

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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 22, 2017

MEMORANDUM

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

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

SUBJECT: Widen SR 1704 (14th Street) from Red Banks Road to SR 1708 (Firetower Road),
PA 17-06-0019, U-5917, Pitt County, ER 17-2549

Thank you for your November 16, 2017, letter transmitting the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the report and offer the following comments.

We concur that L. S. Hardee House (PT3322) is eligible for listing in the National Register of Historic Places under Criterion C for architecture. The proposed boundaries appear to be appropriate.

We also concur that the Edwards House (PT3321) is not eligible for listing in the National Register for the reasons outlined in the report.

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



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

November 16, 2017

ER 17-2549

H

Due 12/13

Scott

ER letters 12/21/17

11/17/17
12/11

Dear Gledhill-Earley:

RE: Historic Structure Survey Report, PA# 17-06-0019, Widen SR 1704 (14th Street)
from Red Banks Road to SR 1708 (Firetower Rd) in Pitt County

The North Carolina Department of Transportation (NCDOT) proposes Widen SR 1704 (14th Street) from Red Banks Road to SR 1708 (Firetower Rd) in Pitt County. Commonwealth Heritage Group prepared the attached Eligibility Report and recommends the L. S. Hardee House (PT3322) 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,

Shelby Reap
Historic Architecture Section

Attachment

Mailing Address:
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Location:
1020 BIRCH RIDGE RD
RALEIGH NC 27610

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1704 (14TH STREET) FROM RED BANKS ROAD TO SR 1708
(FIRE TOWER ROAD) IN GREENVILLE,
PITT COUNTY, NORTH CAROLINA**

**TIP Project U-5917
WBS No. 44679.1.1**

**Prepared for:
The North Carolina Department of Transportation
Environmental Analysis Unit
Century Center
1020 Birch Ridge Road
Raleigh, NC 27610**

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

**Megan Funk
*Architectural Historian***

NCR-0757

NOVEMBER 2017

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1704 (14TH STREET) FROM RED BANKS ROAD TO SR 1708
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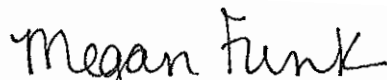
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**Megan Funk
*Architectural Historian***

NCR-0757

NOVEMBER 2017



**Megan Funk, Principal Investigator
Commonwealth Heritage Group**

11-14-2017

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen SR 1704 (14th Street) from Red Banks Road to SR 1708 (Fire Tower Road) in Greenville, Pitt County. The study limits extend approximately 1.4 miles along SR 1704 (14th Street) from the intersection with US 264 Alternate Boulevard in the north to an intersection with East Fire Tower Road in the south. This project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number U-5917 and is federally funded. It 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. NCDOT architectural historians established an Area of Potential Effects (APE) to include the study area for the project and conducted a preliminary investigation, identifying two resources warranting additional study and eligibility evaluation.

This report represents the documentation of the Edwards House (PT3321) and the L. S. Hardee House (PT3322), located within the APE for this project, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this evaluation report, the Commonwealth Heritage Group, Inc. (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 photograph. Background research was conducted at the Pitt County Register of Deeds, both online and on site, and at the Commonwealth library in Tarboro, North Carolina, in addition to using online sources. This report recommends the L. S. Hardee House (PT3322) as eligible for listing in the NRHP, but does not recommend the Edwards House (PT3321) as eligible for listing in the NRHP.

PROPERTY NAME	HPO SSN	ELIGIBILITY DETERMINATION	CRITERIA
Edwards House	PT3321	Not Eligible	C
L. S. Hardee House	PT3322	Eligible	C

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METHODOLOGY

For the preparation of this report, the Commonwealth Heritage Group, Inc. (Commonwealth), architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluations of the requested properties in the study area in October 2017. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Pitt County Register of Deeds, both online and on site, and at the Commonwealth library in Tarboro, North Carolina, in addition to using online sources. This report includes the architectural analysis and in-depth evaluation of two historic properties in the APE, the Edwards House (PT3321) and the L. S. Hardee House (PT3322). This report is on file at NCDOT and is available for review by the public.

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. The location of the project area and the two evaluated resources are shown in Figure 2.

