

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Oakmont

other names/site number Dunn, William Albion, House

### 2. Location

street & number 2909 South Memorial Drive  N/A not for publication

city or town Greenville  vicinity N/A

state North Carolina code NC county Pitt code 147 zip code 27834

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Jeffrey A. Cross SHPO 8/17/01  
Signature of certifying official/Title Date

North Carolina Department of Cultural Resources  
State of Federal Agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

<p>I hereby certify that the property is:</p> <p><input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined not eligible for the National Register.</p> <p><input type="checkbox"/> removed from the National Register.</p> <p><input type="checkbox"/> other, (explain:) _____</p> <p>_____</p> <p>_____</p>	<p>Signature of the Keeper</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date of Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Oakmont  
Name of Property

Pitt County, North Carolina  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
3	0	buildings
1	0	sites
0	0	structures
0	0	objects
4	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Landscape: garden

Landscape: object

Domestic: single dwelling

Domestic: secondary structure

Landscape: garden

Landscape: object

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Colonial Revival

foundation Brick

walls Brick

Wood: weatherboard

roof Slate

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1930-1934

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1930

\_\_\_\_\_

\_\_\_\_\_

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Architect/Builder

Benton and Benton

\_\_\_\_\_

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Oakmont  
Name of Property

Pitt County, North Carolina  
County and State

10. Geographical Data

Acreeage of Property approximately 2.3 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Drucilla H. York

organization Local History Associates date April 27, 2001

street & number 2001 East Fifth Street telephone (252) 752-5260

city or town Greenville state NC zip code 27858

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Anne Varga Dunn

street & number Post Office Box 487 telephone (252) 756-3706

city or town Greenville state NC zip code 27835

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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### Narrative Description

One of the most outstanding and intact Colonial Revival homes in the Greenville area, Oakmont was according to family tradition designed by the architectural firm of Benton and Benton in Wilson and constructed in 1930. Located on a 2.3-acre parcel of land near the Greenville Country Club, it fronts on the east side of Memorial Drive and measures roughly 140 feet by 700 feet. By 1935, this elongated property was landscaped into four distinct areas: the house site, the domestic area behind the house, the formal gardens, and orchard [Exhibit 1]. The origin of this design is presently unknown.

1. Landscape: ca. 1931, contributing site

Oakmont's buildings and landscape features embody the aesthetics of the Colonial Revival blending the more formal with the utilitarian aspects of the design. Sited approximately 200 feet from the road, the formal two-story brick house stands within a mature grove of principally oak trees and a spreading evergreen. The driveway parallels the southern property line and then encircles the house passing through the northern porte cochere. Simple wooden posts frame the entrance to the drive. An acorn-shaped Oakmont sign hangs from the cantilevered arm of south post. The house itself is situated on a slight rise or terraced area at the front. Azaleas and a few boxwoods are planted around its perimeter. Shaded by mature pecan trees, the domestic area behind the house includes a garage, playhouse, and small garden. Two gangly cedar trees flank the rear entrance of the house. Just north of the garage is a small gable-front frame playhouse built ca. 1934, known as the doll house. Positioned nearby stands a ca. 1934 garden bench made of three concrete parts: a flat molded edge rectangular seat and two upright supports with geometric block designs. Just south of the garage, a hedge frames the outer perimeter of a small open lawn. A small circular flower bed outlined by large rocks is located in the center of this lawn and features a centrally-placed pedestal bird bath made of concrete. A small ornamental frog sits within its flared circular bowl. Both pieces are original ca. 1931 landscape elements. Behind the domestic area, the more formal green garden remains intact around its perimeter but in an overgrown state. Its central boxwood-lined path, however, no longer exists. Today, this area is surrounded by mature hardwood trees and the southeast circular flower bed has vanished. The former orchard, with its peach and pear trees and grape arbors, is also fast disappearing. Only a few overgrown grape vines and several nut trees remain.

2. House: 1930, contributing building

Georgian elements highlight the exterior of this impressive Colonial Revival dwelling with symmetrical fenestration. A gable roof protects the house's five-bay main block and a slate hip roof cover its slightly narrower rear extension. The shaft of an interior chimney rises from the ridge of each gable end. This main block features an impressive Georgian central entrance with

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fluted pilasters capped by Corinthian capitals, a broken ogee pediment, and a pineapple finial. Its recessed doorway has raised-panel soffits, transom with fanlight, and six-panel door. Forward projecting frame wings, a screened porch and porte cochere to the north, and an open porch and rear sun room to the south, provide symmetry and balance to the design and flank the main block. At each corner, a grouping of three Doric posts helps support the porches and porte cochere. A tiled terrace spans the front facade and unifies these porches. Originally, awnings shielded the windows and doors along the south and west elevations [Exhibit 2].

Several additional exterior elements contribute to the house's Colonial Revival design. Laid in common bond, the brickwork includes a double-row belt course to delineate the first and second floors. A handsome and unusual cornice with drop pendants skirts the eaves. All windows have brick sills, soldier arches, and double-hung sash, most with twelve-over-twelve lights. Louvered shutters incised with a single acorn motif flank each window on the west, south, and north elevations. Reminiscent of the porches, the sun room with its frame construction features paired Doric pilasters at each corner as well as recessed panels beneath each window with a transom above. Its west elevation has distinctive paired casement windows flanking a central door opening onto the porch. All other sun room windows are twelve-light single casement ones surmounted by three-light transoms. At the rear, the central bays feature a small enclosed screen porch at the first floor and a beautiful, tall variation of a Palladian window within a recessed elliptical arch directly above it.

