. Coast Guard Collection)

Figure 9 View of Cape Lookout Village, 1942. (CALO Coll., Royer #4)

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.

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

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.

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

Figure 10 View to northeast from front of Daniel Willis' house, April 1941. The Gaskill-Guthrie House is the next house beyond, left of center. (CALO Coll., Royer Coll.)

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.

Gaskill-Guthrie House

According to the National Register nomination, the Gaskill- Guthrie House was built by Clem M. Gaskill around 1915, but no source for that date has been given. Born in May 1887, probably on Shackleford Banks, Gaskill was the son of Anson H. Gaskill, a surf fisherman whose namesake and other relatives appeared in the census of Portsmouth as early as 1810. Among his relatives was William H. Gaskill, superintendent of the Cape Lookout Life- Saving Station from the time it opened in 1887 until his retirement in 1912, but the degree of their relationship has not been established.

Clem Gaskill may have worked as a fisherman as a young man, although he is listed without an occupation in the 1910 census. He is also thought to have taught school at the one- room schoolhouse that operated at Cape Lookout until 1919. He was a resident of Harker's Island when he married Louise Hancock (born about 1892) at Harker's Island on May 31, 1913.[16]

Gaskill first reported for duty at Cape Lookout on April 15, 1917.[17] He was promoted to #1 Surfman on April 1, 1919; but when his enlistment ended on April 16, 1920, he was discharged and did not re- enlist. Whether or not he continued to live at the Cape has not been documented; but he may have been a part of the general exodus from Cape Lookout after World War I. When the census was taken in 1930, Louise Gaskill, a widow with three children, was listed

16. Carteret Co. Marriages, p. 37-S.
17. Cape Lookout Log Books, April 15, 1917.

Figure 11 Gaskill-Guthrie House, c. 1939. (CALO Coll., O'Boyle #4)

on Harker's Island. Her husband's fate is not known, except that he must have died after the birth of their third child in 1926.

It is unclear if Gaskill sold his two- room house at Cape Lookout or simply abandoned it since no deed of sale was recorded in Carteret County. In either case, on February 11, 1922, the Cape Lookout Development Company sold Odell Guthrie a lot at Cape Lookout for $100. The purchase apparently included Clem Gaskill's small house, although the structure is not mentioned in the deed. Designated Lot #2, Block 27, Subdivision B, the lot measured 50' by 220'.[18] If the dimensions were recorded correctly, it indicates that Guthrie actually purchased two of the development company's original 50' by 110' lots.

Odell Guthrie, the son of William Henry and Nancy Lucas Guthrie, was born at Marshellberg, just across the Straits from Harker's Island on May 10, 1896.[19] Like the Gaskills, the Guthries also had deep roots on the Outer Banks, probably as fishermen, although neither Odell nor his father were listed as employed in the 1910 census.

When Odell Guthrie was first employed by the U. S. Coast Guard is not known; but when W. B. Guthrie resigned from the Coast Guard in February 1919, Odell was transferred from the Coast Guard Depot at South Baltimore, Mary-

18. Carteret Co. Superior Court Records of Deeds and Mortgages, Book 40, p. 591. The house
19. Carteret Co. Death certificate.

land, to take his position at the Coast Guard Station at Cape Lookout.[20]

Guthrie appears to have been living on Harker's Island Road when the census was taken in January 1920 and may have already been engaged to Agnes Hill.[21] The daughter of James W. and Melvina Hill of Marshallberg, Agnes was born on March 30, 1889. They were married at Beaufort on June 19, 1920,[22] but may have continued to live at Harker's Island for a year or two before buying a house in Marshallberg, , where both had relatives. Their first and perhaps only child, Otis H. Guthrie, was born on December 14, 1924.

In April 1931, title to Guthrie's property was conveyed to Herbert and Mary Sundermeier of Philadelphia, Pennsylvania, and passed from them to H. B. Young of Carteret County in July 1932. These conveyances may have been related to a mortgage, since in February 1934, Young conveyed the property back to Guthrie in consideration of $160.[23]

By the late 1930s, if not before, Guthrie began renting his house at Cape Lookout. Among the occupants were Earl O'Boyle and his family. A Navy man working at the radio compass station at the Coast Guard Station, O'Boyle was transferred to the Cape in May 1938 and rented the house from Guthrie until April of 1939 when he and his wife moved into a new house that he built nearby, a house now known as the O'Boyle- Bryant House.[24] No other tenants of the house have been identified.

Odell Guthrie retired from the Coast Guard after World War II; and in September 1951, after closure of the Coast Guard Station, he sold his property at Cape Lookout to Grayer and Barbara Willis.[25] Odell Guthrie died at Sea Level, North Carolina, on November 17, 1980.[26]

The Willises used the house as a vacation getaway until 1974, when the Willis' son and daughter- in- law, Keith and Annette Willis, acquired the property. In June 1976, it was conveyed to the State of North Carolina which conveyed it to the United States government in April 1978 for inclusion in the Cape Lookout National Seashore. The conveyance was subject to a twenty- five year lease of the property to the Willises that was executed on June 2, 1976.[27] Grayer Willis died in 1979, but his family continues to use the house for vacations.

20. Cape Lookout Journals, February 10, 1919.
21. Cape Lookout Journal, April 10, 1919, mentions Guthrie getting lost in the fog returning from liberty. Given the house's proximity to the Coast Guard Station, it seems unlikely Guthrie would have gotten lost if he were living there.
22. Carteret Co. Marriages, p. 41-Q.
23. Carteret Co. Superior Court Records of Deeds and Mortgages, Book 70, p. 5; Book 73, p. 134; and Book 80, p. 178.
24. See National Park Service, *O-Boyle-Bryant House Historic Structure Report (2003), pp. 18-20.*
25. *Ibid.*, Book 167, p. 157.
26. Carteret Co. Death certificate.
27. Carteret Co. Deed Book 411, p. 177. Lease is recorded in Deed Book 385, p. 173.