PHYSICAL ENVIRONMENT

The study area is largely developed with subdivisions, townhome/apartment complexes, a limited number of churches, and a high school. Some businesses exist at the intersection of SR 1704 (14th Street) and US 264 Alternate (Greenville Boulevard SE), but are rare south of the intersection. A single swath of agricultural land (23.49 acres) remains approximately 0.4 miles north of the intersection of SR 1704 (14th Street) and SR 1708 (Fire Tower Road). The two properties included in this study are located within the northern one-third of the APE. The property known as the Edwards House (PT3321) is located approximately 0.1 mile south of Red Banks Road along the section of SR 1704 (14th Street) planned for widening, and the L. S. Hardee House (PT3322) is located approximately 0.1 mile north of Red Banks Road and the section planned for widening. Both residences face west to SR 1704 (14th Street) and are surrounded by, but not a part of, various subdivisions and housing complexes.

Red Banks Primitive Baptist Church (PT0049) is located within the APE of this project at the intersection of 14th Street and Fire Tower Road. The church was listed on the NRHP in 2002. In 2017 the boundary was increased to include the cemetery.

¹ National Park Service, 2017. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60.

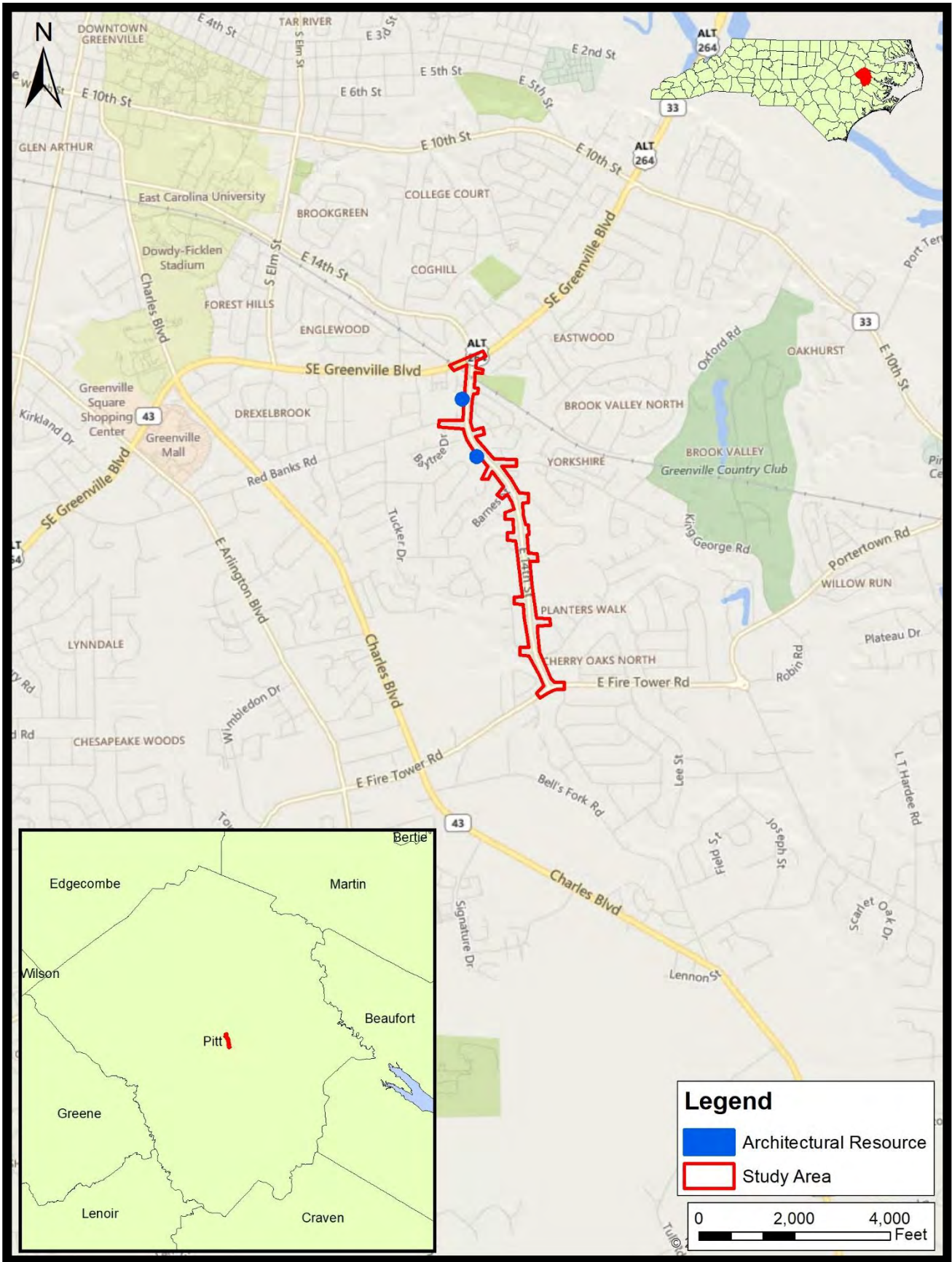


Figure 1: General location.



Figure 2: Resource Locations.

HISTORICAL CONTEXT

Settled in the early eighteenth century, Pitt County was officially formed in 1761 from a portion of Beaufort County.² The presence of navigable waters contributed to a rise in population and economic development, and by the turn of the twentieth century farming was the primary industry with 4,022 farms in Pitt County. The average farm was 88.3 acres, similar to the acreage owned by L. S. Hardee and depicted on a 1959 plat and 1,484 farms, including the Edwards' tract, were between 20 and 49 acres with another 999 farms between 50 and 99 acres.³

The high number of small farms that characterized the twentieth century landscape of Pitt County resulted from the breakdown of largescale plantations after the Civil War. Exemplary of most southern states, the parceling off of large farms was also accompanied by a rise in tenant and sharecropping systems. The changes imposed by reconstruction strained the availability of funding and made it imperative for farmers to grow cash crops, such as cotton, which yielded the greatest returns.⁴

By 1880, the United States Agricultural Census Report, "Cotton Production in the United States," states that 24.57 percent of the county was tilled land and of that portion 30.15 percent was devoted to cotton. Other crops, such as grains, rice, and potatoes, were also listed as being of "considerable significance."

