



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

April 3, 2018

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report, Extend Naco Road on New Location from O'Ferrell Street to US 70 (Burlington Road), Guilford County, ER 15-2614

Thank you for your January 29, 2018, letter transmitting the report for the above-referenced undertaking. We apologize for the delayed response and offer the following comments.

The report evaluated five resources, one of which had been previously identified. Of the five, we concur that the Buchanan House (GF6169) appears eligible for listing in the National Register of Historic Places the reasons outlined in the report. Additional information about the property's interior would be helpful.

We concur that the other four resources are not eligible for listing in the National Register for the reasons outlined in the report.

- ◆ NC Railroad/Norfolk Southern Railway (segment b/w O'Ferrell St. and I-840) (GF8976)
- ◆ O'Ferrell House (GF8975)
- ◆ C.M. McLean House (GF8974)
- ◆ William Anderson House (GF8973)

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov

Received: 03/06/2018

State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

Renee Gledhill-Earley
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

January 29, 2018

ER 15-2614

Due -- 3/28/18

*ER letters
3/26/18*

Dear Gledhill-Earley:

H-

RE: Historic Structure Survey Report, PA# 17-07-0007, Extend Naco Rd on New Location from O'Ferrell St to US 70 (Burlington Rd) in Guilford County

The North Carolina Department of Transportation (NCDOT) proposes Extend Naco Rd on New Location from O'Ferrell St to US 70 (Burlington Rd) in Guilford County. Commonwealth prepared the attached Eligibility Report and recommends the one properties eligible for the National Register of Historic Places.

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at sleap@ncdot.gov.

Sincerely,

A handwritten signature in black ink that reads "Shelby Reap".

Shelby Reap
Historic Architecture Section

Attachment

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PDEA-HUMAN ENVIRONMENT SECTION
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**HISTORIC STRUCTURES SURVEY REPORT
NACO ROAD EXTENSION
FROM O'FERRELL STREET TO US 70 (BURLINGTON ROAD)
GUILFORD COUNTY, NORTH CAROLINA
Project 5500GA
WBS No. 80000.2.1.7**

Prepared for:

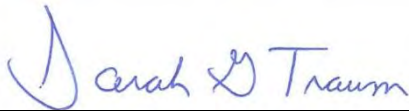
**HDR
555 Fayetteville Street, Suite 900
Raleigh, North Carolina 27601
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and
North Carolina Department of Transportation Rail Division
1 South Wilmington Street
Raleigh, North Carolina 27601**

**Prepared by:
Commonwealth Heritage Group, Inc.
P.O. BOX 1198
201 WEST WILSON STREET
TARBORO, NORTH CAROLINA 27886**

**Sarah G. Traum
Architectural Historian**

NCR-0756

DECEMBER 2017



**Sarah G. Traum, M.A., Architectural Historian
Commonwealth Heritage Group, Inc.**

12-29-17

Date

**Mary Pope Furr, Supervisor
Historic Architecture Group, NCDOT**

Date

**HISTORIC STRUCTURES SURVEY REPORT
NACO ROAD EXTENSION
FROM O'FERRELL STREET TO US 70 (BURLINGTON ROAD)
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**Sarah G. Traum
*Architectural Historian***

NCR-0756

DECEMBER 2017

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) Rail Division proposes to extend Naco Road from O’Ferrell Street to US 70 (Burlington Road) in Guilford County. The project will allow for the closure or consolidation of multiple at-grade railroad crossings along the North Carolina Railroad/Norfolk Southern Railway. There are multiple road corridors under consideration. The study area extends roughly from immediately north of US 70 (Burlington Road) to South Buffalo Creek between O’Ferrell Street and I-840. The proposed road extension ranges from 1.7 to 2.1 miles long, depending on the alternative. The project number is 5500GA, and the project is state funded and will require a federal permit. Architectural historians from the NCDOT Environmental Analysis Unit’s Historic Architecture Group established an Area of Potential Effects (APE) for the project and conducted a preliminary investigation, identifying five resources warranting additional study and eligibility evaluation.

This report represents the documentation and in-depth evaluation of five resources within the APE, per Section 106 of the National Historic Preservation Act of 1966 (NHPA). These resources include one previously identified architectural resource (GF6169) and four additional resources: a segment of the North Carolina Railroad / Norfolk Southern Railway (GF8976), the O’Ferrell House (GF8975), the C.M. McLean House (GF8974), and the William Anderson House (GF8973).

To complete the documentation and evaluation, HDR | ICA and the NCDOT Rail Division hired Commonwealth Heritage Group, Inc. (Commonwealth) to conduct the intensive survey. For the preparation of this evaluation report, the Commonwealth architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluations of the requested properties in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Greensboro Public Library, the Greensboro History Museum, and the Guilford County Register of Deeds (Greensboro), both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources. This report recommends that the Buchanan House (GF6169) is eligible for listing in the NRHP under Criterion C.

PROPERTY NAME	TEMPORARY SURVEY SITE NUMBER	HPO NUMBER	ELIGIBILITY DETERMINATION	CRITERIA
Buchanan House		GF6169	Eligible	C
North Carolina Railroad / Norfolk Southern Railway	01	GF8976	Not Eligible	None
O’Ferrell House	02	GF8975	Not Eligible	None
C.M McLean House	03	GF8974	Not Eligible	None
William Anderson House	04	GF8973	Not Eligible	None

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INTRODUCTION

The North Carolina Department of Transportation (NCDOT) Rail Division proposes to extend Naco Road from O’Ferrell Street to US 70 (Burlington Road) in Guilford County. The project will allow for the closure or consolidation of multiple at-grade railroad crossings along the North Carolina Railroad/Norfolk Southern Railway. There are multiple road corridors under consideration. The study area extends roughly from immediately north of US 70 (Burlington Road) to South Buffalo Creek between O’Ferrell Street and I-840 (Figure 1). The proposed road extension ranges from 1.7 to 2.1 miles long, depending on the alternative. The project number is 5500GA, and the project is state funded and will require a federal permit.

Project Number 5500GA is subject to review under the 2007 *Programmatic Agreement for Minor Transportation Projects* among the Federal Highway Administration, NCDOT, the North Carolina State Historic Preservation Office, the North Carolina Office of State Archaeology, and the Advisory Council on Historic Preservation. Within the project’s Study Area and based on the alternatives under consideration, NCDOT architectural historians established an Area of Potential Effects (APE) and conducted a preliminary investigation, identifying five resources warranting additional study and eligibility evaluation. One of these resources is included in the state architectural survey; the remaining four have not been previously documented. The Study Area is polygonal with the western edge just west of O’Ferrell Street, the eastern edge immediately east of I-840, the northern edge just north of Burlington Road, and the southern edge bounded by South Buffalo Creek. Figure 2 shows the project Study Area, the alternatives, and the evaluated resources.

This report represents the documentation and in-depth evaluation of the five selected resources within the APE. These resources include the previously identified architectural resource (GF6169) and the four newly recorded resources: a segment of the North Carolina Railroad / Norfolk Southern Railway (GF8976), the O’Ferrell House (GF8975), the C.M. McLean House (GF8974), and the William Anderson House (GF8973). The investigations comply with the requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires federal agencies to take into account the effects of federally funded, licensed, or permitted projects on properties listed in or eligible for listing in the National Register for Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. This report is on file at NCDOT and is available for review by the public.

Methodology

Commonwealth prepared this historic architectural resources evaluation report in accordance with the provisions of the *Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation*¹ and NCDOT’s *Survey Procedures and Report Guidelines for Historic Architectural Resources*. This report meets NCDOT and National Park Service guidelines. Resources are evaluated according to National Register of Historic Places (NRHP) criteria.

¹ National Park Service, 2016. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60

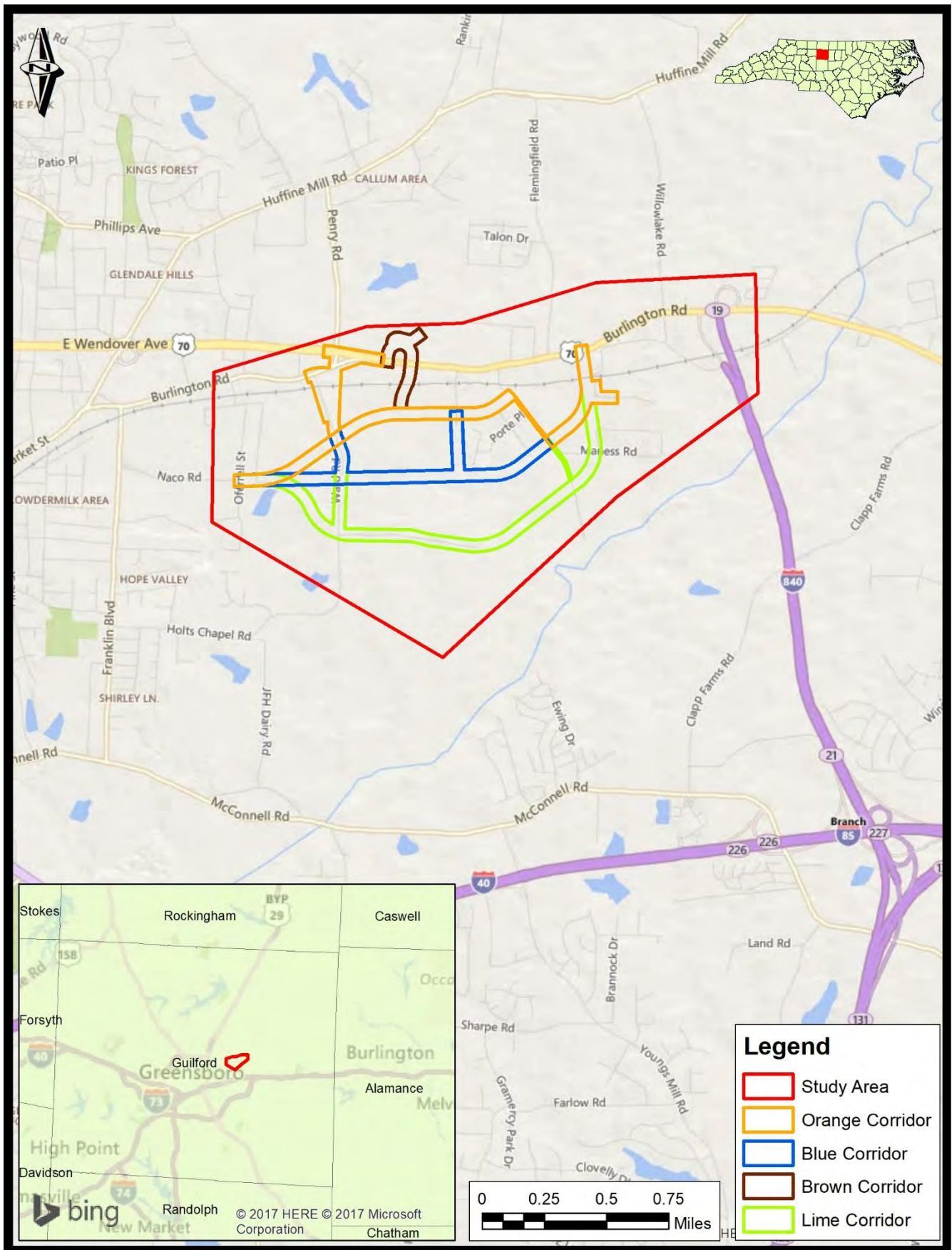


Figure 1: Location of the Project Study Area and Alternatives.