Chronology of Development & Use

According to National Register documentation, the Gaskill- Guthrie House was built c. 1915. Building materials and construction techniques apparent in the present structure are consistent with that period. Construction is attributed to Clem Gaskill, who appears to have built the house shortly after his marriage in 1913.

An end- gabled structure finished on the exterior with a wood-shingled roof and vertically- installed tongue- and- groove siding, the house was originally constructed with only two rooms and, presumably, a front and back porch. Room 103 was apparently not part of the original house, as is indicated by the presence of exterior siding on that room's southeast wall. All of the other interior walls in the house were apparently not boarded, although it is possible that the boards were later removed.

Although Room 103 may not have been added until after Odell Guthrie bought the house in 1926, it was certainly in place by World War II when the building was first photographed.

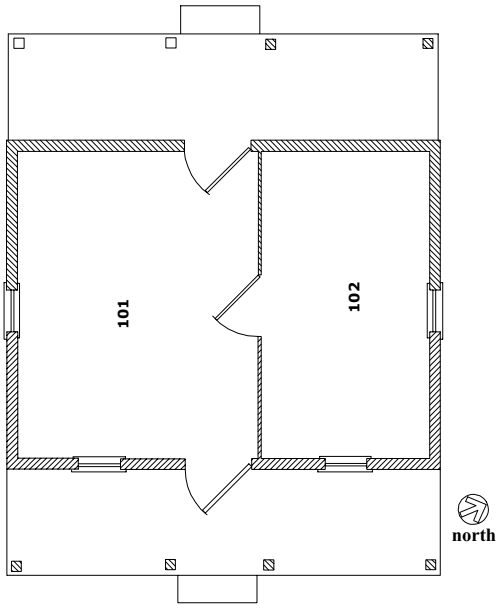


Figure 12 Probable plan of Gaskill-Guthrie House as it was originally constructed. (T. Jones, NPS-SERO-CR, 2003)

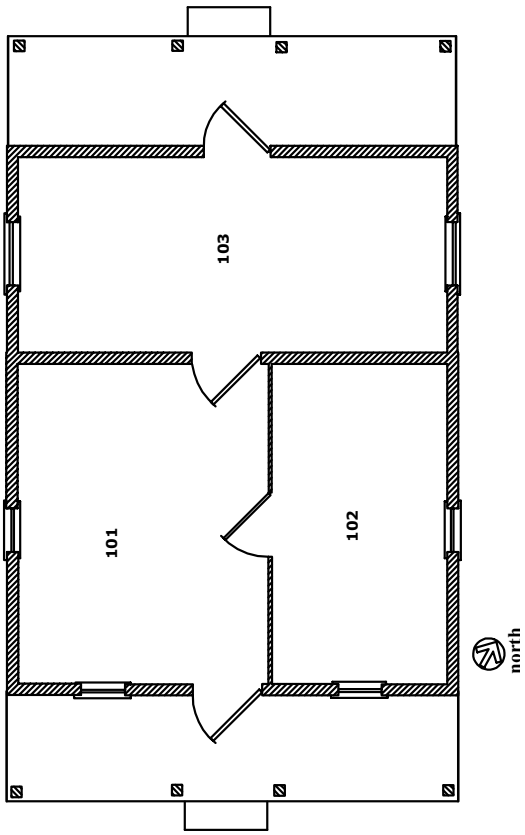


Figure 14 Plan of Gaskill-Guthrie House, c. 1943. (T. Jones, NPS-SERO-CR,2003)

Figure 13 Detail of historic photograph showing Gaskill-Guthrie House during World War II. (CALO Coll., Royer Coll.)

Room 103 may have been created by enclosing the original back porch, but that is not certain. However the room was created, a new back porch was built at the same time. Unlike the front porch, whose roof was engaged with the house's main roof, the back porch had a simple shed roof attached at the top plate of the house's rear wall. Although the porches of some of the residences at the Cape were screened or even enclosed by shutters and knee walls by the 1940s, the Gaskill- Guthrie House's porch appears to have remained a traditional

Figure 15 Gaskill-Guthrie House, c. 1939. (CALO Coll., O'Boyle #6)

open porch until the last quarter of the twentieth century.

Two photographs from the park's O'Boyle Collection and one from the Royer Collection document the house's historic appearance in the late 1930s and early 1940s. In those photographs, the house's original, 5"- wide, tongue-and- groove siding and wood- shingled roof are still evident. The front porch and, presumably, the back porch as well are decked with tongue-and- groove boards that appear to be about 3- 1/2" wide. Porch posts are nominally 4" by 4" and have chamfered edges from around 2- 1/2" above the floor to 6"- 8" below the roof header. A front step is formed by what appear to be three short lengths of 6" by 6" laid together to

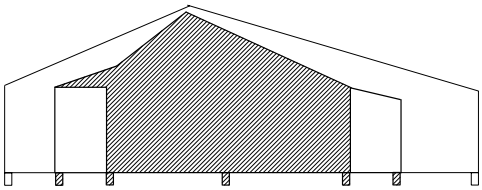


Figure 16 Elevation of house showing relationship of historic structure (hatched area) to the present structure. (NPS-SERO-CR, 2002)

form a step. The original five- panel door, which remains on the house today, is also visible, along with the windows and trim, which also remain on the house. Only the lower sash were operative and were fitted with wood- framed-screens. There has been no lab analysis of painted finishes, but in the photographs

Figure 17 View north of Gaskill-Guthrie House, c. 1970. (CALO Coll.)

windows and the front door, including casing and trim, and the porch posts appear to be painted white. The body of the house is painted a darker color that may be gray. Finally, the photographs show a T- shaped terra cotta flue that probably served a wood- burning cook stove located at the southwest end of Room 102 when the house was first built.