A second crop, tobacco, was being cultivated in Pitt County in the later part of the nineteenth century though in a much smaller quantity compared with other crops. Over the next twenty years, the crop experienced a steady increase in production and by 1900 began to overtake the declining cotton market. Pitt County was soon the largest tobacco-producing county in the state, producing more than any other county in the first decade of the twentieth century.⁵

Coinciding with the restructuring of the agricultural industry was the growth of the railroad. In 1882, a branch line of the Raleigh and Albemarle Railroad was laid through the community of Bethel and by 1907 four lines ran through the county. Prior to this, agricultural commodities were transported to markets via the Tar River, and though the river provided a convenient method of transportation, it could not compete with the speed of the railroad.⁶

In addition to revolutionizing the way Pitt County farmers transported goods, the new industry also improved the way rural residents received goods, letters, and news from distant places. This advancement allowed the county's small unincorporated, and previously isolated, communities to diversify their economies and increase social, educational, and religious activity. By 1903, a handful of Pitt County communities experienced enough growth to justify incorporation. Among others, the communities included Winterville, which is located to the southwest of the Edwards

² Power, 5-8.

³ Historical Census Browser, 2014.

⁴ Power, 109

⁵ Hearn, et al., 12.

⁶ Power, 111

and L. S. Hardee Houses and often indicated or referenced on maps and deeds relevant to the properties.⁷

As agriculture and industry grew in Pitt County, so did other segments of the community, particularly education. Chartered by the state in 1907 as the East Carolina Teachers Training School, the university now known as East Carolina University has grown to be the third largest university in North Carolina. Though it was originally established to “stimulate high school instruction in the public schools of the state,” the university has developed a strong medical focus in addition to its colleges of education, business, fine arts and communication, engineering and technology.⁸ With the growth of the school came additional needs, such as housing for faculty, staff, and students, and options for shopping, dining, and entertainment. The development required to accommodate these needs further pressed the boundary between town and country, and from 1910 to 2010, the population of Greenville grew from 4,101 to 84,554.⁹

The success of the tobacco industry, combined with advancements in transportation, and the creation of an educated workforce led to the exponential growth and expansion of Pitt County in the twentieth century. These advancements not only increased access to other markets, but also increased the wealth of the county, and set a path for the creation of new jobs in new sectors. As the economy and diversity of businesses in Pitt County grew, so did its population, a result that only spurred the demand for new businesses and new industries, effectively shaping Pitt County and Greenville into the hub of commerce it is today.