The interior follows basically a center-hall plan with an open-string dog-leg stair to the rear of the hall. This stair has an outstanding intermediate landing with a window seat beneath the formal Palladian window. On the first floor, the plan features a living room, study, and bathroom flanking the hall to the south and a dining room, breakfast room, and kitchen on the north. The upstairs includes four bedrooms and two baths. The north two bedrooms and south two share baths. The master bedroom in the southwest corner also has a dressing room with a wall unit of built-in closets and drawers. Closets are located in each bedroom, the upstairs hall, and downstairs back hall. Handsome built-in cupboards with glazed doors are located in the butler's pantry/breakfast room and in the kitchen flanking the sink. Off the rear service hall, there is a walk-in pantry and stairs leading down into a small basement boiler room. The original hot-water radiator system continues to heat the house. Cast iron radiators are located in each room, usually beneath a window.

Remaining virtually intact, the interior includes original woodwork, plaster cornices, wall-paper, light fixtures, bathroom fixtures, and kitchen cupboards and sink. Walls throughout the house are plaster, and the floors are darkly-stained oak. Both halls, living room, and dining room have decorative plaster cornices. Chair rails further define the formal areas of the dining room and halls. Original classically designed wallpaper hangs in both the downstairs and upstairs halls. All the other principal rooms have picture molding skirting each ceiling. All the woodwork features Colonial Revival moldings, and the window and door surrounds are mitered. In the living room, a Federal-style mantel frames the interior chimney's black marble fireplace surround and hearth. Double-leaf French doors help manage circulation from the hall into the dining and living

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rooms. The exits from both of these rooms on to the screened porch and sun room, respectively, also have French doors. The doorway onto the north porch, however, is capped by a three-light transom. Throughout the house, most doors have six flat panels, and a simple molding outlines the recessed edge of each panel. Swinging versions of these doors connect the dining room, butler's pantry/breakfast room, and kitchen. Downstairs all door and window hardware is brass, including the recessed window pulls. Upstairs, however, all the doors have beautifully faceted glass knobs.

Throughout the house, the original lighting and plumbing fixtures remain in place and in most instances unchanged. Original brass light fixtures of various sizes and styles hang in both halls, the dining room, breakfast room, and library. The bedrooms have ceiling fixtures with two unshaded bulbs. Featuring black and white ceramic tile, the bathrooms retain all their original fixtures including tubs, toilets, and pedestal sinks. Other noteworthy ceramic accessories are the towel bars, recessed soap and toilet paper holders, and toothbrush holders. Above each sink is a medicine cabinet flanked by single light brackets. The bracket lights in the master bath, however, are replacements.

Today, Oakmont stands as an outstanding and intact example of Colonial Revival architecture and landscape design and embodies Greenville's suburban growth during the 1930s as it relates to the development of the Greenville Country Club. The family of Albion Dunn intends to preserve the integrity of this property for future generations. The goal is to restore all storm and water damaged features of the house, including the Chinese trellis balustrade of the flanking porches. To help accomplish this goal, the family is pursuing both local historic property designation and nomination to the National Register of Historic Places.

### 3. Garage: 1931, contributing building

Built in 1931, this one-story two-car garage includes a rear servants' quarters with bathroom. Protected by a steep hip-roof with asphalt shingles, this brick structure is laid in common bond and features a simple wide cornice with an architrave molding. A pair of double-leaf horizontally-tracking doors enclose the garage's open bay. The servant's quarters is entered from the south elevation and contains two rooms. Heat was supplied by a stove utilizing a chimney flue. A double-sash window with six-over-six lights serves each room, one located on the rear elevation and the other on the north elevation.

### 4. Playhouse: ca. 1934, contributing building

This playhouse is a simple one-story gable-front frame structure containing a single room. Its facade has a single door entry and each side elevation contains a double-sash window with four-over-four lights. The door is composed of vertical boards with a central single-pane diamond-shaped window. Plain cornerboards and surrounds further define the exterior which is sheathed

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with German siding. Triangular brackets support each gable overhang, and exposed rafter ends extend along the eaves. On the interior, the walls and ceiling are finished with beaded tongue-and-groove boards. Two tiers of simple shelves line the rear wall.

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**Statement of Significance**Summary