How long Odell Guthrie lived in the house or used it on a regular basis is not known, but he may have begun renting the house at an early date. The only tenants that have been documented are Earl O'Boyle and his family, who

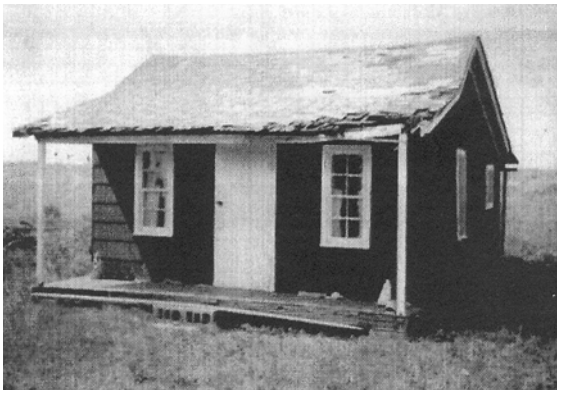


Figure 18 Gaskill-Guthrie House, c. 1976. (CALO Coll.)

rented the house in 1938 and early 1939 when they built the nearby O'Boyle- Bryant House. After the Willises bought the house in 1951, they appear to have made only cosmetic changes, in-

cluding covering the wood siding on the exterior of the house with asbestos siding and the original cedar- shingled roofing with asphalt shingles. The Willises were also apparently responsible for installing the existing hard board panels on the ceilings and exterior walls in Room 101 and 102.

The most significant alteration to the house occurred after the Willis' daughter and son- in-law began leasing the house from the NPS in 1976. Since that time, the historic porches were removed and new porches built that are nearly twice as deep as the earlier spaces. A completely new roof system (rafters, decking, and roof covering) was also installed over the historic roof, significantly altering the building's historic character. It is not clear when the original back door and the door between Rooms 101 and 103 were lost, but that probably occurred at this time as well. The house has also been wired and, in recent years, a makeshift water closet has been installed on the back porch.

Time Line for Gaskill-Guthrie House	
May 1887	Clem M. Gaskill born
May 10, 1896	Odell Guthrie born
1899	*San Ciriaco* or "Great Hurricane" decimates Shackleford Banks
Apr 6, 1910	Cape Lookout Post Office opens
Jun 10, 1911	Cape Lookout Post Office discontinued
May 31, 1913	**Clem and Louise Gaskill marry and build a house near the Life- Saving Station a short time later** Cape Lookout Land Company begins land acquisition at the Cape
1914	Construction commences on breakwater to create "harbor of refuge" at Cape Lookout Cape Lookout Development Company lays out lots and streets at cape
1915	Life- Saving Service becomes part of new U.S. Coast Guard
1916- 1917	New Coast Guard Station constructed at site of old Life- Saving Station
1919	**Gaskills and many other Cape residents move off island**
Jun 19, 1920	**Odell and Agnes Guthrie marry at Beaufort**
Feb 11, 1922	**Odell Guthrie buys Gaskill house from Cape Lookout Development Company**
c. 1927	Clem M. Gaskill dies
Nov 1938	Earl O'Boyle rents house while constructing O'Boyle- Bryant House nearby
1940	Cape Lookout Life- Saving Station closed
Sep 11, 1951	**Odell Guthrie sells house to Grayer and Barbara Willis**
1966	Cape Lookout National Seashore established
1974	Willises convey property to son and daughter- in- law
June 1976	Property conveyed to Federal government subject to twenty- five year lease by the Willises
after 1976	**Porches doubled in size**
Nov 17, 1980	Odell Guthrie dies at Sea Level, NC
Jun 3, 2000	Cape Lookout Village Historic District established

Physical Description

Located a short distance northeast of the old Coast Guard Station and facing in a southeasterly direction, the Gaskill- Guthrie House is a one- story, wood- framed, end- gabled structure that includes three main rooms and large screened porches front and rear. The main footprint of the building, including the porches, is about 38' by 16'- 1". There are about 290 square feet of interior floor space plus about 275 square feet of space on the two porches.

Vernacular design and construction broadly define the character of the Gaskill- Guthrie House, which is one of the oldest private residences at Cape Lookout. Like most of the other buildings in the village, 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.

Note: A floor plan of the existing structure is included at the end of this section.

For the most part, original materials in the house are relatively uniform with no clear evidence of salvaged materials that might

Figure 19 View to south of Gaskill-Guthrie House. Modern metal building is at left, in front of the house; modern shower enclosure is at right, behind the house. (NPS-SERO-CRS,2002)

Figure 20 View of rotted wooden piers that formerly supported floor joists at mid-span. (NPS-SERO-CRS, 2002)

have been used in its initial construction. However, the district's National Register nomination notes that the use of salvaged materials was characteristic of the "Banker house" type. It is possible that some of the material (most likely framing material or flooring) at this house was salvaged, but the building's construction appears to have been generally uniform and workmanlike nonetheless.

Associated Site Features

Tract No. 105- 30(5) is a lot 50' by 220' that was originally designated Lot #2, Block 27, Subdivision B, of the Cape Lookout Development Company's subdivision of the island.[28] The most prominent and most intrusive feature is a large, modern, metal shed located just east of the front of the house. Just west of the house is a wooden, outdoor, shower structure connected to the house by a board- walk, all made of pressure- treated pine lumber. Both of these structures were constructed after 1976.