ARCHITECTURAL CONTEXT

Most early architecture in Pitt County can be described as traditional or vernacular with a few examples of high style architecture. The twentieth century, however, brought a new awareness of architectural trends, as well as improvements in the manufacturing industry and the mass distribution of building materials. Pattern books, magazines, and mail order catalogs were also able to spread new ideas and trends from one coast to the other, and due to the railroad this could be done in less time than ever before. It was in this timeframe that nationally recognized architectural styles became popular and led to similar houses being designed across the United States. It should be noted that some areas, particularly rural ones, were slow to adopt new building methods, but even these areas were quick to employ the decorative elements that defined the new architectural styles.

As early as the 1880s, residents of Pitt County began adding Victorian details to otherwise traditional house forms. This practice persisted into the early twentieth century and is reflected in the porch and gable details of the L. S. Hardee House. By the early twentieth century, Colonial Revival and Craftsmen styles were dominant in much of the United States. This influence, particularly that of the Craftsman style, is noticeable in the Edwards House’s brick pedestals and dormer window.

⁷ Power, 113.

⁸ North Carolina Public Laws, 1907.

⁹ United States Census Bureau, 2017.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Edwards House
NCDOT Survey Site Number:	001
HPO Survey Site Number:	PT3321
Location:	2338 East 14th Street
Parcel ID:	54968
Dates(s) of Construction:	1930
Recommendation:	Not Eligible



Figure 3: Edwards House, Looking South.

Setting

The property is located on the west side of East 14th Street and the house sits back approximately thirty feet from the road. It is partially shielded from traffic by a fence that encompasses the entire front and back yard. Across the street from the dwelling is an apartment building that faces northwest away from East 14th Street and is accessed from a side road to the south. A privacy fence and row of pine trees partially block the apartment building from view. A driveway is located to the north of the dwelling and a sidewalk leads from the driveway to the northwest edge of the front porch (Figure 3 and 4). Single family homes are located to the northwest and southeast of the dwelling, and a subdivision of tract homes touches the southwest boundary of the property.