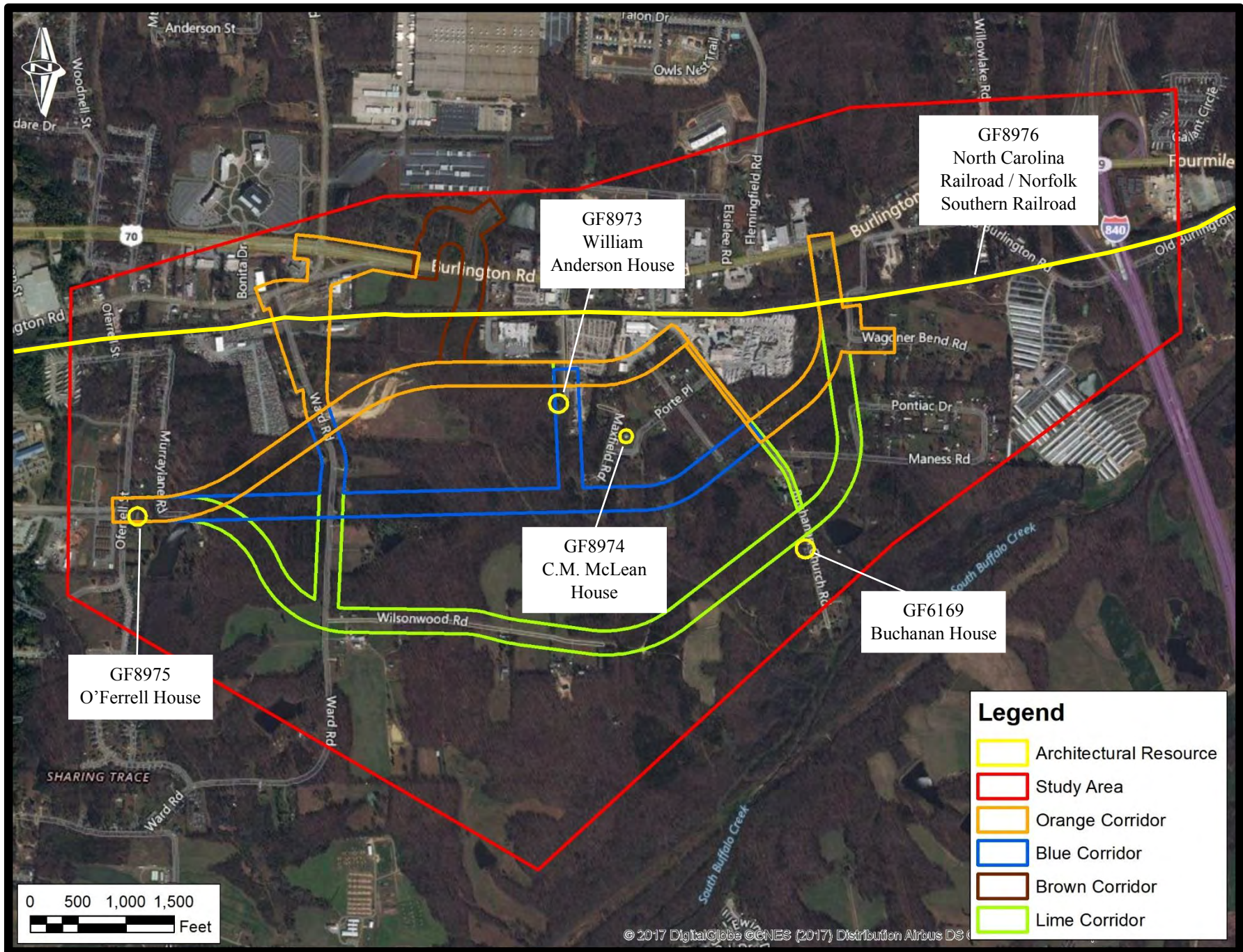


Figure 2: Evaluated Historic Architectural Resources, Shown on Aerial (ArcGIS Image Service 2017).

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Buchanan House
NCDOT Survey Site Number:	
HPO Survey Site Number:	GF6169
Location:	312 Buchanan Church Road, Guilford County
Parcel ID:	7894087314
Dates(s) of Construction:	ca. 1852
Recommendation:	Eligible for the NRHP



Figure 3: Buchanan House (GF6169), Looking Southeast.

Setting

The property was previously designated the Buchanan House after the family who owned it from the mid-nineteenth century through the mid-twentieth century. It stands on the west side of Buchanan Church Road, approximately 1,000 feet south of the intersection with Maness Road. The house sits close to the road and faces north. The grassy lawn is dotted with mature trees. A small garden within the rear ell is enclosed with a picket fence. The yard west of the house is also enclosed with a picket fence. A frame outbuilding stands south of the house. A gravel driveway leads onto the property between the house and outbuilding (Figures 3 and 4).

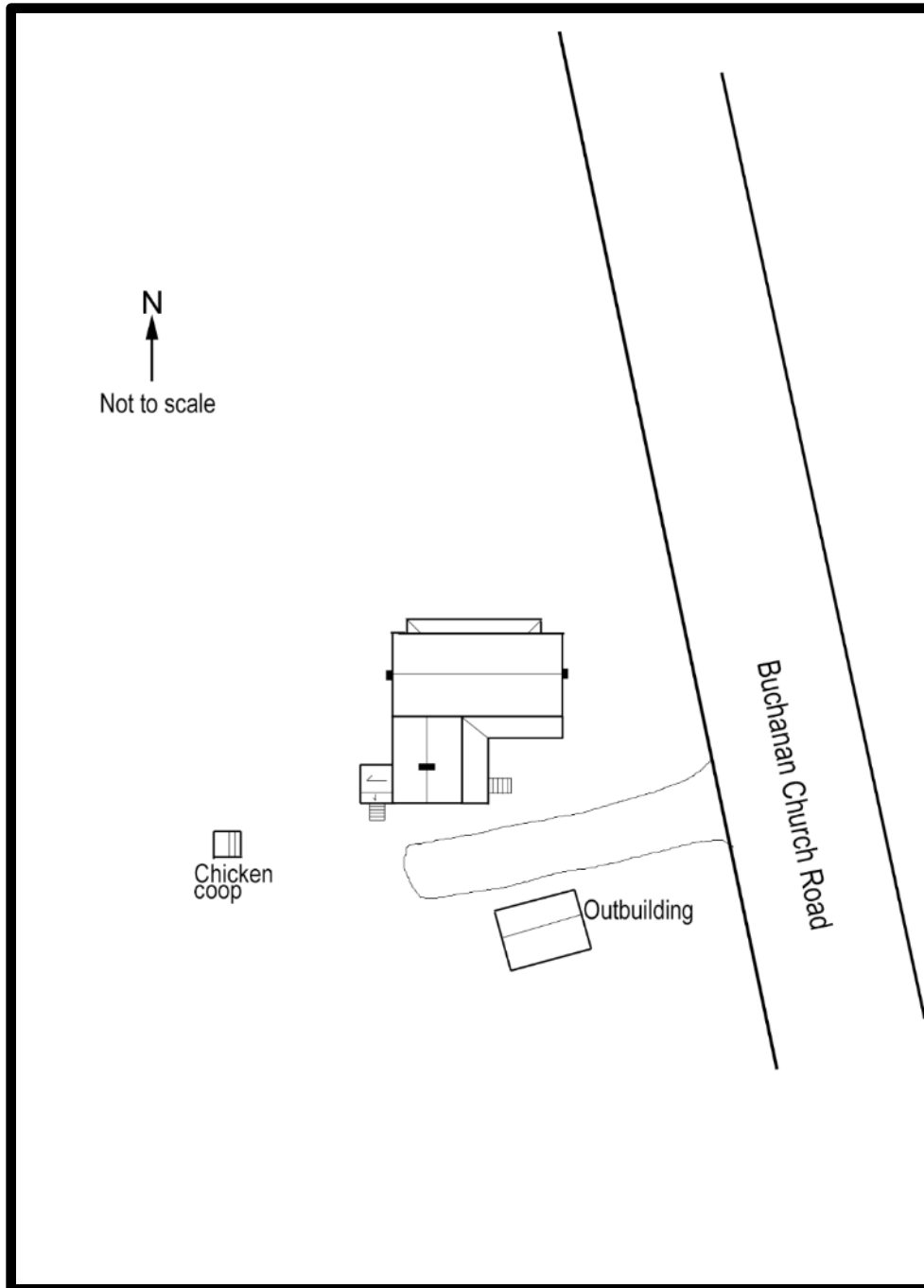


Figure 4: Sketch Map of the Buchanan House Property (GF6169).

Property Description

Exterior

The Buchanan House is a two-story, side-gabled log and frame dwelling with a one-story-tall gabled rear ell. The core measures three bays wide and one bay deep. The core stands on a rubble stone foundation and has weatherboard exterior. The standing-seam metal side-gable roof features partial cornice returns. Stuccoed exterior chimneys rise up the east and west gable ends of the core. A hipped-roof porch, with turned wood posts, scroll sawn brackets, and a modern

matchstick railing, extends across the three-bay wide façade. The central entry door is a paned and paneled wooden door. The windows on the core are one-over-one, double-hung wooden sash with simple board surrounds. These windows are non-original to the house and date to the late twentieth century renovations to the house. The additions and rear wing of the house share the exterior details of the core.