Foundation

The wood frame of the main body of the house is within inches of the ground, with the sills set on a series of wooden piers, 8"- 12" in diameter, sunk to some indeterminate depth into the ground. Most are, at best, in fair condition, and concrete block have been inserted at some locations to provide additional support.

28. Carteret Co. Superior Court Records of Deeds and Mortgages, Book 40, p. 591.

In addition, the floor joists were originally supported at mid- span by additional wooden piers to which the joists were nailed. Nearly all of these piers have rotted to such an extent that there is no longer contact with the ground, leaving the floor system severely understructured. The wood frame of the modern porches rests on modern, hollow, concrete block.

Figure 21 View of front sill of house and typical joist and stud connections. (NPS-SERO-CRS, 2002)

Structural System

The house is a simple wood- framed building, constructed using wire- nailed connections throughout. Dimensions of some framing members are not standard, but that might be expected in buildings built before World War I.

Spacing of joists, studs, and rafters is unusually wide, up to 48” in some cases, and nearly all the framing members are inadequate relative to the demands of modern building codes. An effort was made to storm proof the house, especially in attachment of walls to sills; but overall, the structure is relatively weak and can only have survived 85+ years of coastal storms because of its protected location between the dunes.

Figure 22 View to southeast in attic of original house. (NPS-SERO-CRS, 2002)

Floors: Original floor joists are generally 2" by 6- 1/2" (actual dimension), set on 32” centers. Single 2” by 6- 1/2” boards form the perimeter sills of the original house. As noted above, the mid- span supports for these joists have rotted, which has left the floor system unstable. In addition there has been severe sill damage at several locations, especially on the northeast side of the house.

Walls and Ceilings: Wall framing could not be completely examined but studs are minimal and widely spaced, constructed as a bare framework for vertically- installed exterior

Figure 23 View of southwest side of house, showing line of original roof prior to installation of present roof after 1976. (NPS-SERO-CRS, 2002

siding. To minimize storm damage, the builder notched the studs over the perimeter sills and nailed the tongues to the sills, producing a substantially stronger connection than could be had by a standard toe- nailed connection.

The ceiling of the original house is framed with 2” by 6” joists (actual dimension), set on 48” centers, and lapped over the top plates.

Porches: The original porches have been almost entirely lost. Only ends of original roof rafters remain in place. The modern porch is framed with 2” by 6” floor joists (nominal dimension) and 2” by 4” studs (also nominal dimensions).

Roof: Much of the original roof (rafters, decking, and shingles) remains intact beneath modern roofs that were installed over the original after 1976. The original roof is framed with a ridge board and 2” by 3” rafters set on approximately 32" centers.

The house did not acquire its present roof line until after 1976, when both the original front and back porches were removed and completely rebuilt. The line of the original roof is still clearly visible in the gable walls on each side of the house. New rafters were installed over the original roof, creating a uniform slope front and rear from the ridge line to the outside of the porches. This modern roof is framed with 2” by 4” rafters (nominal dimension) and decked with plywood.

Roofing

The original roof had an open wooden deck of 1” by 6” boards, spaced about 4” apart, typical of a wood- shingled roof. Original wood shingles remain in place, covered by white "hurricane" shingles (similar to those that remain

exposed on the front shed of the Bryant House roof) with an interlocking design that made them less susceptible to wind damage. The modern roof is decked with plywood, covered with white, three- tab, asphalt shingles.

Exterior Finishes

The building was originally finished with vertical siding, 3/4" thick and 5" wide, tongue and groove. It is not clear if battens were used originally. If battens were present, they were removed when the present asbestos- cement siding was installed, probably in the 1950s. This siding, originally white but now painted pink, is installed over "tar paper" sheeting nailed to the original vertical board siding. Most of the asbestos siding is in good condition, although there are isolated areas where shingles are broken and/or partially missing.

Figure 24 View of damaged siding on northeast side of house, the result of major sill damage in this location. Original board siding is exposed across bottom of wall. (NPS-SERO-CRS, 2002)

The front and back porches were open and unscreened prior to 1976. They have since been enclosed with a low, plywood- covered knee wall and completely screened. Like the Bryant House, top- hinged, plywood shutters are mounted around the perimeter of both porches. These function as storm shutters when lowered and as awnings when raised.

Doors and Windows

D- 1: The front door opening is 2'- 6" by 6'- 6". The door is a five- panel door, with two vertical panels above and two below a single horizontal panel. The design of the door, which has a rim lock and porcelain knob, is typical of the late nineteenth century or early twentieth century and appears to be the same door that was present in 1976. Hinges from a screen door remain on the interior side of the door frame.

D- 2: There is no door at the original back door opening, which is 2'- 6" by 6'- 4".

W- 1: Double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8", similar to the original windows at the Bryant House. Typical exterior casing, 2- 3/4" wide, no drip cap. A large, rounded, metal awning, added after 1976, covers the upper half of the window.

Figure 25 View of front porch with original windows and door. (NPS- SERO- CRS, 2002)

W- 2: Double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8", similar to the original windows at the Bryant House. Typical exterior casing, 2- 3/4" wide, no drip cap.

W- 3: Double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8", similar to the original windows at the Bryant House. Typical exterior casing, 2- 3/4" wide, no drip cap.

W- 4: Double- hung, four- over- four, wooden sash, 1'- 7" by 3'- 8", similar to the original windows at the Bryant House. Typical exterior casing, 2- 3/4" wide, no drip cap. A large, rounded, metal awning, added after 1976, covers the upper half of the window.

W- 5: This opening is about 2'- 6" by 1'- 10", fitted with a single- pane sash that slides horizontally into the wall.

W- 6: This opening is about 2'- 6" by 1'- 10", fitted with a single- pane sash that slides horizontally into the wall.