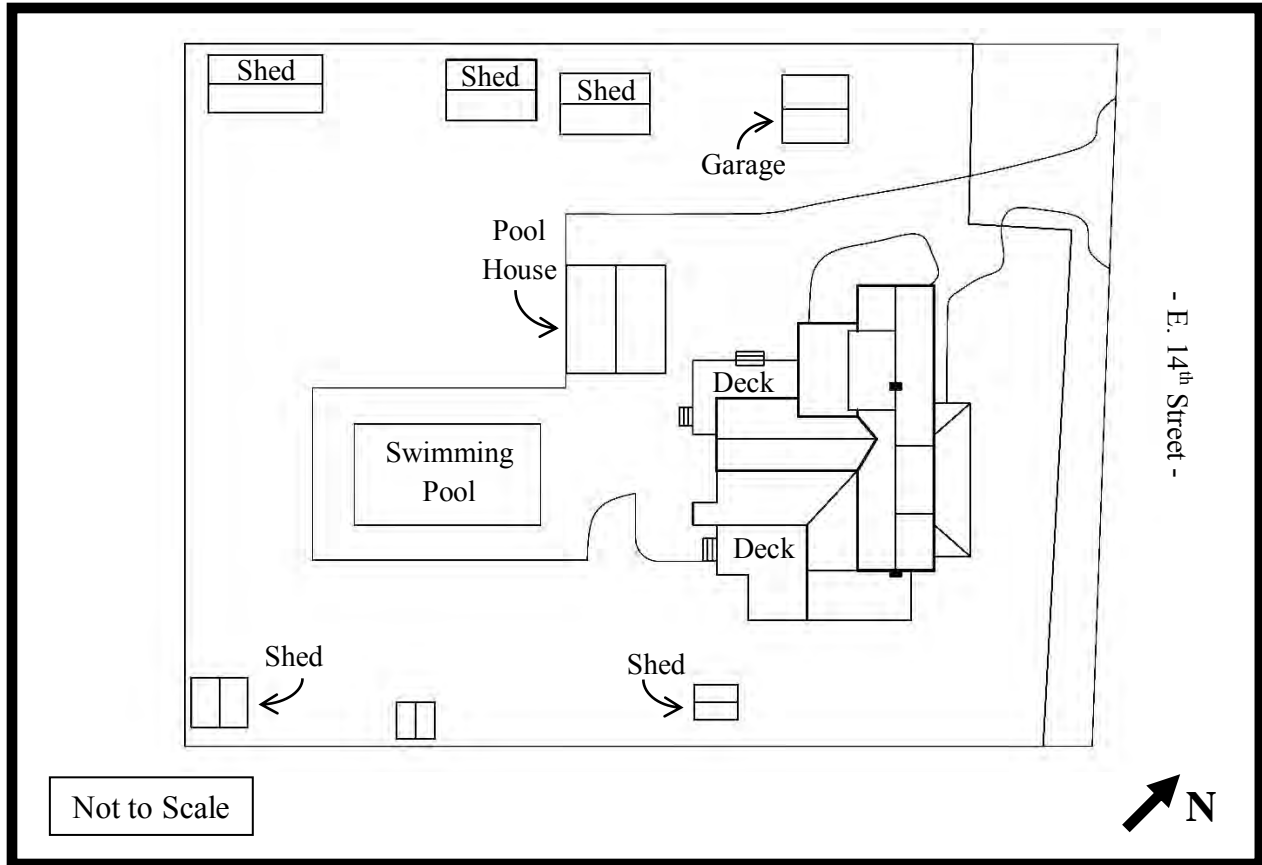


Figure 4: Sketch Map of the Edwards House.

Property Description

Exterior

The one-and-a-half story dwelling originally began as a three-bay side-gabled structure with parged exterior end chimneys, and a slightly off-center entry door flanked by one-over-one windows. Over time, the original wooden sash windows have been replaced with vinyl sash windows and wooden weatherboard with aluminum siding. A nearly full-width hip-roofed porch spans the original portion of the northeast (front) elevation. The porch has a brick foundation and four brick pilasters with decorative iron posts which likely replaced battered box columns. A large shed-roofed dormer is centered on the forward slope of the roof and contains a ribbon of three one-over-one vinyl sash windows (Figure 3). A vertical seam just below the northwest chimney hints that the dwelling was expanded to the northwest. The added space is flush with the northeast elevation of the original dwelling and shares the same standing seam metal roof. It has a single one-over-one vinyl sash window on its northeast elevation (Figure 5). The northwest elevation contains two one-over-one vinyl sash windows – an off-center window on the first story and a centered window in the gable. Gently flared eaves are also noticeable on the northwest gable end (Figure 6). An original exterior chimney rises from the southeast gable. It is flanked by small single-pane windows on the second story. A one-over-one vinyl sash window exists east of the chimney on the first story. The base of the chimney and western half

of the elevation are concealed by a one-story shed-roofed addition lit by individual and paired one-over-one vinyl sash windows (Figure 7).

A number of wings and additions extend from the southwest (rear) elevation of the dwelling. First, a shed-roofed addition extends southwest from the southern corner of the southwest elevation much like a saltbox. The previously mentioned one-story addition runs along the southeast elevation of the saltbox-like addition and both terminate at a wooden deck (Figure 8). A gabled wing extends from the center of the southwest elevation of the dwelling and a shed-roofed addition extends from its southeast slope (Figure 9). The southeast elevation of the addition borders the northwest edge of the wooden deck and contains double-leaf sliding doors and a one-over-one vinyl sash window. The southwest elevation of the gabled wing and shed-roofed addition contain an off-center ribbon of one-over-one vinyl sash windows and a small lean-to with a door. On the northwest slope of the wing, is an additional shed-roofed addition. It conceals half of the wing's northwest elevation and has a one-over-one vinyl sash window on its west elevation and a one-over-one vinyl sash window and square multi-light window on its northwest elevation. The unconcealed portion of the wing's northwest elevation contains an entry door sheltered by a metal awning and paired one-over-one windows. The door is approached by a wooden deck. Lastly, on the southwest slope of the main block of the dwelling is a shed roof that extends from the gable just past the eave of the roof creating a slightly projecting bay. The upper portion of the bay contains paired single-pane windows while the lower portion is incorporated in the shed-roofed addition (Figure 10).



Figure 5: Edwards House, Looking Southwest.



Figure 6: Edwards House, Looking Southeast.



Figure 7: Edwards House, Original Exterior Chimney and Southeast Addition, Looking West.