One of the most outstanding Colonial Revival properties in Greenville (Pitt County), Oakmont was built in 1930 for the well-known and respected North Carolina jurist William Albion Dunn [1883-1968] and, in all probability, the house was designed by the Wilson architectural firm of Benton and Benton. Between 1915 and 1935, brothers, Charles Collins Benton and Frank Warthall Benton, were noted for their designs of public, commercial, and residential buildings in eastern North Carolina. Oakmont and its correlation with the establishment in 1923 of the Greenville Country Club two miles outside of Greenville embody a national trend associated with the concomitant development of country clubs and automobile suburbs near towns and cities during the early twentieth century. The integration of formal and domestic aesthetics within Oakmont's approximately 2.3 acre grounds also reflects the Dunn family's suburban ideals. This deep, elongated property has four distinct areas: a formal front lawn, a domestic area with small garden directly behind the house, another more formal garden, and an orchard with grape arbors at the rear. The sophisticated two-story brick Colonial Revival house stands on a slight rise and has a flanking sun room/terrace on the south and a screened porch/porte cochere on the north. Hallmarks of the Colonial Revival on the exterior are the Georgian entrance with broken ogee pediment and pineapple finial, a double-row belt course, and an exceptional drop-pendant cornice. The interior conforms to a center-hall plan with the formal areas on the first floor featuring pulled-plaster cornices and French doors. A stylish brick two-car garage with a servants' quarters at the rear, a charming frame playhouse, a concrete garden bench, and a circular flower garden outlined with rubble stones and highlighted by a central birdbath are all integral elements within the domestic area dating from the 1930s. As a former mayor of Greenville and Superior Court judge, W. Albion Dunn was one of Greenville's leading citizens at the time of his marriage to Lalla Rookh Boyd, on April 30, 1930. Their marriage served as a catalyst for the construction of Oakmont near the Greenville Country Club and in an area being fashionably laid out as an automobile suburb two miles south of Greenville. One of the country club's original stockholders, Dunn had been active in its organization in 1923, serving initially on its board of governors and helping draft the organization's by-laws. For these reasons, Oakmont fulfills, as a locally significant property, the following National Register of Historic Places criteria: Criterion A, as a reflection here in Greenville during 1930 of early twentieth-century development trends in the United States associated with the evolution of automobile suburbs and country clubs; and Criterion C, as the embodiment of the twentieth century, Colonial Revival aesthetic and representative of the work of the architectural firm of Benton and Benton in Wilson during the development of Oakmont as a home for the family of Albion Dunn from 1930 to 1934. Today Oakmont remains in the ownership of the Dunn family and retains its site and structural integrity. Having recently received local historic property designation, the owner also plans to utilize the state tax incentives to assist in the restoration of water and storm damaged areas of the house.

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Historical and Architectural Context

A native of Scotland Neck, William Albion Dunn [1883-1968] was a highly respected and active member of the legal profession within North Carolina, who also served as mayor of Greenville and Superior Court judge from the fifth district and chaired for twenty-two of the years between 1942 and 1968 the Legal Ethics and Professional Conduct Committee of the North Carolina State Bar. The son of William Arrington Dunn and Kate Speed Dunn, he was born on July 2, 1883 and received his education at Vine Hill Male Academy, graduating in 1898. From 1898 to 1904, he attended Wake Forest College, receiving first an A. B. degree and then a law degree. He returned to Scotland Neck to practice law with his father in February 1904. Following his twenty-first birthday, July 2, 1904, he was admitted into the North Carolina Bar Association and, then on August 22, was administered the attorney's oath in Halifax. He practiced law and lived in Scotland Neck until 1910. His first marriage on January 9, 1907 to Grace Galloway of Mount Airy tragically ended three months later with her death on March 19. On December 30, 1909, Dunn married Irma Lee Cobb of Greenville, the daughter of Robert J. and Mollie Rountree Cobb.<sup>1</sup> Well-known in Greenville as a building contractor, Cobb had extensive farming interests in Pitt County and served as president of the Building and Lumber Company and later as vice-president of Pitt Lumber and Manufacturing Company.<sup>2</sup>

In July 1910, the Duns moved to Greenville before the birth of their first child, William Albion, Jr. on December 2, 1910.<sup>3</sup> His law practice, located near the courthouse in the new Shelburn Building on Third Street, had opened by August that year and Dunn's tailored newspaper advertisement stated, "Practices where services desired."<sup>4</sup> Their family continued to increase with the birth of a daughter, Irma Cobb. Desiring to live in proximity to the Cobb's family home at 314 West Fifth Street, the Dunn's chose in 1915 to buy a lot at 707 West Fourth Street in the Skinnerville neighborhood and began building their house. In all likelihood, this two-story brick dwelling was designed by the Wilson architectural firm of Benton and Benton and constructed by a local contractor, William Bertrand Baker.<sup>5</sup>

Dunn's legal talents and civic-mindedness also drew him into Greenville politics. Running on the Democratic ticket, he was first elected mayor of Greenville in 1915 and again in 1917. During his tenure as mayor from 1916-1919, many improvements were undertaken for the city including the permanent paving of streets, the installation of four miles of sidewalks, and the extension of gas mains throughout the city. In addition, funds totaling \$100,000 were authorized for the construction and improvement of the city's water and light plant. As an economy for the city, Dunn also performed the duties of city attorney free of charge. Five years later in March 1925, he was appointed by Gov. A. W. McLean as a judge of the Superior Court of North Carolina for the fifth district. He returned, however to private practice in February the following year.<sup>6</sup>

During the 1920s, Greenville was experiencing strong economic growth. New neighborhoods were developing in conjunction with East Carolina Teachers College, the tobacco industry was flourishing, and new public schools were built as well as a library. The town was growing and modernizing as was the college. Much of Albion Dunn's contributions to Greenville

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reflect this growth: his public-service tenure as mayor, his legal contributions as a lawyer and judge, and his social contributions as a member of the Carolina Club, Knights of Pythias, and Elks Club.<sup>7</sup>