Front Porch (100)

The house's original front porch was considerably smaller than the present porch. Replaced after 1976, the original porch spanned the width of the house, supported by posts at each corner, but it appears to have been less than five

Figure 26 View to west in living room, showing doorway to kitchen. (NPS-SERO-CRS, 2002)

feet deep. The present porch, which is entered through a wooden screen door, measures about 8' by 16'. The floor is plywood and the ceiling is open to the rafters.

Living Room (101)

This room measures 9'- 4" by 11'- 7". Openings have not been altered, except for removal of the door to the kitchen (Room 103). All of the original material on walls and ceiling are covered with masonite, except for the partition wall on the northeast side of the room.

Floor: The floor is finished with typical tongue- and- groove flooring, 4- 1/2 to 5" wide. It is now covered with a modern sheet- vinyl floor covering.

Ceiling: The ceiling is set at 6'- 8'. The ceiling is only lightly framed, with 2" by 6" rafters on 48" centers and a 1" by 4" board laid flat half- way between the joists and helping to tie the ceiling boards together. The ceiling is finished with tongue- and- groove boards, 4- 1/2" wide. These boards, which may be double- V- joint, are now covered with painted hardboard panels with battens at the seams.

Walls: The partition wall that creates the small bedroom on the east side of the living room is unframed and constructed with a combination

Figure 27 View south in living room, showing door and window to front porch. (NPS-SERO- CRS, 2002)

of double- V- joint, tongue- and- groove boards, 4- 1/2" wide, and single- beaded, tongue- and-groove boards, 3" wide.

The other three walls of this room were apparently open studs historically. They are presently covered with painted hardboard panels and battens like the ceiling, but the underlying framing does not provide adequate support to enable proper installation of the panels, giving the walls a flimsy, uneven appearance.

Doors: In addition to the front door, there is a door to the bedroom and a door to the kitchen from this room. The doorway to the bedroom (Room 102) is 2'- 4" by 6'- 1", hung with a door constructed of beaded tongue- and- groove boards, 3" wide. The door has been removed from the 2'- 6" by 6'- 4"opening into the kitchen.

Trim: A 4"- wide baseboard with a chamfered edge finishes the partition wall on the northeast side of the room. The remainder of the walls are finished with a plain baseboard, 5- 1/2" wide, which is probably contemporaneous with the hardboard paneling. The door to Room 101 is cased with beaded boards, 2- 3/4" wide. The windows have narrow sills and aprons but are cased with a continuation of the 1- 3/4" by 1/2" battens used to trim the walls and ceilings.

Miscellaneous Features: A small cabinet is built into the south corner of the room. With three shelves, it appears to predate installation of the hardboard paneling.

Bedroom (102)

With the living room, this tiny bedroom was one of the original rooms in the house. The room measures only 6'- 3" by 11'- 7". In most respects, its features and finishes are similar to those found in the living room.

Floor: Flooring is typical 5" tongue- and-groove. The flooring appears to have been painted historically and is now covered with a vinyl floor covering.

Ceiling: Ceiling is finished with typical, double-V- joint, tongue- and- groove boards, 4- 1/2"

wide, now covered by hardboard panels like the living room.

Walls: Like the living room, the walls of this room were open to the framing until covered by the present hardboard paneling.

Trim: Trim is similar to that found in the living room.

Kitchen (103)

Floor: The original flooring was typical 5"- wide tongue- and- groove boards. These remain mostly in place but are now covered with plywood and a vinyl floor covering.

Ceiling: The ceiling is oddly finished with a mixture of two types of double- V- joint, tongue- and- groove boards and plain tongue- and- groove boards. Most of these are nailed to the *tops* of the four joists that span the room, three of them 2" by 4" (actual dimension) and one 1" by 3"; but the ceiling also has a double pitch with five runs of boards nailed to the underside of descending rafters along the rear (northwest) wall.

Walls: The front or southeast wall of this room, which may have originally been an exterior wall, is formed by vertical boards in random widths. The remainder of the walls are covered with modern plywood sheet paneling.

Miscellaneous Features: Wooden base cabinets and counters are installed along the southwest and northwest walls., and wall cabinets are installed along the northwest wall.

Figure 28 View northeast in kitchen. (NPS-SERO-CRS, 2002)

Figure 29 View southwest in kitchen. (NPS-SERO-CRS, 2002)

Back Porch (104)

The house appears to have had a back porch historically; but, like the front porch, the original porch was removed and a larger porch constructed in its stead after 1976. The present porch is entered through an unpainted ply-

wood door. The floor is plywood and the ceiling is open to the rafters.

Utilities

Electricity: The house has been wired for electricity, but the system is haphazardly installed and does not meet modern codes.

Plumbing: Historically, the house did not have an indoor bathroom. A toilet has been added on the back porch since 1976. Off the north corner of the house, a concrete slab, 2'- 10" by 3'- 3" marks the location of a septic tank, which may only consist of a wooden box or metal barrel buried in the ground and a drain field that appears to be no longer than about eleven feet.