The gabled rear ell extends from the west side of the rear, or south, elevation of the core. It stands one story tall on a brick and concrete block foundation. The exterior is clad with weatherboard and the roof is covered with standing-seam metal. A stuccoed chimney rises through the center of this ell's roof ridge. A partially enclosed, shed roof porch extends across the east elevation of the rear ell. This porch features square wooden posts, scroll sawn brackets, and a modern matchstick railing. The eastern entry into the rear wing is through a six-panel wooden door.

A shed-roof addition is on the rear (south) elevation of the core and extends to the rear ell. Another small, shed-roof addition extends from the west elevation of the rear ell. These two additions both share the weatherboard exterior and standing-seam metal roof of the core and rear wing. A shed-roof porch, with square wooden posts and modern matchstick railing is on the west elevation of the rear wing and leads to an entry door into the west addition to the rear wing (Figures 5 through 7).

Interior

The surveyor could not obtain access to the interior of the property at the time of the survey. The property owner did contact the surveyor later and provided historical background information about the house.

Outbuildings

There are two outbuildings associated with the Buchanan House. One is a ca. 2000 outbuilding standing south of the house and the other is a ca. 2015 chicken coop located in the fenced yard west of the house. The outbuilding is one-story tall with a rectangular plan. The exterior is clad with a mixture of weatherboard and plywood panels. The fenestration includes French doors and one-over-one, double-hung sash, both with applied muntins. The side-gabled roof is covered with corrugated metal. The frame chicken coop is elevated on square post supports and has nesting boxes along the north elevation. The exterior is T-111 siding and the side-gabled roof is covered with asphalt shingles (Figures 8 and 9).



Figure 5: Buchanan House (GF6169), Looking Southeast.



Figure 6: Buchanan House (GF6169), Looking Northwest.



Figure 7: Buchanan House (GF6169), Looking Northeast.



Figure 8: Buchanan House (GF6169), Outbuilding, Looking Southeast.



Figure 9: Buchanan House (GF6169), Chicken Coop, Looking Northwest.



Figure 10: 1918 Photo of the William Lee Buchanan Family in Front of the Buchanan House (Courtesy of April Knight).

Historical Background

According to a site visit and analysis conducted by Benjamin Briggs of Preservation Greensboro in the late 1990s, this house began as two-story tall, square-plan log house, comprising the western end of the present house³. At that time, Mr. Briggs felt that the log portion of the house dated to the late eighteenth or early nineteenth century with some 1840 details, including hand-forged rosehead nails, and the drill hole design of the master bedroom mantel. The frame eastern portion of the house, including the center hallway, appeared to have been added ca. 1852.

John Robert Thom owned the property before 1862 and may have been responsible for constructing the log house. He married Mary Jane McLean in January 1840⁴ and this event may have instigated the construction of the log core of the Buchanan House. The 1850 census lists John R. Thom as a farmer living in the Southern District of Guilford County with his wife and three children. The 1850 Slave Schedule lists Mr. Thom as owning two slaves.⁵ The 1860 Census entry for the Thom household is much the same in 1860, with the farmer and his wife living in the South Division of Guilford County with their five children. No 1860 Slave Schedule entry was found for John R. Thom.⁶

In September 1862, John Robert Thom sold 214 acres to William Buchanan for \$2,782.⁷ In 1860 William Buchan, a farmer, his wife Mary, and six of their children were living in Person County, North Carolina. The 1860 Slave Schedule shows him as the owner of eight slaves.⁸ William Buchanan died intestate in 1877 and is buried in the Buchanan Baptist Church cemetery, just north of the property. The Buchanan family donated the land for the Buchanan Baptist Church.

William Buchanan died intestate and his farm was auctioned off in June 1889. The newspaper advertisement for this sale says that this 143-acre property is where William Buchanan lived and died, but does not mention any specific buildings. The land is described as “being a valuable tract of land for corn, wheat, and oats, and especially adapted to the grown of fine tobacco.” It was also described as being five miles east of Greensboro and three miles from the McLeansville Depot.⁹ William Buchanan’s son, George Washington Buchanan, purchased the property at the auction for \$510.¹⁰

In 1911, George W. Buchanan subdivided his property into four lots. Lot No. 1 was 50.09 acres and included the present dwelling, which George W. Buchanan reserved for his own use. This lot was sold for \$1000 to William Lee and Minnie Buchanan.¹¹ Based on census records, William Lee was the oldest son of George W. Buchanan. A family photograph from 1918 shows the William L. Buchanan family in front of the present dwelling (Figure 10). The 1920 Census lists the Wm. L. Buchanan family as living in Jefferson Township, Guilford County. Mr. Buchanan, a

³ Personal communication, April Knight, 24 August 2017.

⁴ North Carolina Marriage Bonds, 1741-1868. Guilford County Bond #000060315, record number 005340.

⁵ Ancestry.com 2017a.

⁶ Ancestry.com 2017b.

⁷ Guilford County Deed Book 38, page 469.

⁸ Ancestry.com 2017c.

⁹ Greensboro North State, 25 April 1889, page 8.

¹⁰ Guilford County Deed Book 77, page 718.

¹¹ Guilford County Deed Book 240, page 589.

farmer, is living with his wife and seven of their children (Figure 11).¹² The William L. Buchanan household continued to live in Jefferson Township in the 1930 and 1940 census, with two of their children in the 1930 census, and only the William and Minnie in the 1940 census. The 1940 census lists them as living on Buchanan Road.¹³ William Lee Buchanan died in August 1948 and is buried in the Buchanan Baptist Church.

In November 1951 Minnie Buchanan, William Lee's widow, sold the property, then including 88 acres, to B.F. and Margie Southern.¹⁴ According to information provided by the present owner, the Southern's built a new house on the property for themselves and used the present dwelling as a residence for their sharecroppers. The house then fell into disrepair. The house and one acre of land was sold to John Milbert and his wife Sharon Stratton-Milbert in May 1997.¹⁵

The Milberts then proceeded to repair the house and update the systems. They made few changes to the layout of the house, with the exception of adding a closet and bathroom into the master bedroom, which is within the log portion of the house. The windows were also replaced at this time.¹⁶ The present owners purchased the house in April 2006.¹⁷

¹² Ancestry.com 2017h.

¹³ Ancestry.com 2017k and Ancestry.com 2017m.

¹⁴ Guilford County Deed Book 1402, page 514.

¹⁵ Guilford County Deed Book 4535, page 774.

¹⁶ Personal communication, April Knight, 24 August 2017.

¹⁷ Guilford County Deed Book 6525, page 1895.

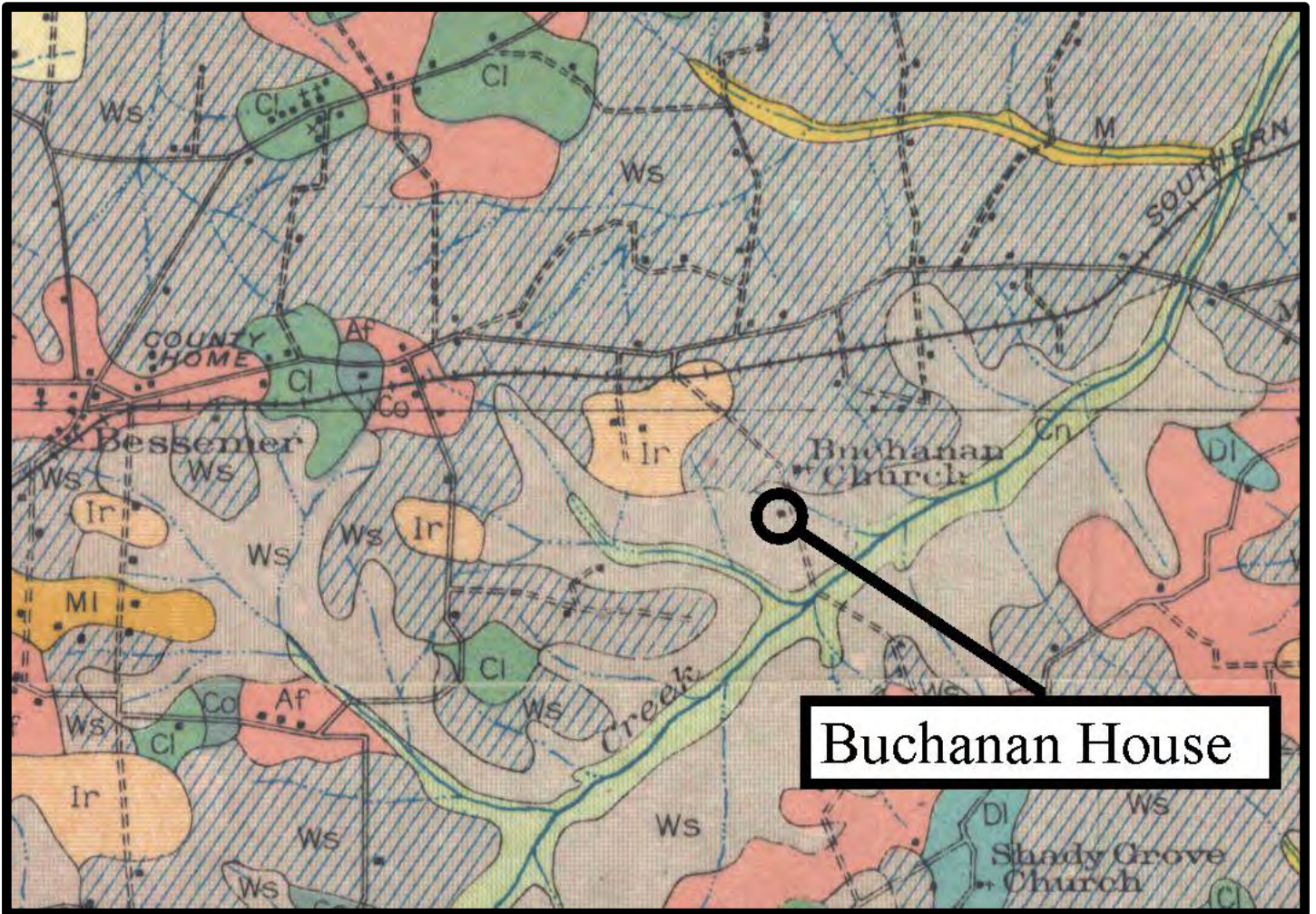


Figure 11: Detail of a 1920 Soil Map of Guilford County, North Carolina, Showing the Location of the Buchanan House (U.S. Department of Agriculture 1920).