Greenville's increasing housing needs initiated the construction of a full range of homes built by contractors utilizing in many cases the designs of an architect or architectural firm. Some local building contractors, including Oscar G. Gulley, J. E. Beaman, R. L. Johnson, William Bertrand Baker, and Ballard and Ballard, were building houses in the new College View neighborhood as well as in the more established neighborhoods in the downtown area. These homes, many of which are bungalows, reflect various styles namely Prairie, Craftsman, Spanish Colonial, and Colonial Revival. Generally, the popularity of the Colonial Revival style evolved into a preference for the more academic Georgian Revival among the social elite during the 1920s and 1930s. Within the Georgian Revival, architectural forms and details were directly derived from eighteenth-century colonial examples and incorporated into buildings exhibiting features such as decorative brickwork, pedimented entrances, elaborate cornices with dentils and modillions, Palladian windows, pilasters, and columns. These buildings were usually frame or brick and, on the interior, used modern materials, mechanical services, and systems. Houses also began to feature laundry rooms, large bathrooms, sun rooms, and sleeping porches.<sup>8</sup>

Architects, such as Thomas B. Herman and Lila Ross Wilburn, and the firm of Benton and Benton, provided designs for many Greenville residences during the first half of the twentieth century. Most were impressive, two-story, brick, Colonial Revival houses, and many were located at what was then the outskirts of the town. As professional architectural practice quickly developed in eastern North Carolina during the early twentieth century, Benton and Benton was recognized as one of the region's leading architectural firms. This partnership of architects, Charles Collins Benton [1887-1960] and his brother Frank W. Benton [1882-1960], was located in Wilson and operated from 1915 to 1935. Familiar with the latest styles, Benton and Benton was noted for their public and commercial designs as well as residential. Charles Benton even received the nickname "Colonial" for his proficiency with this particular style.<sup>9</sup> Two of its earliest extant residential commissions in Greenville were Albion Dunn's first house built at 707 West Fourth Street in 1915-1916 and the William H. Long House (NR, 1982), an impressive Neo-Classical Revival style built in 1917. Lila Ross Wilburn [1885-1967], one of the first women architects in the South, provided in 1929 a handsome Colonial Revival design for the Edwards-Worthington House. Based in Atlanta, Wilburn published many of her designs in booklets sold for one dollar with titles such as *Homes in Good Taste*. During the 1930s, Thomas B. Herman [1885-1956] of Wilson designed two of the city's most impressive Georgian Revival dwellings, the William I. Wooten House and the J. Key Brown House, both near the eastern edge of Greenville's town limits. A former draftsman at the firm of Benton and Benton from ca. 1922-1928, Herman was one of the most well-respected residential architects working in the Greenville area until his tragic death in 1956.<sup>10</sup>

Within the United States during the late nineteenth and early twentieth centuries, the development of country clubs became increasingly popular, especially in metropolitan areas. Small

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towns, however, were slower to grasp the social and economic practicality of country clubs. In the July 1909 issue of *Country Life in America* magazine, C. O. Morris's article, "Country Clubs for Everyone," clarified rules essential to the formation and establishment of a successful club. As an awareness of this knowledge spread from urban areas, the social elite of small towns began developing country clubs that were easily accessible by automobiles and near a town's limits. Most new clubs were formed around the game of golf and many began as nine-hole courses. Although the earliest golf courses in the United States were developed in the 1880s, the construction of courses soared from 742 in 1916 and 1,903 in 1923, to 5,648 in 1929. Of the courses constructed in the 1920s, professional designers were involved with only a fraction. Oftentimes, the presence of a country club either prompted or assisted suburban development of neighboring property for the socially elite. By the mid 1920s, these areas were recognized as automobile suburbs.<sup>11</sup>

Paralleling national trends, the Greenville Country Club was formally organized in March 1923, bringing, for the first time, the game of golf to the Greenville area. A charter was signed, and membership was limited to 150 stockholders. On March 27, its stockholders, now totaling 116, formally elected H. A. White as president; R. N. Garrett, vice-president; and James Ficklen, secretary. They also appointed a nine-member board of governors, which included Albion Dunn for a two-year term. In addition, M. K. Blount, J. B. James and Dunn were asked to draft the organization's by-laws. By the end of May 1923, the club had acquired approximately 108 acres of land two miles south of Greenville on Highway 11. This property included Amuzu Park, Forbes Mill Pond, and part of the Gorman tract. It would provide members with a gathering place not only to play golf but to also enjoy the former park's lake, bath houses, and dance pavilion.<sup>12</sup>

The presence of the country club also sparked the residential development of nearby land, along Highway 11. By September 1923, and with the assistance of the Atlantic Realty Company, R. W. Gorman divided the remainder of his property, which fronted the highway, into Mill Brook Farm subdivision [Exhibit 3]. One large, eleven-plus acre tract identified as Lot 1A was quickly sold to Ralph M. Garrett, Sr. on October 6, 1923. The rest was defined by four proposed streets and divided into two blocks containing forty-one lots. The lots closest to the highway roughly measured 100 feet wide by 200 feet in depth. Those parcels fronting the golf course maintained the same width but, in most cases, were much deeper.<sup>13</sup> Five additional lots along the highway were sold by 1928. Directly across the highway, the road frontage of the W. S. Moye Farm was also subdivided. On July 1, 1927, E. P. Spence purchased lot number one, an eight-acre tract, and became the first to actually build a residence in the area after the development of the country club. He was followed by Albion Dunn, Ralph M. Garrett, Sr., and J. T. Little, respectively.<sup>14</sup>