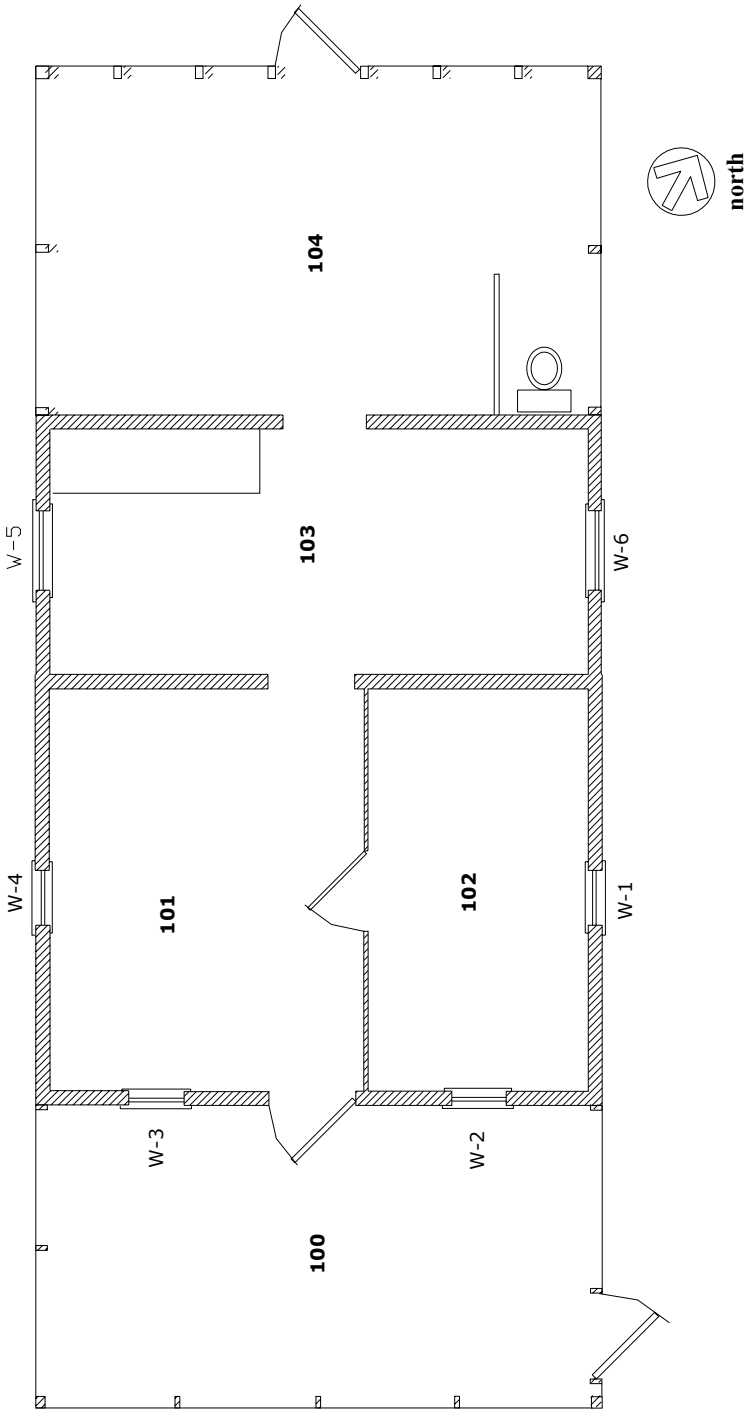


Figure 30 Plan of existing Gaskill-Guthrie House. (NPS-SERO-CRS, 2002)

PART II
TREATMENT & USE

Introduction

This section of the Historic Structure Report is intended to show how a plan for treatment of the Gaskill- Guthrie House can be implemented with minimal adverse affect to the historic building while still addressing the problems that exist with the present structure. Following is an outline of the major issues surrounding use of the building as well as legal requirements and other mandates that circumscribe its treatment. This is followed by an evaluation of the various alternatives for treatment 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 Gaskill- Guthrie 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 treat-

ment 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 Gaskill- Guthrie House, reports are being developed on the Lewis- Davis House, the O'Boyle- Bryant House, the Guthrie- Ogilvie House, Fishing Cottage #2, the Seifert- Davis or Coca- Cola 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 Gaskill-Guthrie 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 close 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 allowing 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 Gaskill- Guthrie 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 recognized 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 Outer

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

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 historically- private 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 Gaskill- Guthrie House and the other structures that were historically private residences should be continued, if that can be accomplished with minimal alterations to the buildings' historic character. Clearly, however, treatment of the house (and the other historic properties in the district) must, at a minimum, adhere to the Secretary's Standards if the historic character of the individual buildings is to be maintained.

Treatment: Termites, poorly- maintained windows and exterior finishes, and a variety of haphazard repairs threaten the building's continued preservation. Significant structural repairs may be necessary, especially as modern finishes can be removed and the condition of the framing and finish materials assessed.

In addition, the modifications to the building in the last twenty- five years have significantly

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

compromised its historic integrity. Removal of the added roof and restoration of the original roof line, which is clearly evident on the sides of the building would restore that integrity.

In addition, continued residential use requires rehabilitation, especially replacement of the building's electrical and plumbing systems. The Lighthouse Keeper's Quarters (or Barden House), the Life- Saving Station, and other government buildings were wired for lighting shortly after World War I and the Lewis- Davis House appears to have been wired shortly before or during World War II. Indoor plumbing, however, appears not to have been an historic feature, and even now bathroom facilities are limited. Designing and installing a more- permanent facility that will not intrude on the building's historic character will be a major component of the building's rehabilitation.

Requirements for Treatment & Use

The Gaskill- Guthrie House has a fragile character that can be easily destroyed by insensitive treatment. This character is embodied not just in the vernacular form of the building but also in its structure and its component materials, including wood 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.

Because it is a contributing building in a National Register district, legal mandates and policy directives circumscribe treatment of the Gaskill- Guthrie 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 authorizing 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 the statutes and regulations noted above, 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. However, 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.

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

Alternatives for treatment and use of the Gaskill- Guthrie House have been explored, but given the building's location and its small scale, these are limited.

Use: For most historic buildings, the highest and best use is the use for which the structure was originally designed, since it is changes in use that often necessitate significant alterations to the historic building. For the Gaskill- Guthrie House, this use is residential, but because of the historical lack of indoor plumbing, continued residential use will require perpetuation of modern additions (e.g., an indoor bathroom) that significantly alter the building's historic character.