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Buchanan House is recommended eligible for the NRHP.

Integrity

The Buchanan House stands on its original location, but has lost its agricultural setting as it is now on a small parcel with recent domestic outbuildings. The Buchanan House represents the evolution from a two-story log house into a vernacular I-house. The dwelling has lost some integrity due to the replacement of the original windows, but the historic fenestration pattern, exterior materials, massing, and form remain. This dwelling continues to convey its historic character and feeling. This property was associated with North Carolina Piedmont farming practices in the mid-nineteenth century through the mid-twentieth century, but the lack of associated agricultural outbuildings means that it no longer conveys this association.

Criterion A

The Buchanan House is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be associated with the events. Finally, the property's specific association must be important as well.

The Buchanan House was associated with the types of agricultural practices in Guilford County, including tobacco farming and the use of sharecroppers, during the mid-nineteenth century through the mid-twentieth century. Due to the loss of its agricultural setting, including outbuildings, this property no longer conveys its agricultural association and is not recommended eligible under Criterion A.

Criterion B

The Buchanan House is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is associated with the Buchanan family, who lived in the house from the mid-nineteenth to the mid-twentieth centuries. This family was active in the local community and are associated with the founding of the Buchanan Baptist Church, located northeast of the house. However, this family is not locally significant and this house is not recommended eligible under Criterion B.

Criterion C

The Buchanan House is recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The Buchanan House is an example of a vernacular house with an early nineteenth century, two-story-tall log core that was transformed into an I-house by a mid-nineteenth century frame addition. Log dwellings were common in Guilford County in the early nineteenth century, when the core of the Buchanan House was built. The two-story form of the log core is unusual and likely reflected the more prosperous circumstances of its builder.¹⁸ The frame expansion of this house into an I-house form shows the evolution of residential architecture in rural Guilford County. The Buchanan House retains its integrity of design, materials, and craftsmanship.

There are a few documented houses similar to the Buchanan House in Guilford County. The ca. 1898 Foust House (2200 Mount Hope Church Road) (Figure 12), is a frame house with similar form and fenestration pattern. It is listed on the NRHP as part of the Foust-Carpenter and Dean Dick Farms Historic District. This district's primary significance is as an intact agricultural landscape, with a variety of residential and agricultural resources from the nineteenth and twentieth centuries. The Foust House is a contributing resource to this historic district. The Wilson House was a mid-nineteenth century frame I-house with rear ell had a similar form to the Buchanan House.¹⁹ This house, near Scalesville, is no longer extant (Figure 13).



Figure 12: Foust House, 2200 Mount Hope Church Road, Looking Southwest.

¹⁸ Smith 1979:12.

¹⁹ Smith 1979:163.



Figure 13: Wilson House, Scalesville Road, Now Demolished (Smith 1979).

Like the Faust House, the Buchanan House retains its historic exterior materials, massing, form, and fenestration pattern. The Buchanan House embodies the distinctive characteristics of a type, period, or method of construction and is therefore recommended eligible for listing on the NRHP under Criterion C for architecture.

Criterion D

The Buchanan House is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important. The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

NRHP Boundary Justification

The NRHP boundary for the Buchanan House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary is drawn to include the dwelling and part of the surrounding landscape to provide it with a natural setting (Figure 14). The boundary contains approximately 1.04 acres. The NRHP boundary is identified as a part of parcel 7894087314 (Guilford County PIN).



Figure 14: Aerial Map of the Buchanan House (GF6169), Showing the Recommended NRHP Boundary.

Resource Name:	North Carolina Railroad Corridor / Norfolk Southern Railway
NCDOT Survey Site Number:	01
HPO Survey Site Number:	GF8976
Location:	Norfolk Southern Railway Corridor east of Greensboro, between O’Ferrell Street and I-840
Parcel ID:	N/A
Dates(s) of Construction:	ca. 1851-1856
Recommendation:	Not Eligible for the NRHP



Figure 15: North Carolina Railroad (GF8976), O’Ferrell Street Crossing, Looking West.

Setting

Within the project Study Area, the North Carolina Railroad runs roughly west to east along the south side of Burlington Road (U.S. 70). This railroad segment is part of the Norfolk Southern Railroad.

This segment of the North Carolina Railroad contains a single-track wide gauge railroad that is roughly parallel to Burlington Road (U.S. 70) with at-grade crossings at Franklin Boulevard, O’Ferrell Street, Ward Road, Maxfield Road, Buchanan Church Road, and Wagoner Bend Road (Figures 15 and 16). An early twentieth-century overpass with poured concrete abutments carries the railroad over Old Burlington Road (Figure 17). The at-grade crossings all feature modern gates. A single-track siding is found immediately west of the Maxfield Road crossing. The rail bed is mounded and covered with gravel. Rails and ties are recent.



Figure 16: North Carolina Railroad (GF8976), Wagoner Bend Road, Looking Southwest.



Figure 17: Overpass Carrying the North Carolina Railroad (GF8976) over Old Burlington Road, Looking West.

Historical Background

The North Carolina Railroad was planned as an east-west rail line that would connect the state's Coastal Plain region with the interior Piedmont. It was hoped that this would spur industrial and economic development in the state. Construction of the railroad began in July 1851 in Greensboro. The first trains ran along the 232-mile corridor in January 1856.²⁰ The opening of this railroad served to “change it from town to city.”²¹

Background research into this railroad segment did not show any freight or passenger depots or maintenance facilities within the Study Area. This is likely due to its close proximity to Greensboro to the west and the depot at McLeansville to the east.

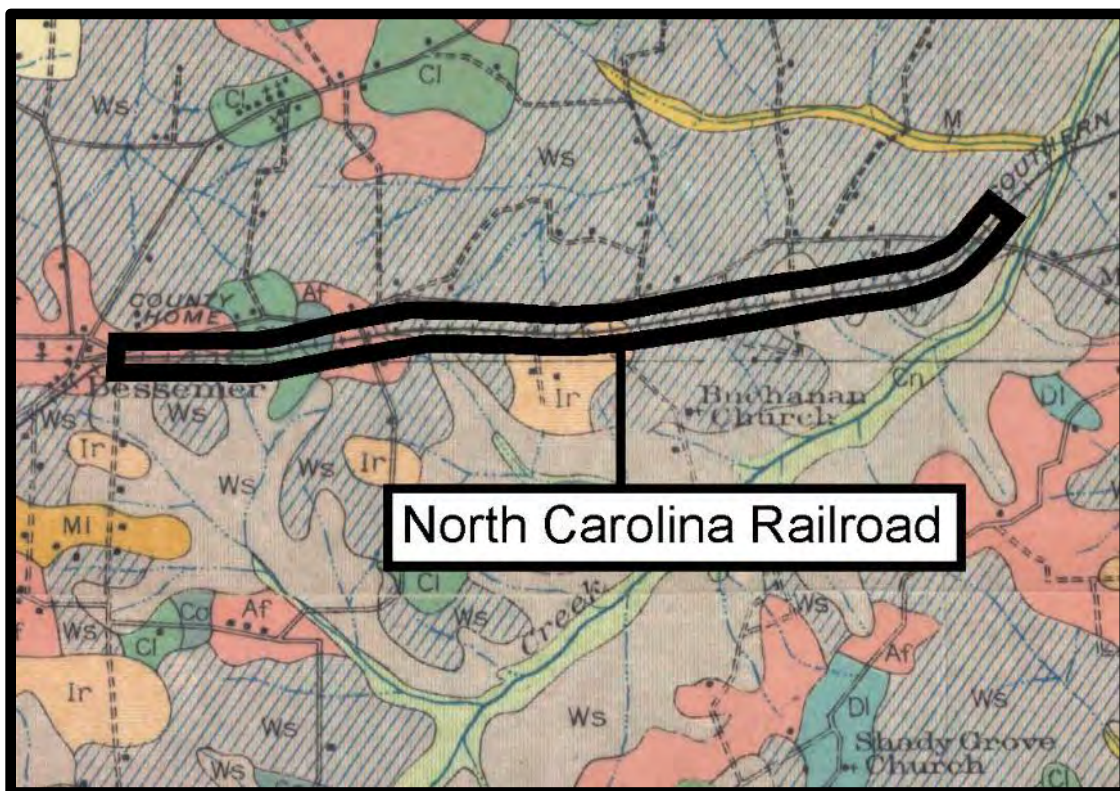


Figure 18: Detail of a 1920 Soil Map of Guilford County, North Carolina, Showing the Location of the North Carolina Railroad (U.S. Department of Agriculture 1920).

²⁰ Trelease, 1991: 156-159.

²¹ Brown 1995:4.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, this segment of the North Carolina Railroad is not recommended eligible for the NRHP.

Integrity

This segment of the North Carolina Railroad appears to retain its historic alignment and therefore retains its integrity of location and association (Figure 18). The property is associated with transportation improvements in North Carolina from the mid-nineteenth century. However, due to a lack of ancillary resources from this period, and the current mounded, graveled railroad bed this North Carolina Railroad segment no longer possesses integrity of design, materials, workmanship, or feeling.

Criterion A

To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The North Carolina Railroad was central to the growth of the regional economy in Guilford County and helped to stimulate the growth of Greensboro. The railroad allowed local farmers to market their crops to larger regional and national markets. The railroad also helped to encourage industrial development in Guilford County and especially Greensboro. Greensboro grew into a transportation hub with the 1861-1864 construction of the Piedmont line from Greensboro north to Danville, Virginia.²² The North Carolina Railroad had a vast impact to the economic development of the North Carolina Piedmont, stimulating the growth of some towns, such as Greensboro and Durham, while establishing others, such as Burlington, founded as Company Shops in the 1850s and the location of the railroad's repair shops and headquarters.²³ The railroad also helped the state's agriculture by increasing the amount of cash crops grown, such as wheat, cotton, and tobacco, as decreased freight costs made these crops more profitable.²⁴ The North Carolina Railroad also proved to be a major transportation route for Confederate soldiers and war materiel. The North Carolina Railroad segment within the APE was not damaged by Union forces during the Civil War, but the railroad facilities in Greensboro and other nearby towns were all strategic targets.²⁵ The North Carolina Railroad is significant for its role in the economic development of Guilford County and Greensboro.

While this segment of the railroad retains the integrity of location, it has modern track components and lacks associated structures from the period of significance. This segment of the North Carolina Railroad is not recommended eligible for the NRHP under Criterion A.

²² Robinson and Stoesen 1981:81.

²³ Powell 2006:827-828.