The dissolution of Albion Dunn's second marriage first by separation in July 1929 and then by divorce in February 1930, marked a new beginning for him. On April 24, 1930 in Cleveland, Ohio, he married Lalla Rookh Boyd [1903-1991], a native of Ayden. Two months later, on June 9, 1930, the newlyweds purchased approximately two-and-a-half acres of land near the Greenville Country Club for \$2,500. This property was identified as Lot #3 in the W. S. Moye subdivision. Family tradition maintains that the Wilson architectural firm of Benton and Benton designed their

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new home, which was patterned after a larger house in Wilson, possibly the W. W. Graves House [1923] designed by Harry Barton, a Greensboro architect. The Dunns moved into Oakmont, in January 1931.<sup>15</sup> Over the next seven years, their family grew with the birth of a daughter, Anne Varga, and then a son, William Boyd.

Throughout his legal career, Albion Dunn made contributions to the legal profession in North Carolina through his committee work first for the North Carolina Bar Association and then the North Carolina State Bar. The North Carolina Bar Association, a professional organization founded in 1899, served as a primary link between the profession and the general public, and in 1919, it adopted the American Bar Association's Canons of Ethics. During the 1920s, Dunn served on various committees on both the district and state levels. He served as the representative for Pitt County on the County Committee on Membership from 1922-1923. He also served one term each on the Committee to Represent the Bar Association in the Various Judicial Districts in Matters Passed on by the Grievance Committee [1922], Grievance Committee for the Fifth District [1923], Committee on Judiciary [1926], Committee on Publication [1928], and Committee on Uniform State Laws and Legislation [1929]. By 1934 his committee work began to concentrate on legal ethics and professional conduct issues; he served from 1934 to 1937 on the bar association's Committee on Legal Ethics and Professional Conduct, which was chaired by G. H. Hastings.<sup>16</sup>

At the request of the North Carolina Bar Association, the state legislature passed the necessary legislation in 1933 to create the North Carolina State Bar. This new state agency would be responsible for regulating the practice of law in North Carolina. The first president of the North Carolina State Bar, I. M. Bailey, stated its creation was an "effort to bring to the profession the right of self-government."<sup>17</sup> All attorneys practicing law in North Carolina were required by law to become members of the State Bar. The membership elected its three top officials at an annual meeting. These officers, assisted by a secretary-treasurer and a twenty-one member council, composed of one elected councilor from each state bar district, conducted the business of the State Bar and formed four oversight committees. The work of these committees is reflected by their names: executive, legal ethics and professional conduct, legislation and law reform, and grievance. Their work was reviewed at the State Bar Council's quarterly meetings. With the exception of two years, Albion Dunn served from 1933 until 1968, as the State Bar Councilor representing the fifth district. During his tenure, the fifth district eventually became the third district.<sup>18</sup>

Shortly after its formation, the State Bar adopted as its first code of professional conduct the American Bar Association's Canons of Ethics.<sup>19</sup> At first, the legal ethics and professional conduct committees of the State Bar and the North Carolina Bar Association worked in tandem with the same committee chair and four members serving each. By 1938, however, the State Bar had assumed full responsibility of this oversight. Two committee members, Albion Dunn and Julius Martin II, and its chairman, G. H. Hastings, served throughout this transition and for the next four years. At the council's April 1942 meeting, Albion Dunn was appointed as the Ethics Committee's chairman, a position he held until 1968, excepting the five years between 1946 and 1951.<sup>20</sup> Throughout his years of service to the North Carolina State Bar, Dunn was respected for

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his dedication and ability and admired for his strength of character, sense of fairness, tenacity, and frankness. His long-standing contribution to the development of legal ethics and professional conduct within North Carolina's legal profession is unparalleled.

<sup>1</sup> History of North Carolina. Vol. V: North Carolina Biography (New York: Lewis Publishing Company, 1919), 30, hereinafter cited as History of NC; North Carolina: Rebuilding an Ancient Commonwealth, Vol. IV (New York: The American Historical Society, Inc., 1928), 540, hereinafter cited as NC Rebuilding. Note: The North Carolina Bar Association was founded in 1899. Also, in the History of North Carolina biography of Dunn, his birth date is incorrectly given as June 2, 1883.

<sup>2</sup> NC Rebuilding, 541; The Commonwealth, February 18, August 25, 1904; Michael Cotter, ed. The Architectural Heritage of Greenville, North Carolina (Greenville: Greenville Area Preservation Association, 1988), 159, hereinafter cited as Cotter, Architectural Heritage of Greenville.

<sup>3</sup> NC Rebuilding, 541; History of NC, 30.

<sup>4</sup> Daily Reflector (Greenville, N. C.), July 12, 26, 1910.

<sup>5</sup> Cotter, Architectural Heritage of Greenville, 46-47, 156; History of NC, 81; Note: For a differing view, see Penne Smith, "Albion Dunn House: City of Greenville Survey and Research Report," n. p., which credits William B. Baker as the designer as well as building contractor for the Albion Dunn house at 707 W. Fourth Street.

<sup>6</sup> History of NC, 29; NC Rebuilding, 541; John L. Cheney, ed., North Carolina Government, 1585-1979: A Narrative and Statistical History (Raleigh: N. C. Department of Secretary of State, 1981), 578, 580.