Figure 8: Edwards House, Southeast and Southwest Additions and Deck, Looking North.



Figure 9: Edwards House, Southwest Additions, Looking Northeast.



Figure 10: Edwards House, Southwest Additions, Looking East.

Interior

Attempts to contact the homeowner were unsuccessful and the surveyor was unable to obtain access to the interior of the dwelling.

Ancillary Structures

The yard behind the dwelling contains seven garages and sheds and one playhouse. The playhouse is located near the southeast fence line and surrounded by a picket fence that creates a large rectangular space along the edge of the property (Figure 11). Northeast of the play area is a dog pen with a chain link fence and northeast of the dog pen is a small side-gabled shed clad with vertical wooden paneling. The northwest elevation of the shed contains double-leaf batten doors and a one-over-one window with an air conditioning unit (Figure 12). A second side-gabled shed with vertical wooden paneling and double-leaf batten doors sits at the southern corner of the yard and faces northeast (Figure 13). There are four sheds located along the northwest fence line. A front-gabled shed clad in vertical wooden paneling faces northeast and has double-leaf batten doors on its primary elevation and a small four-over-four window on its southeast elevation (Figure 14). Toward the middle of the fence are two similar sheds. They are side-gabled with vertical wooden paneling and centrally placed entry doors on their southeast elevations. Two one-over-one windows flank the entry door of the southwest shed (Figure 15 and 16). The pair of sheds are separated from a garage to the northeast by another chain link fence dog pen. The single car garage has a front-facing gable, multi-light garage door, and is clad in plain wooden weatherboard and wooden panels. A modern entry door is located on the southeast elevation (Figure 17). In the center of the yard is a side-gabled pool house clad in vinyl siding. Only the northwest half of the structure is enclosed. Large sliding glass doors lead from the enclosed section to a patio sheltered by the southeast half of the structure. The patio extends beyond the shelter of the roof and surrounds an inground pool (Figure 18 and 19).



Figure 11: Edwards House, Playhouse, Looking South.



Figure 12: Edwards House, Shed, Looking South.



Figure 13: Edwards House, Shed, Looking South.



Figure 14: Edwards House, Shed, Looking West.



Figure 15: Edwards House, Shed, Looking Northwest.



Figure 16: Edwards House, Shed, Looking Northwest.



Figure 17: Edwards House, Garage, Looking West.



Figure 18: Edwards House, Pool House, Looking South.



Figure 19: Edwards House, Pool House, Looking Northwest.

Historical Background

The tract of land containing the Edwards House has been in the same family for over one hundred years. Its first known owners were Franklin Edwards (1850-1925) and his wife, Sallie Ann (Hardee) Edwards (1849-1928). A member of the Hardee family, Sallie is likely a descendent or relative of Colonel John Hardee, one of the earliest inhabitants of Pitt County (more history on the Hardee family is provided in the discussion of the L. S. Hardee House). It is possible the property came into the hands of Sallie and Franklin through her family who owned large swaths of land in the vicinity of the tract and throughout the county. Though no deeds or wills were found to substantiate this theory, a 1904 deed, the earliest found, lists L. S. Hardee as the owner of an adjoining parcel.

In the 1904 deed, the Edwards convey the original forty-eight and one tenth acre parcel to their son, Henry Edwards (1882-1960). At this time, the couple chose to retain for themselves a life interest in the property and likely resided on the property as well.¹⁰ Though the current residence was not constructed until 1930, a 1905 map depicts a dwelling on the same site (Figure 20). The 1910 census, which lists Franklin as a farmer, shows him and Sallie living in the vicinity of Red Banks Road, and while a specific street name is not indicated on the census page, it is plausible they resided at the mapped dwelling. The census lists Henry along with his wife, Mary, and two children, in the area as well, but specifies they live on Forbes Road.¹¹ Like his father, Henry is listed as a farmer who owns his own home and farm.

By 1920, the families lived just a few households away from each other on Hardee Road.¹² Due to lapses of time between censuses and the varied approaches of census enumerators, it is not clear if Henry moved between the years 1910 and 1920 or if the road was simply given a different name by the second enumerator. By the time of the next census, 1930, both Franklin and Sallie had passed away and the ownership of the property had been transferred to Henry.