²⁴ Trelease 1991:331-333.

²⁵ Salsi and Salsi 2002:72-74.

Criterion B

For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group. The North Carolina Railroad is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction. This segment of the North Carolina Railroad appears to maintain its historic alignment but has modern track components. This railroad does not possess the necessary integrity to embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The North Carolina Railroad is not likely to yield any new information pertaining to the history of rail transportation and technology and is therefore not recommended eligible under Criterion D.

Resource Name:	O’Ferrell House
NCDOT Survey Site Number:	02
HPO Survey Site Number:	GF8975
Location:	425 O’Ferrell Street
Parcel ID:	7884480677
Dates(s) of Construction:	ca. 1959
Recommendation:	Not Eligible for the NRHP



Figure 19: O’Ferrell House, 425 O’Ferrell Street (GF8975), Façade.

Setting

The O’Ferrell House is located on the east side of the intersection of O’Ferrell Street and Naco Road. It stands on a 3.31-acre parcel that slopes gently to the east. The house faces west towards O’Ferrell Street with an approximately 75-foot setback from the street. Evergreen foundation plantings line the façade and mature trees dot the parcel. A gravel driveway from O’Ferrell Street leads onto the property and curves to the north to reach the attached garage (Figures 19 and 20).

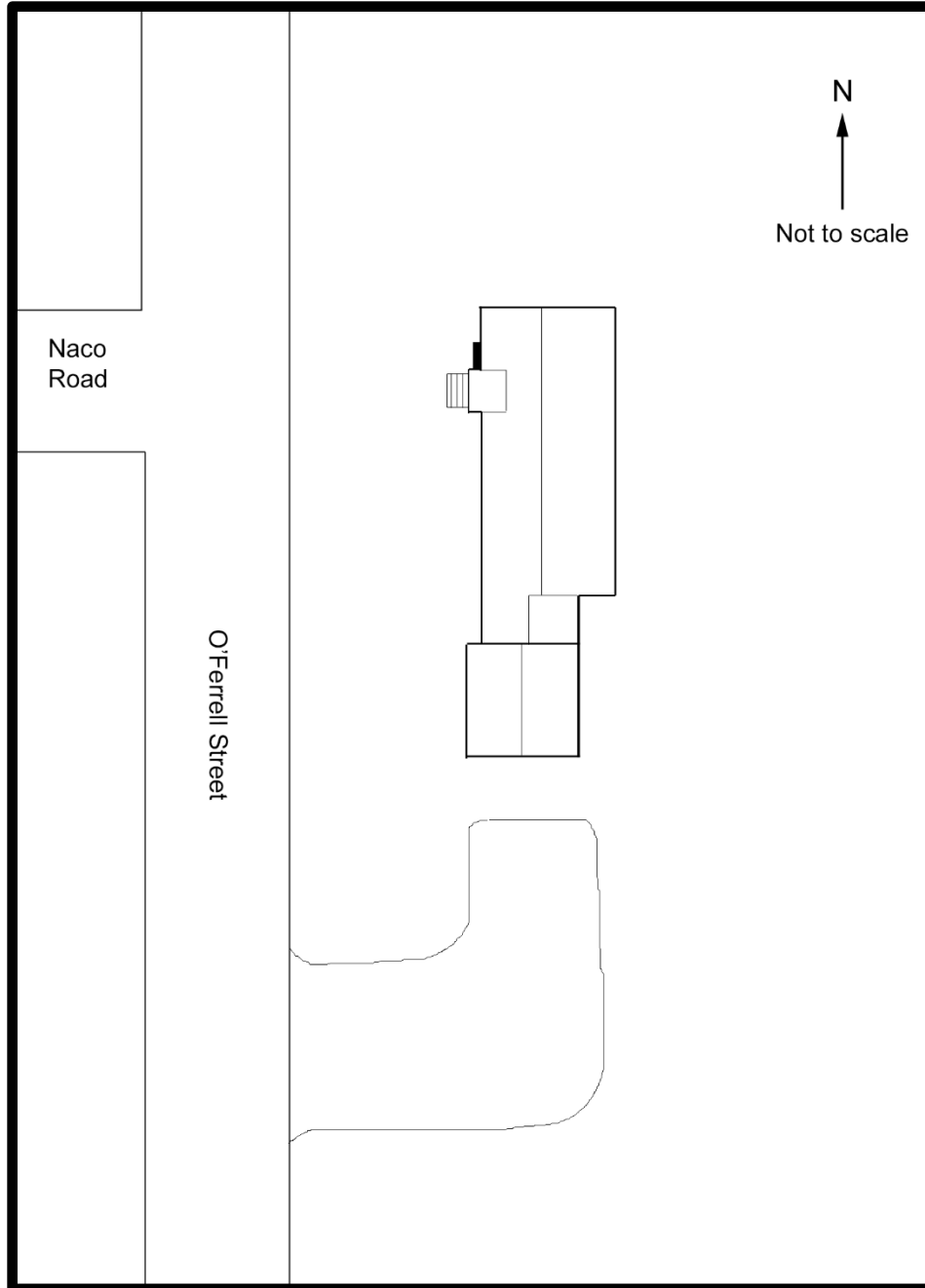


Figure 20: Sketch Map of the O'Ferrell House (GF8975).

Property Description

Exterior

Built in 1959, this one-story, side-gabled dwelling has a roughly rectangular plan with an attached two-car garage. The house has a stretcher bond brick exterior, which covers the foundation, including the exposed basement on the rear elevation. The house measures five bays wide and two bays deep. The side-gabled roof is covered with asphalt shingles and has a small, shed-roof extension which shelters the front entry. A wide, stretcher bond chimney rises up the façade west of the front entry. The windows are aluminum-framed awning windows, hung in

groups, and featuring rowlock sills. The windows abut the eaves on the front and rear elevations. The front entry is accessed by a low flight of brick-faced steps. The front entry door is a six-panel, wooden door. A poured concrete patio is found outside the rear entry into the basement. The attached, two-car garage has a side-gabled roof and projects forward from the façade of the house. There are two, wood paneled, overhead vehicular doors on the south elevation of the garage (Figures 21 and 22).

Interior

The surveyor could not obtain access to the interior of the property at the time of the survey.

Outbuildings

There are no outbuildings associated with this dwelling.



Figure 21: O'Ferrell House (GF8975), Looking Southeast.



Figure 22: O'Ferrell House (GF8975), Looking Northwest.

Historical Background

The 3.31-acre tax parcel on which the O’Ferrell House stands was part of an 8.66-acre parcel purchased by J. L. O’Ferrell and R. W. O’Ferrell from the estate of Mittie Ward in 1935²⁶. Jesse and Raymond O’Ferrell were the sons of Zacharia O’Ferrell²⁷. In 1939 Raymond O’Ferrell conveyed his interest in the parcel to Jesse O’Ferrell²⁸. Mr. O’Ferrell worked as the manager of the Greensboro Hotel and lived on O’Ferrell Street, north of 425 O’Ferrell Street.²⁹

In 1956, Jesse and Irma O’Ferrell conveyed the parcel including 425 O’Ferrell Street to their son John Wesley O’Ferrell. John O’Ferrell married Marie Lowdermilk in March 1960, at his home in Jefferson Township, Guilford County³⁰. The Guilford County Property Assessment Records indicate that the house at 425 O’Ferrell Road was built in 1959, so it appears that it was built for John W. O’Ferrell and his wife. They continue to own the property.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the O’Ferrell House is not recommended eligible for the NRHP.

Integrity

The O’Ferrell House remains in its original location and retains much of its setting within the eastern suburbs of Greensboro. This house is a brick-clad Ranch house built in 1959. While it maintains a high level of integrity, it is an example of a very common building type and style as a Ranch-style, mid-twentieth century dwelling.

Criterion A

The O’Ferrell House is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property’s specific association must be important as well.

The O’Ferrell House is associated with mid-twentieth century residential growth on the outskirts of Greensboro. This house is a typical example of house built on a lot subdivided from a larger parcel and is not associated with a planned suburb. This house lacks significance as an example of Greensboro’s mid-twentieth century residential development.

Criterion B

The O’Ferrell House is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are

²⁶ Guilford County Deed Book 781, page 22.

²⁷ Ancestry.com 2017h.

²⁸ Guilford County Deed Book 892, page 273.

²⁹ Greensboro, North Carolina, City Directory, 1958. On file at Ancestry.com.

³⁰ Ancestry.com 2017n.

demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The O'Ferrell House is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The O'Ferrell House represents the Ranch style, a common type built across much of the United States during the mid-twentieth century. The O'Ferrell House has the stretcher bond exterior, low-pitched, side-gabled roof, wide exterior chimney, and long, rectangular plan that are typical of this style. There are many similar Ranch style houses in and near the Study Area, including the 1960 brick-clad, side-gabled Ranch house at 200 Buchanan Church Road and the 1965 brick-clad, side-gabled Ranch house with an attached garage at 1110 Mt. Hope Church Road (Figures 23 and 24). These two houses both have a high degree of integrity, including retaining their original windows and porch details, with few, if any additions or alterations to the exterior. The O'Ferrell House is not a significant example of the Ranch style and is not recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The O'Ferrell House is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.



Figure 23: 200 Buchanan Church Road, Looking Southwest.



Figure 24: 1110 Mt. Hope Church Road, Looking Southwest.

Resource Name:	C.M. McLean House
NCDOT Survey Site Number:	03
HPO Survey Site Number:	GF8974
Location:	126 Maxfield Road
Parcel ID:	7884890760
Dates(s) of Construction:	ca. 1901
Recommendation:	Not Eligible for the NRHP



Figure 25: C.M. McLean House, 126 Maxfield Road (GF8974), Looking Southwest.

Setting

The C.M. McLean House is located at the south end of a segment of Maxfield Road, approximately one-quarter mile south of the intersection with Burlington Road (U.S. 70). The house sits within a grassy lawn on a 4-acre parcel. Other buildings associated with this house include a secondary dwelling and an outbuilding. The house and outbuilding face east while the secondary dwelling faces to the west. The lawn around the house is enclosed with woven wire fencing (Figures 25 and 26).