<sup>7</sup> History of NC, 30; NC Rebuilding, 541; Daily Reflector, October 15, 1968.

<sup>8</sup> Michael Cotter, ed., The Architectural Heritage of Greenville North Carolina (Greenville: Greenville Area Preservation Association, 1988), 156, 160-161, hereinafter cited as Cotter, Architectural Heritage of Greenville; Catherine W. Bishir and Michael T. Southern, A Guide to the Historic Architecture of Eastern North Carolina (Chapel Hill: The University of North Carolina Press, 1996), 57, herein after cited as Bishir and Southern, Architecture of Eastern N.C.; Catherine W. Bishir, Charlotte V. Brown, Carl R. Lounsbury, and Ernest H. Wood, III, Architects and Builders in North Carolina: A History of the Practice of Building (Chapel Hill: The University of North Carolina Press, 1990), 301.

<sup>9</sup> Cotter, Architectural Heritage of Greenville, 157; Bishir and Southern, Architecture of Eastern N.C., 55; Joan L. Howell, comp. Wilson County, North Carolina Cemeteries, vol. IV (Wilson, N.C.: Wilson County Genealogical Society, 1998), 27.

<sup>10</sup> Cotter, Architectural Heritage of Greenville, 156-157, 160-161, 165; Kate Ohno and Robert Bainbridge, Wilson North Carolina Historic Buildings Inventory (Wilson: City of Wilson, 1980), 234-235.

<sup>11</sup> James M. Mayo, The American Country Club: Its Origins and Development (New Brunswick, NJ: Rutgers University Press, 1998), 96-97, 100; Geoffrey S. Cornish and Ronald E. Whitten, The Golf Course (New York: The Rutledge Press, 1981), 44, 76.

<sup>12</sup> Daily Reflector, March 28, 31, 1923.

<sup>13</sup> Pitt County Map Book 2, 144; Pitt County Deed Book, V-14, 283. Note: In the deed to Garrett, the buildings on the property were to be moved off by January 1, 1924. The subdivision plat clearly identifies these structures as well as two tenant houses fronting the highway, one on lot #7 and the other on lot #12.

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<sup>14</sup> Pitt County Deed Book C-15, 55; L-19, 58, 77-78; X-21, 19; X-17, 229; X-21, 118; Interview with Anne Varga Dunn, August 4, 2000. Note: The five other lots sold within the Mill Branch subdivision were numbers 3, 4, 7, 11, and 12.

<sup>15</sup> Interview with Anne Varga Dunn, September 11, 2000; Pitt County Deed Book J-18, 430-431.

<sup>16</sup> North Carolina Bar Association Proceedings 1922, 194-195; 1923, 205-206; 1926, 215; 1928, 289; 1929, 215; 1934, 151, 153; 1935, 210; 1936, 150; 1937, 145.

<sup>17</sup> H. M. London, ed., Proceedings of the First Annual Meeting of the North Carolina State Bar (Raleigh: Edwards & Broughton Company, 1934), 5, hereinafter cited as Proceedings of North Carolina State Bar.

<sup>18</sup> Edwin C. Bryson, "The Organized Bar in North Carolina," North Carolina Law Review, Vol. 30 (Chapel Hill: The University of North Carolina Press, 1952), 343-346, The North Carolina Law Review is hereinafter cited as N. C. Law Review followed by volume and page numbers; Memorial written by Luther Hamilton for The North Carolina Bar, Dunn family papers. Note: During these two years, from 1946 to 1948, Albion Dunn's eldest child, William Albion, Jr. was diagnosed with cancer. He died on June 6, 1949.

<sup>19</sup> N.C. Bar Association Proceedings, 1934, 68; Internet home pages of the North Carolina State Bar and the North Carolina Bar Association.

<sup>20</sup> N. C. Law Review, Vol. 18, 1940, 268; Vol. 20, 1942, 456; Vol. 22, 1944, 174-175; Vol. 23, 1945, 274; Vol. 25, 1946, 103; Vol. 27, 1948, 333; Vol. 27, 1949, 398; Vol. 29, 1951, 350; Vol. 32, 1953, 281. Note: Dunn was reappointed as a member of the Ethics Committee in 1949 [Vol. 27, 1949, 398].

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## 9. Major Bibliographical References

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History of North Carolina, vol. 5, North Carolina Biography. New York: The Lewis Publishing Company, 1919.

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North Carolina Law Review (Chapel Hill: University of North Carolina Press).

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Ohno, Kate and Robert Bainbridge. Wilson, North Carolina: Historic Buildings Inventory. Wilson: City of Wilson, 1980.

Pitt County Registry: Deed, Map, and Mortality Records.

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Pitt County Superior Court Records.

Proceedings of the Annual Meeting of the North Carolina Bar Association.

Proceedings of the Annual Meeting of the North Carolina State Bar.

## 10. Geographical Data

### Verbal Boundary Description

The nominated property roughly forms an elongated rectangle measuring clockwise from the north 701 feet by 168 feet by 699 feet by 140 feet. This parcel encompasses approximately 2.3 acres and is identified as parcel number 06378 on Pitt County tax map number 4677.19. The enclosed detail of this map has a scale of one inch equals 269 feet.

### Boundary Justification

The boundary relates to the tract purchased by W. Albion Dunn and his wife Lalla Rookh Boyd Dunn of June 9, 1930 and defined in Pitt County Deed Book J-18, pages 430-431.