As an alternative, the house could be treated as a sort of house museum where the building itself is the exhibit. The smallest and oldest of the private houses at the Cape, it would be especially useful in that capacity since it retains most of its historic features, and its historic appearance is well- documented by historic photographs from the 1920s and 1930s. Restored to its appearance before it was altered in the 1950s, the house could give visitors a glimpse of the rather limited comforts that were available to Cape residents between the World Wars.

Treatment: A number of repairs are necessary to preserve and to continue use of the structure, including repairs to existing wood sash, replacement of missing wood sash, re- roofing, and rehabilitation of the plumbing and electrical systems. With those sorts of rehabilitative repairs, the building could continue to be used in a variety of ways. Continued use of the building would not necessitate restoration of the altered roof line, and if rehabilitation is sensitively designed and executed, the building's historical integrity need not be further diminished. However, if the park's goal is to present Cape Lookout Village as it appeared historically, some restoration is in order. The historic appearance of the Gaskill- Guthrie House is very well documented by historic photographs and by physical evidence. Removal of the added roof and cement- asbestos siding, reconstruction of the porches, and restoration of the original tongue- and- groove siding is recommended.

Recommendations for Treatment & Use

In keeping with the parameters established for the park's other historic buildings by the park's 1982 GMP, the historic (and present) residential use of the Gaskill- Guthrie House and the other structures that were historically private residences should be continued, if that can be accomplished with minimal alterations to the buildings' historic character. Alternatively, the building could be simply restored and used to exhibit the rather primitive living conditions common at the cape in the early twentieth century.

Treatment of the Gaskill- Guthrie House (and the other historic properties in the district) must, at a minimum, adhere to the Secretary's Standards if the historic character of the individual buildings is to be maintained. Of 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 added roof and cement- asbestos siding, and relatively simple, straightforward repairs to the building's other historic features would restore that integrity. Rehabilitation of the building's

interior and its plumbing and electrical systems will be necessary if residential use is to be continued.

Site

The site is better drained than most in the area, and this condition should be maintained. Improvements to the water and septic systems at the site are being planned, but these should have little, if any, effect on its visual character.

Treatment of the landscape around the house should be defined through a Cultural Landscape Report. The metal storage building on the northeast side of the house and the outdoor shower and connecting board walk off the rear of the house are modern structures. However, sheds, well heads, privies and other small structures were historically part of the Cape's landscape, and many are still necessary if the houses are to continue to be used residentially. Compatible- design guidelines for outbuildings should be developed that would address the needs of residents while not being an intrusion on the landscape.

- Maintain good site drainage.
- Follow recommendations of Cultural Landscape Report in determining additional treatment of the surrounding landscape and outbuildings.

Foundation

The low wooden piers that form the building's foundation are in poor condition and should be entirely replaced. New piers should match the original piers in dimension and location, but should be set to raise the house to a minimum of 12" above grade. Since one of this building's most significant features is its framing, the original method of attaching sills and joists to piers should be replicated, although additional support or attachments might also be necessary.

- Replace all piers, replicating size and placement of originals.

Structure

The framing of the house is very unusual in the sizing and placement of framing members and in the methods used for making connections. There has been significant damage to sills and other framing members due to termites and rot, and some strengthening of the building's framing is recommended if the building is to be occupied. Every effort should be made to minimize alterations to the historic framing. Intermediate floor and ceiling joists and rafters should be added to reduce the span of the historic members. This can be most easily accomplished while the building is temporarily raised to replace piers, which will also allow easier access for necessary repairs to termite- or water-damaged sills and joists.

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.

The historic roof line has been dramatically altered in the last twenty- five years, but much of the original roof remains intact within the present attic. The historic porches were also lost during the same period; but, like the roof and most of the building's other historic features, physical evidence and photographs document their historic appearance. The existing roof original roof structure should be restored and the porches reconstructed.

- Reduce span of joists and rafters by adding intermediate members.
- Repair termite- damaged and/or rotted sills and other framing elements as necessary.
- Reconstruct original porches.
- Restore original roof line.

Roofing

The house's roof has always been covered with asphalt shingles. The original shingles were red, and some of these survive in the attic and should be preserved. They are not appropriate for the present roof, however, where white asphalt shingles should be maintained.

- Maintain white, asphalt shingle roofing.

Exterior Finishes

The existing asbestos siding could be preserved, since at the time it was installed the house had not been substantially altered. The asbestos siding was probably not installed until after the Willises bought the house in 1951; and in keeping with the goal of presenting the village as it appeared during the historic period, the asbestos should be removed and the underlying, tongue- and- groove, wooden siding repaired and preserved. In order to avoid potential health risks, care should be taken to remove the asbestos shingles without breakage. The shingles may be useful in making repairs to the O'Boyle- Bryant House, where the asbestos siding is being preserved. Unused shingles should be stockpiled for future use.

- Remove asbestos siding, reusing or stockpiling the shingles.
- Repair and preserve underlying tongue- and- groove siding.

Doors

The existing five- panel front door is the historic door and should be preserved. The historic back door was probably similar but is now missing. Since there is no door at the opening, a new door will be necessary when the original, open back porch is restored. A paneled door similar to the present front door is appropriate.

The rim lock at the front door is historic and apparently has always been mounted on the exterior face of the door. It should be maintained in that position and modern dead- bolt locks installed to secure the doors.

- Preserve front door, including historic hardware.
- Install new paneled door at back door.
- Install dead- bolt locks at both exterior doors.