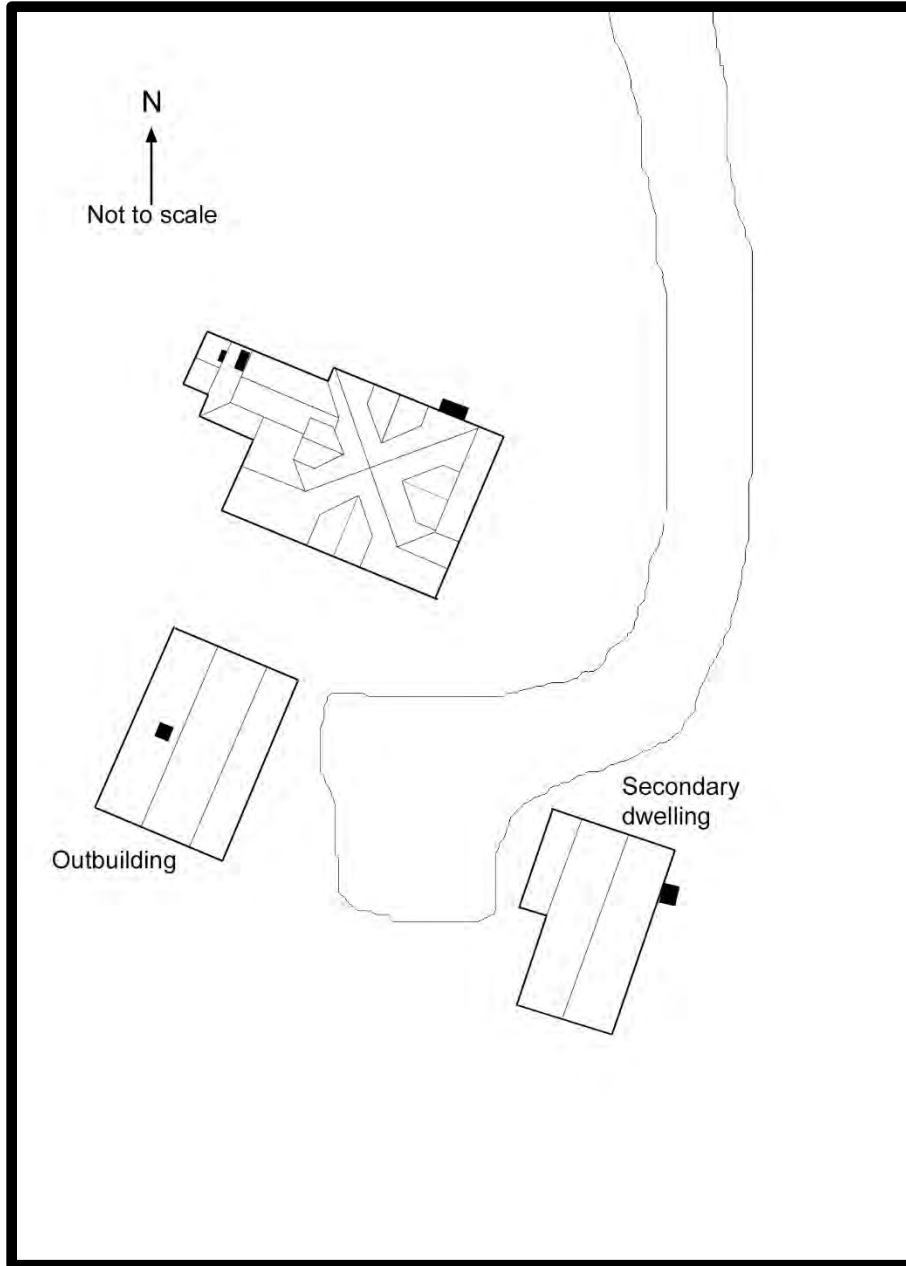


Figure 26: Sketch Map of the C.M. McLean House (GF8974).

Property Description

Exterior

Built around 1901, this one-and-one-half-story tall, frame dwelling has a square plan with a gabled rear ell. The house measures three bays wide and three bays deep. The house stands on a brick foundation. The complex roof is covered with asphalt shingles and is a hipped roof covered with lower cross gables facing north, east and west. There are also large gabled dormers on the all the roof slopes. There are three exterior brick chimneys, one on the north elevation and two on the rear, west, elevation. The exterior of the house is clad with vinyl siding, while the gables of the cross gables have alternating-length wooden shingles. The gabled dormers are clad with

asbestos shingles. This porch has turned wood posts. There are a mixture of window types in this house, including two-over-two, double-hung wood sash, and a picture window on the façade. The windows in the dormers are one-over-one, double-hung wood sash in a group of three. A hipped roof porch extends across the northern part of the façade, and north of the front cross gable. A hipped-roof porch wraps around the southwest corner of the rear gabled ell. This porch has now been enclosed with a low wall and large, slider windows. A shed roof porch with square posts and board railings is found at the interior corner where the rear ell extends from the core of the house (Figures 27 through 29).

Interior

The surveyor could not obtain access to the interior of the property at the time of the survey.

Outbuildings

There are two outbuildings on this property. One is a ca. 1938 secondary dwelling, and the other is a ca. 1980 garage and workshop.

The secondary dwelling stands southeast of the main dwelling (Figures 30 and 31). It has a rectangular plan and stands one-story tall. The building is built of concrete blocks. The side-gabled roof is covered with asphalt shingles and has asbestos shingles in the gable ends. This dwelling measures five bays wide and two bays deep. The southern two bays comprise an attached two-car garage. A shed roof porch, supported by cast metal supports, extends across the northern three bays of the façade. The windows are two-over-two, horizontally divided wooden sash. Some of the windows are hung in pairs. A stretcher bond chimney rises up the rear, east, elevation of this building.

The garage and workshop stands southwest of the house and faces east, towards the gravel driveway (Figure 32). This building is built of concrete blocks. The side-gabled roof is covered with asphalt shingles and has a brick chimney rising through the rear roof slope. The gable ends are filled with weatherboard. A partially enclosed, shed roof addition extends across the east elevation of this outbuilding. This addition is frame construction with a T-111 exterior and a corrugated metal roof. A two-car garage, overhead vehicular door is found on the north bay of the core of this building, sheltered under the open portion of the shed roof addition.



Figure 27: C.M. McLean House (GF8974), Outbuilding, House, and Secondary Dwelling, Looking North.



Figure 28: C.M. McLean House (GF8974), House, Looking Northwest.



Figure 29: C.M. McLean House (GF8974), House, Looking Southeast.



Figure 30: C.M. McLean House (GF8974), Secondary Dwelling, Looking Southeast.



Figure 31: C.M. McLean House (GF8974), Secondary Dwelling, Looking Northeast.



Figure 32: C.M. McLean House (GF8974), Outbuilding, Looking Southwest.

Historical Background

The C.M. McLean house is an early twentieth-century Queen Anne cottage, which appears to have been built in 1901 to replace an earlier house that had burned down.

The property came into the McLean family in the late nineteenth century. In 1881 James Miner conveyed the 260-acre parcel that includes 126 Maxfield Road to his daughter Susan R. McLean. As part of this transaction, he reserved a life estate for himself and his wife Minerva.³¹ The 1880 census shows James and Minerva Miner, a retired farmer, living in the household of their son-in-law, William McLean, and his wife Susan.³² James Miner died in 1881 and his wife in 1896. Their daughter Susan had died in 1894, with her surviving six children inheriting this real estate. The 1900 Census shows the widowed William McLean, a farmer, living in Gilmer Township with six of his children, ranging in age from 25-year-old Clifford M. to 13-year-old Guy.³³

It appears that the C.M. McLean house was built in 1901, after an existing house on the property was destroyed in a fire. A fire on March 8, 1901 “Mr. Clifford McLean lost his dwelling house and almost all the contents.”³⁴ A few months later he had “rebuilt a neat cottage near the site of his former residence.”³⁵ It’s believed that this “neat cottage” is the present dwelling at 126 Maxfield Road.

The subdivision of Susan McLean’s real estate between her six children was recorded in 1906. Her daughter Jessie McLean received the 16-acre parcel No. 1, valued at \$800. The accompanying plat shows this parcel with a building labelled “home” (Figure 33). None of the other five parcels are shown with buildings on this plat.³⁶

³¹ Guilford County Deed book 61, page 18.

³² Ancestry.com 2017d.

³³ Ancestry.com 2017e

³⁴ The Greensboro Patriot, 20 March 1901, page 11.

³⁵ The Greensboro Patriot, 29 May 1901, page 11.

³⁶ Guilford County Deed Book 53, pages 321-325.

Mr. McLean purchased the property from his sister Jessie McLean in December 1910 for \$1000.³⁷ In the 1910 Census, C.M. McLean is listed as living in Gilmer Township, Guilford County with his wife, Oleana. His occupation is given as a farmer. No census record was found for Jessie McLean in 1910, but in the 1920 Census she is living in Greensboro at the North Carolina College for Women and working as a trained nurse in the college infirmary.³⁸ The 1920 Census lists the members of the Clifford McLean, as the 44-year-old farmer, his wife, and their 12-year-old daughter. The family is listed as living near the Greensboro-Raleigh Road, which is presumed to be today's Burlington Road (U.S. 70) (Figure 34).³⁹

Clifford McClean sold 5.17 acres, including the house at 126 Maxfield Road, to Herbert Otwell April 1927.⁴⁰ The Otwell family entry in the 1930 census is comprised of Herbert Otwell, a salesman with Carolina Hardware, his wife, two children, and his mother-in-law.⁴¹ The 1940 census entry is much the same, with Mr. Otwell and his son both working at a grocery store.⁴²