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**Additional Documentation**

List of Photographs for Oakmont

All photographs were taken by Drucilla H. York of Local History Associates. All negatives are housed with the North Carolina Division of Archives and History at 109 East Jones Street, Raleigh, North Carolina. In the following list, the photographs number is given first and followed by subject identification, photograph date, and negative #.

1. Southwest view of the house's front facade with the drive circling in front: August 1, 2000; N.2000.9.210.
2. Southeast oblique view of the house's rear elevation: August 1, 2000; N.2000.9.184.
3. Detail of front facade featuring pedimented entrance, decorative cornice, and double-sash windows with louvered shutters: April 22, 1999; N.2000.9.222.
4. Interior view of front entrance: September 12, 2000; N.2000.8.97.
5. Interior view of center-hall staircase: September 12, 2000; N.2000.8.95.
6. Interior view of living room mantel: September 12, 2000; N.2000.8.101.
7. Southwest view of brick garage with playhouse in background: August 1, 2000; N.2000.9.207.
8. Southwest view of frame playhouse with garden bench: August 1, 2000; N.2000.9.204.

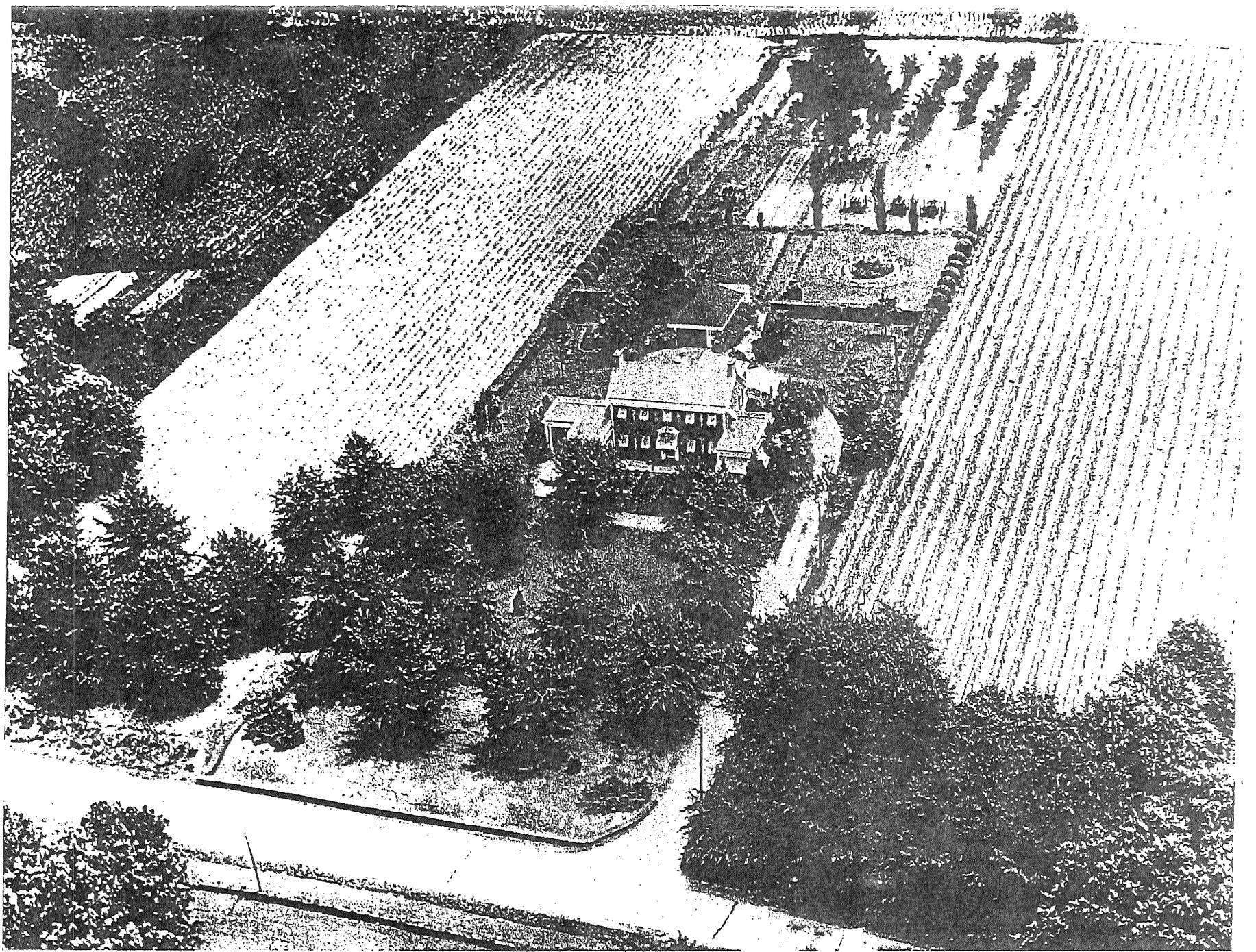


Exhibit 1: Oakmont documentary photograph ca. 1934



Exhibit 2: Oakmont documentary photograph ca. 1935





**PITT COUNTY  
TAX ASSESSOR'S  
OFFICE**

Parcel Number: **06378**

Requested by:



Parcel Lines



Soil Lines



Based on the North Carolina  
State Plane Coordinate System  
1927 Datum

**Price: \$1.00**

Scale: 1" : 269 ft

This map is furnished  
by PITT COUNTY for  
illustration purposes  
only. This map is  
NOT a certified survey  
and no reliance may be  
placed in its accuracy.