Windows

All of the house's historic window openings remain intact, and frames, sash, and trim should be repaired and preserved. The most obvious modern alteration was the addition of the metal awnings after 1976, which should be removed in order to restore the exterior to its historic appearance.

- Repair and preserve existing windows.
- Remove metal awnings.

Interior Finishes

The southeast wall of Room 103 is finished with tongue- and- groove boards that should be repaired and preserved. The remaining interior walls of the house were apparently left unfinished until hard board panels were installed on the walls and ceilings in Rooms 101 and 102. This may have occurred as early as the 1930s or as late as the 1950s. Within the last twenty- five years, the southwest, northwest, and northeast walls in Room 103 have been covered with sheets of plywood paneling.

The hard board and plywood panels could be left in place, but because of the wide spacing of the framing and the thin nature of the paneling (1/4"), the wall panels have warped. In addition, the hard board on the ceiling covers the original tongue- and- groove board ceiling. Removal of the panels would allow further investigation of the building's framing, allow a better assessment of the framing's condition, and provide an opportunity to strengthen the building's structure without disturbing the exterior siding. If the walls are re- paneled, a thicker, more- rigid material such as 1/2" plywood should be used. The original tongue- and- groove ceilings and walls should be repaired and left exposed. Existing tongue- and- groove flooring should be repaired and preserved. Walls, ceilings, trim, and flooring should be painted.

- Remove existing hardboard and plywood paneling from walls and ceilings.
- Repair wall framing and install new 1/2" paneling.
- Repair existing flooring.
- Repaint all interior woodwork.

Utilities

Wiring: The building should be completely rewired. Smoke and fire detectors should be installed to protect the entire building.

Heating: Installation of a central heating and/or air- conditioning system is discouraged, since the necessary equipment would be highly visible. Electric baseboard heaters could be installed if necessary.

Plumbing: The entire plumbing system should be rehabilitated. The existing bath room should be removed from the back porch and a new bathroom installed at the northeast end of Room 103.

The existing kitchen should be rehabilitated. Although not part of the house's historic fabric, the cabinets and fixtures can be repaired and continued in use.

- Install new electrical system.
- Install fire and smoke detection system.
- Do not install central heating or air-conditioning; install electric space heaters if necessary.
- Remove existing bathroom and install new bath at northeast end of Room 103.
- Rehabilitate existing kitchen.

Notes

Remove asbestos siding and restore tongue-and-groove siding. Repair existing windows and doors. Install wood-shingled roof.

1. Reconstruct porch using details seen in O'Boyle photographs.
2. Rehabilitate kitchen.
3. Construct partition wall and install new bathroom.
4. Remove hardboard paneling, repair framing, replace hardboard paneling.

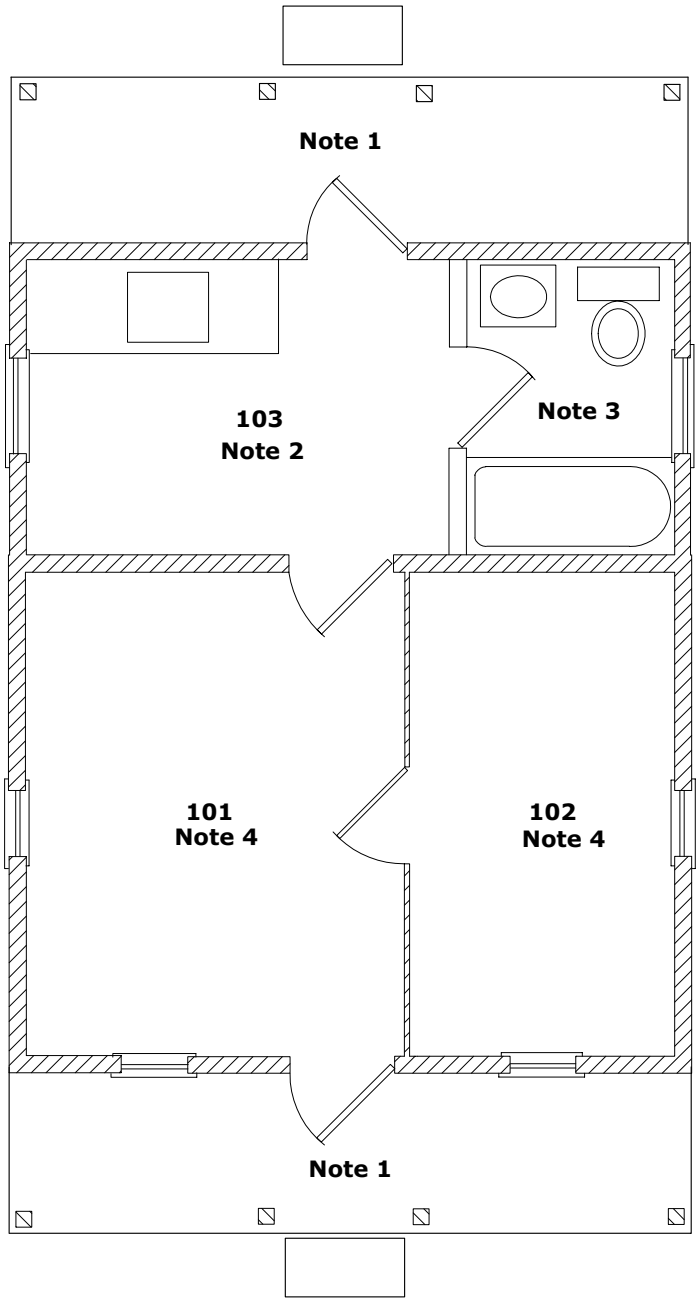


Figure 31 Proposed plan for treatment and use. (T. Jones, NPS-SERO-CR, 2003)

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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.

NPS D- 433 January 1997