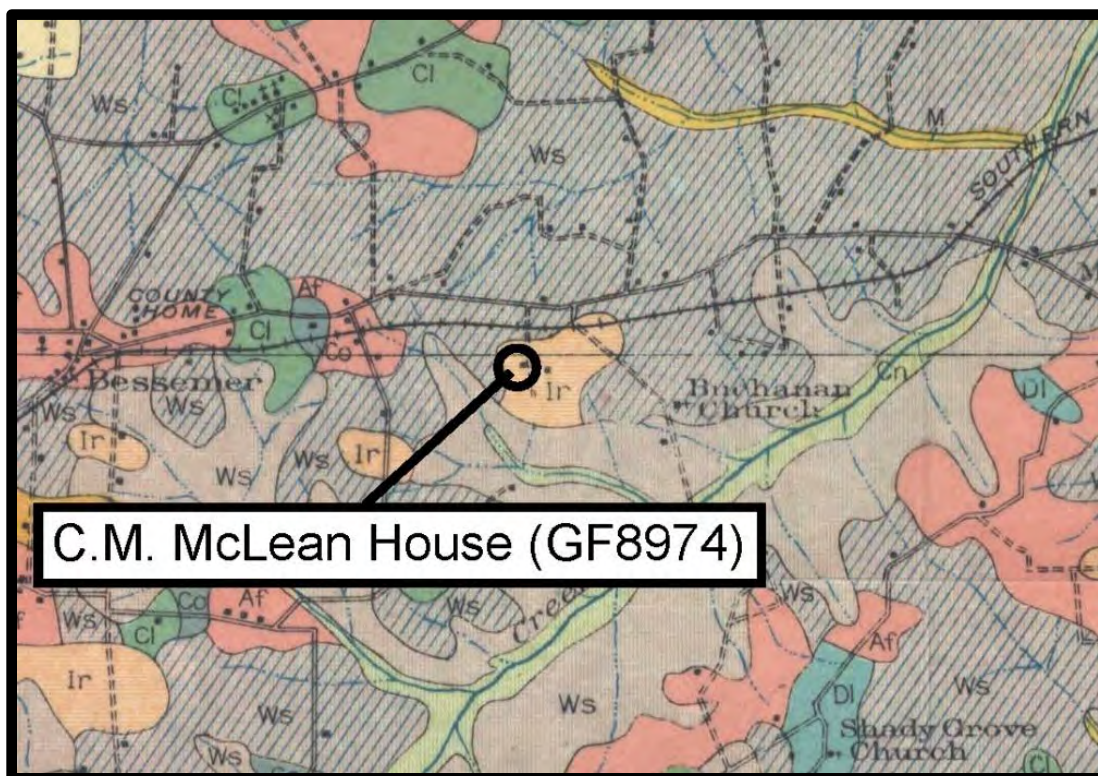


Figure 34: Detail of the 1920 Soil Map of Guilford County, North Carolina, Showing the Location of the C.M. McLean House (U.S. Department of Agriculture 1920).

³⁷ Guilford County Deed Book 226, page 216.

³⁸ Ancestry.com 2017g.

³⁹ Ancestry.com 2017f.

⁴⁰ Guilford County Deed Book 565, page 86.

⁴¹ Ancestry.com 2017i.

⁴² Ancestry.com 2017l.

Mr. Otwell sold the property to Curtis L. McDonald in June 1940.⁴³ Mr. McDonald's heirs sold the property in August 1982 to Harvey J. Smith⁴⁴, who then conveyed it to the present owner in June 1997.⁴⁵

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the C.M. McLean House is not recommended eligible for the NRHP.

Integrity

The C.M. McLean House remains in its original setting and retains much of its setting in an agricultural and wooded area. The design of the house is a typical early twentieth century Queen Anne cottage, with a complex, hipped roof with lower cross gables, and varying exterior wall surfaces. This property is associated with the agricultural practices of the region in the early twentieth century. This house has a low to medium level of integrity of materials, design, and workmanship, with the exterior siding and windows being replacements of the originals. The existing outbuildings date from the mid- and late twentieth century and include a secondary dwelling and a workshop. These outbuildings do not help convey the historic character of the C.M. McLean house. Due to the loss of integrity of the house and the lack of agricultural outbuildings, the C.M. McLean house can no longer convey its historic character and feeling.

Criterion A

The C.M. McLean house is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The C.M. McLean House is associated with Guilford County agriculture in the late nineteenth and early twentieth centuries. Due to the loss of its agricultural setting, including outbuildings, this property no longer conveys its agricultural association and is not recommended eligible under Criterion A.

Criterion B

The C.M. McLean House is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only

⁴³ Guilford County Deed Book 921, page 59.

⁴⁴ Guilford County Deed Book 3232, page 196.

⁴⁵ Guilford County Deed Book 4550, page 1326.

justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The C.M. McLean House is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The C.M. McLean House is an example of a one-story-tall Queen Anne cottage, a type that was built in the late nineteenth and early twentieth centuries. This house retains much of its original form, with hipped roof with lower cross gables and gabled dormers, but has replacement siding, changes to the fenestration pattern, and an enclosed rear porch. Similar houses in Guilford County include the ca. 1915 house at 3635 McConnell Road and the ca. 1905 house at 4421 NC Route 150 (Figures 35 and 36). Both of these houses have one-and-one-half story, hipped roof forms with lower cross gables and hipped roof front porches. The house at 4421 NC Route 150 also has a gable roofed dormer on the front roof slope.

The house at 3635 McConnell Road is associated with a farm, with a barn standing northwest of the house. The house at 4421 NC Route 150 stands in the small community of Browns Summit. Both of these houses also have replacement siding, asbestos siding on 3635 McConnell Road and vinyl siding on 4421 NC Route 150. These houses do retain their original fenestration pattern, unlike the C.M. McLean House. The C.M. McLean House does not appear to retain the integrity to embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The C.M. McLean House is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.



Figure 35: 3635 McConnell Road, ca. 1915 Queen Anne Cottage, Looking Northwest.



Figure 36: 4421 NC Route 150, ca. 1905 Queen Anne Cottage, Looking Northeast.

Resource Name:	William Anderson House
NCDOT Survey Site Number:	04
HPO Survey Site Number:	GF8973
Location:	145 Maxfield Road
Parcel ID:	7884899593
Dates(s) of Construction:	ca. 1911
Recommendation:	Not Eligible for the NRHP



Figure 37: William Anderson House, 145 Maxfield Road (GF8973), Façade, Looking South.

Setting

The William Anderson House is located within a curve of Maxfield Road and immediately west of the intersection of Maxfield Road and Porte Place. This property is bounded on three sides, west, south, and east, by roadways. The house stands on a grassy parcel that slopes down to the southeast, leaving the basement partially exposed on the east and south elevations. A curved gravel driveway leads onto the property from Maxfield Road. Mature trees stand to either side of the façade while foundation plantings line the exterior walls (Figures 37 and 38). There are no outbuildings associated with this dwelling.

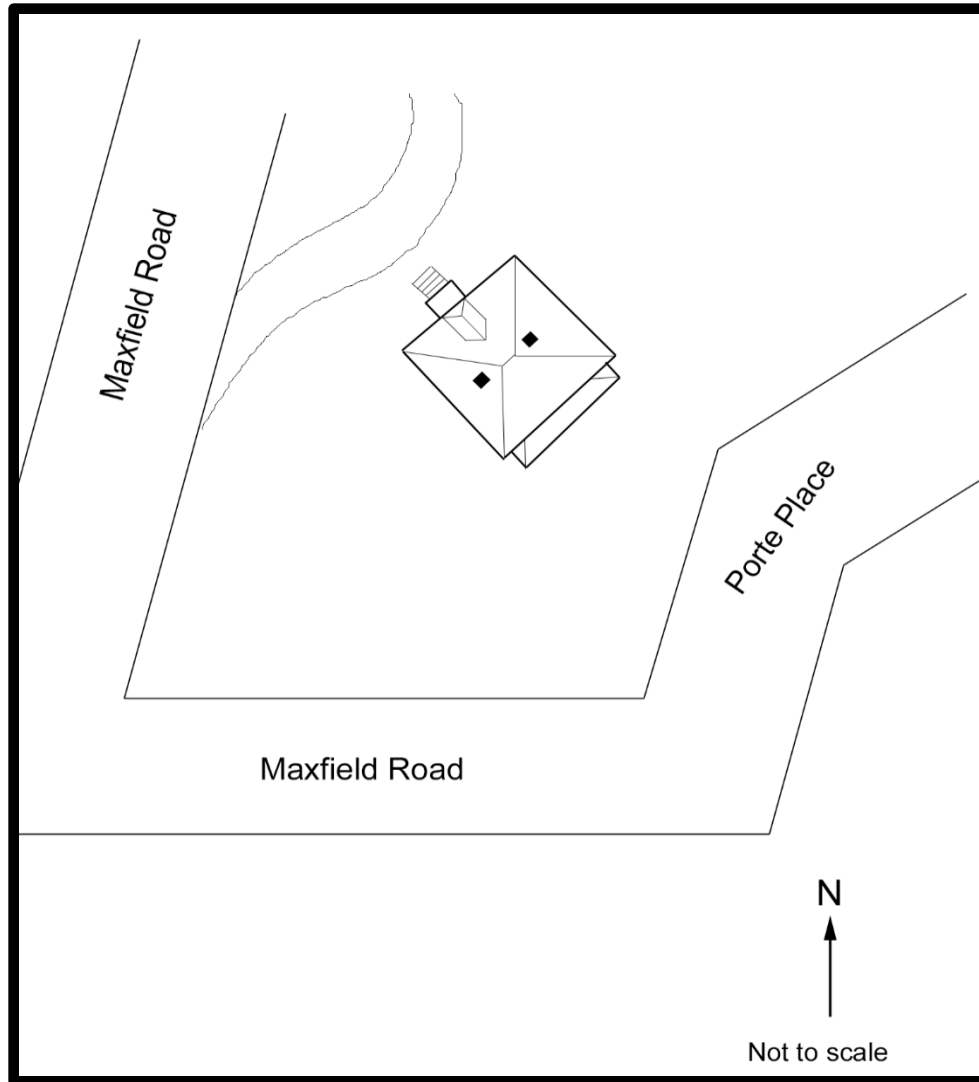


Figure 38: Sketch Map of William Anderson House, 145 Maxfield Road (GF8973).

Property Description

Exterior

Built ca. 1911, this one-story, frame dwelling has a square plan that measures three bays wide and two bays deep (Figures 39 and 40). The house stands on a poured concrete foundation and has a vinyl-sided exterior. The hipped roof is covered with pressed metal shingles and a hipped roof dormer centered on the front (north) roof slope. Stretcher bond chimneys rise through the west and east roof slopes. A shed roof porch with standing seam metal roof shelters the front entrance. This porch is supported by brick piers and accessed by an open wooden stair. It features square wood posts and a matchstick railing. An enclosed, hipped roof porch extends across the rear, south, elevation of the house. The windows in the house are one-over-one, double-hung replacement sash.

Interior

The surveyor could not obtain access to the interior of the property at the time of the survey.



Figure 39: William Anderson House (GF8973), Looking Southwest.



Figure 40: William Anderson House (GF8973), Looking Northeast.

Historical Background

The William Anderson house is an early twentieth century vernacular cottage, which appears to have been built in ca. 1912.