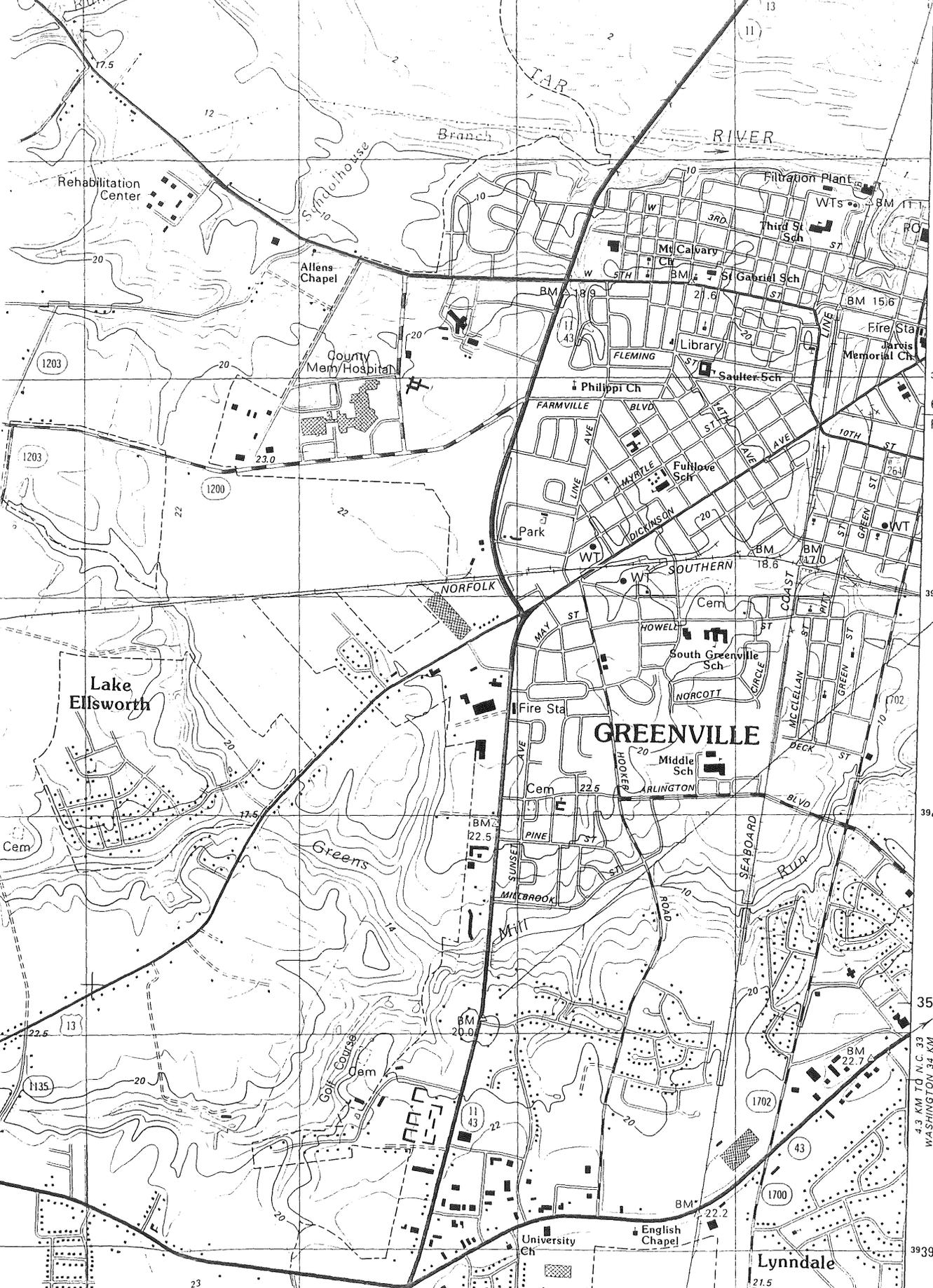
Owner: DUNN, ANNE VARGA-LF. ESTATE  
Acct#: 11275700  
Cur-tax-value: 137670  
Cur-land-value: 33930

GREENVILLE SW QUADRANGLE  
 NORTH CAROLINA - PITT CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

555 1/3 NE  
 (GREENVILLE NE 1)

SW/4 WINTERVILLE 15' QUADRANGLE

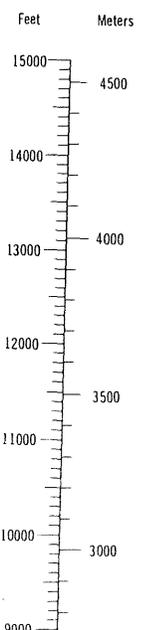
25' 282 283 2 480 000 FEET 77°22'30" 35°37'30"



3944  
 3943  
 680 000  
 FEET

*Oakmont*  
 2909 S. Memorial  
 Greenville  
 Pitt County, NC  
 Zone 18  
 UTM S:  
 E 282915  
 N 3940160

CONVERSION  
 SCALES



4.3 KM TO N.C. 33  
 WASHINGTON 34 KM

3939