As with the C.M. McLean House, this property was owned by the McLean family in the late nineteenth century. In 1881 James Miner conveyed the 260-acre parcel that includes 145 Maxfield Road to his daughter Susan R. McLean. As part of this transaction, he reserved a life estate for himself and his wife Minerva.⁴⁶ The 1880 census shows James and Minerva Miner, a retired farmer, living with their son-in-law, William McLean, and his wife Susan, and four of their children.⁴⁷ James Miner died in 1881 and his wife in 1896. Their daughter Susan had died in 1894, so her surviving six children then inherited this real estate. The 1900 Census shows the widowed William McLean, a farmer, living in Gilmer Township with six of his children, including the 22-year-old Perry G. McLean.⁴⁸

The subdivision of Susan McLean's real estate between her six children was recorded in 1906. Her son Perry G. McLean received the 45-acre parcel No. 2, valued at \$800. There are no buildings shown on this parcel (Figure 41).⁴⁹

Mr. McLean had moved to Atlanta, Georgia by 1910 and sold the parcel to William Anderson in 1912 for the sum of \$1400.⁵⁰ Mr. Anderson ran a wholesale produce business in Greensboro. In October 1912, Mr. Anderson married Effie McLean, the brother of Perry G. and the daughter of William and Susan McLean.⁵¹ It is likely that the house at 145 Maxfield Road was built by William Anderson after his marriage to Effie McLean.

William Anderson died in 1914, and the parcel was inherited by his daughter Fannie. The 1920 Census lists Effie Anderson as a widow living at 303 South Mendenhall Street in Greensboro. Her household also includes her step-daughter Fannie, and her sisters Flora and Jessie.⁵²

⁴⁶ Guilford County Deed book 61, page 18.

⁴⁷ Ancestry.com 2017d.

⁴⁸ Ancestry.com 2017e.

⁴⁹ Guilford County Deed Book 53, pages 321-325.

⁵⁰ Guilford County Deed Book 240, page 49.

⁵¹ The Reidsville Review, 10 October 1911, page 1.

⁵² Ancestry.com 2017g.

There is a building shown at the location of 145 Maxfield Road on a 1920 map. This building may have been used for a tenant or as a secondary dwelling, since Mrs. Anderson was living in Greensboro (Figure 42). In the 1930 Census, Effie Anderson continues to live at 303 South Mendenhall Street and her household includes her sisters Flora and Jessie, her step-daughter and her husband (Connie and Flora Sutton), and three female boarders.⁵³

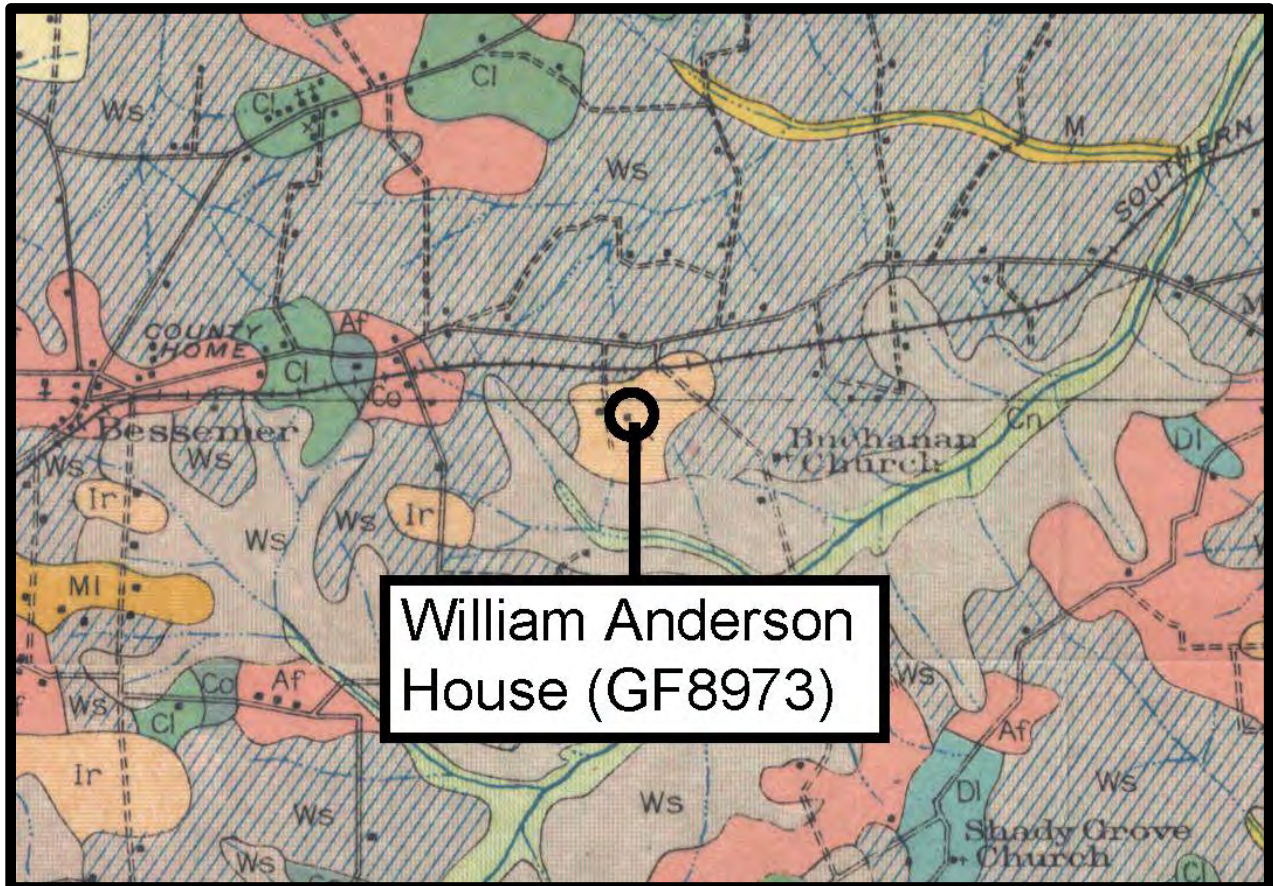


Figure 42: Detail of a 1920 Soil Map of Guilford County, North Carolina, Showing the Location of the William Anderson House (U.S. Department of Agriculture 1920).

In February 1957 Connie and Fannie Sutton sold this parcel, as well as parcel #5 of the 1906 subdivision of Susan McLean's real estate, which she inherited from her step-mother, Effie McLean Anderson. They sold this land to R.E. and Mary Lowdermilk for an undisclosed sum.⁵⁴ The Lowdermilks subdivided this land into much smaller suburban lots and laid out new streets, including Porte Place and Buchanan Avenue. The parcel around 145 Maxfield Road was larger, with 1.45 acres, and sold in September 1957 to C.C. and Dorcas Whitt.⁵⁵ After the death of the Whitts, the property was conveyed to their son Ned, who currently owns the property.

⁵³ Ancestry.com 2017j.

⁵⁴ Guilford County Deed Book 1710, page 449.

⁵⁵ Guilford County Deed Book 1733, page 528.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the William Anderson House is not recommended eligible for the NRHP.

Integrity

The William Anderson House remains in its original location and retains its setting in a rural area. The design of this dwelling is a modest vernacular house with few architectural details. It does not appear to have been associated with a farm when originally constructed. This house retains a low to medium level of integrity of design, materials, and workmanship. The exterior materials and windows are replacements of the originals. Due to this lack of integrity, this dwelling can no longer convey its historic character and feeling.

Criterion A

The William Anderson is not recommended eligible for the NRHP under Criterion A (Event). To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or pattern of events or historic trends that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The William Anderson House is associated with the residential growth in the early twentieth century. This house shows the growth of Guilford County's population as Greensboro grew and developed. However, this building has lost integrity of design and materials and is therefore not recommended eligible under Criterion A.

Criterion B

The William Anderson House is not recommended eligible for the NRHP under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.

The property is not associated with the life or lives of persons significant to our past and therefore is not recommended eligible under Criterion B.

Criterion C

The William Anderson House is not recommended eligible for the NRHP under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.

The William Anderson House represents an early twentieth century vernacular dwelling. It has a simple form and few architectural details.

The John R. Foy House at 901 McCormick Street stands in the Glenwood neighborhood of Greensboro. It was built ca. 1909 for by carpenter John R. Foy.⁵⁶ It shares the one-story, hipped roof and square plan form of the William Anderson House (Figure 43). The Foy House has vinyl siding, as does the Anderson House. The Foy House and Anderson House, while in an urban and rural setting respectively, both represent vernacular domestic architecture of the early twentieth century in Guilford County. Another hipped roof cottage stands at 2525 Huffine Mill Road (Figure 44). This house was built ca. 1921 and shares the hipped roof form and square plan of the William Anderson House. This house retains is weatherboard exterior and open rear porch, unlike the Anderson House. The house at 2525 Huffine Mill Road is part of a farm and has several domestic and agricultural outbuildings, including a gambrel roof barn, workshop, and sheds.

The William Anderson House, compared to these two houses, has lower integrity with modern siding and an enclosed rear porch, and it does not embody the distinctive characteristic of a type, period, or method of construction and therefore is not recommended as eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The William Anderson House is not recommended eligible for the NRHP under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

⁵⁶ Brown 1995:188.



Figure 43: John R. Foy House, 901 McCormick Street, Greensborough, Looking Northeast.



Figure 44: 2525 Huffine Mill Road, Looking Southwest.

The NRHP criteria require that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

- A. are associated with events that have made a significant contribution to the broad patterns of our history;
- B. are associated with the lives of persons significant in our past;
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.²

For the in-depth evaluation of the requested resources, the Commonwealth architectural historian conducted fieldwork in August 2017. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Greensboro Public Library, the Guilford County Register of Deeds (Greensboro), and the Greensboro Historical Museum, both online and on site. Additional background research was conducted at the Commonwealth library in Tarboro, North Carolina, and using online sources.

Summary of Results

The five intensive-level investigations involved the Buchanan House (GF6169), the North Carolina Railroad/Norfolk Southern Railway (No. 1/GF8976), the O’Ferrell House (No. 2/GF8975), the William McLean House (No. 3/GF8974), and the C.M. McLean House (No. 4/GF8973). Based on the information obtained during the evaluation only the Buchanan House (GF6169) is recommended eligible for listing on the NRHP.

Physical Environment

The Study Area is located on the eastern outskirts of the Greensboro suburbs. There are commercial and light industrial facilities along Burlington Road (US 70) and the North Carolina Railway/Norfolk Southern Railway. The southern portion of the Study Area is more rural with little modern development.

² Ibid.

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