In 1930, Henry crafted a deed granting the 49-acre tract to his wife, Mary Alice Edwards (1888-1961), and two daughters, Dorothy Jean and Carrie Dail, upon his death.¹³ In 1959, one year before Henry's death, a second deed divided the property into 24.7 acres tracts. The northern tract, containing the dwelling, was deeded to Dorothy and her husband, J. S. W. Brown, and the southern tract to Carrie.¹⁴ According to the obituaries of both Henry and Sallie, Dorothy, and presumably J. S. W., lived with them at the house.¹⁵

Though Franklin likely grew cotton and an assortment of other vegetables for personal consumption, Henry most likely grew tobacco. As Pitt County's biggest crop in the twentieth century, nearly every farmer in the county was involved in tobacco production. In 1965, The Daily Time-News published "Pitt County First in Flue-Cured Leaf." The article, which dismisses connections between tobacco and cancer, hails the crop as a "fast-growing, lucrative

¹⁰ Pitt County Deed Book M8, page 217, 1904.

¹¹ Ancestry.com 2017.

¹² Ancestry.com 2017.

¹³ Pitt County Deed Book U18, page 59, 1930.

¹⁴ Pitt County Deed Book G31, page 244, 1959.

¹⁵ The Evening Telegram, Nov. 13, 1960, page 2 and Jul. 29, 1961, page 2.

leaf.” The article quotes J. S. W. Brown who shared “My crop looks pretty good. I haven’t noticed any effects of the health scare” and notes that Brown “works 125 acres of land and owns 150 more.”¹⁶

A 1956 aerial of Greenville shows the dwelling and changes in soil and fence lines help distinguish the Edwards’ property from adjoining land (Figure 21). The field being cleared in the aerial, it is difficult to tell if Henry or possibly W. S. J. Brown grew tobacco on the parcel or simply harvested it for hay, though it does appear to be used for agricultural purposes. The aerial also shows the dwelling with a shape similar to its current articulation, though slightly smaller. Multiple sheds also filled the backyard, and the inground pool had yet to be installed. A domestic yard is easily discernable and a second large structure, likely a barn, exists just north of the dwelling.

Though land use in the vicinity of the Edwards house in 1956 was still primarily agricultural, the success of the tobacco industry and introduction of the railroad had already set Pitt County and Greenville on a path of growth that would continue into the twenty-first century. Advancements in technology also made it possible to farm large tracts of land with only a few people, reducing the number of people employed by the agricultural industry and allowing the children of farm families to pursue other careers. This series of events helped to diversify the county’s economy attracting more people to the area and fueling a boom in the population as well as the demand for housing. Despite being good for the county’s economy, this growth and demand led to the agricultural land shrinking as the city grew up around it. Located on the outskirts of Greenville and in close proximity to the US 264 Bypass, the Edwards family and their neighbors were undoubtedly influenced by this situation.

While the 1956 aerial shows a small amount of development north of the US 264 Bypass, by the early 1990s almost all the land surrounding the Edward’s original parcel was consumed by subdivisions. Figure 22 shows the divided parcel with Dorothy’s half still used for agricultural purposes and Carrie’s in the process of development.

J. S. W. Brown remained on the title until 1991, when he deeded his interest in the property to Dorothy.¹⁷ In 1994, Dorothy and J. S. W. passed away within a few months of each other, and death records indicate that both resided at the Edwards House.¹⁸ Upon Dorothy’s death, the property passed to her heirs and in 1995 they sold a small parcel with the dwelling to Nancy Brown Harris.¹⁹ In 1996, the heirs sold the remaining property to the Brown Development Group, Inc..²⁰ A search of select property records for parcels in the neighborhood suggests most of the houses were built between 1997 and 2002.

In May of 2017, Nancy transferred a one percent interest to her daughter, Dorothy Kathryn Harris, retaining the other ninety-nine percent interest for herself.²¹

¹⁶ The Daily Times-News, July 23, 1965, page 5.

¹⁷ Pitt County Deed Book 296, page 543, 1991.

¹⁸ FamilySearch.org 2017.

¹⁹ Pitt County Deed Book 584, page 127, 1995.

²⁰ Pitt County Deed Book 694, page 737, 1996.

²¹ Pitt County Deed Book 3559, page 713, 2017.



Figure 20: Detail of 1905 Winterville, NC, Topographic Quadrangle Showing Location of Edwards House (USGS 2017).

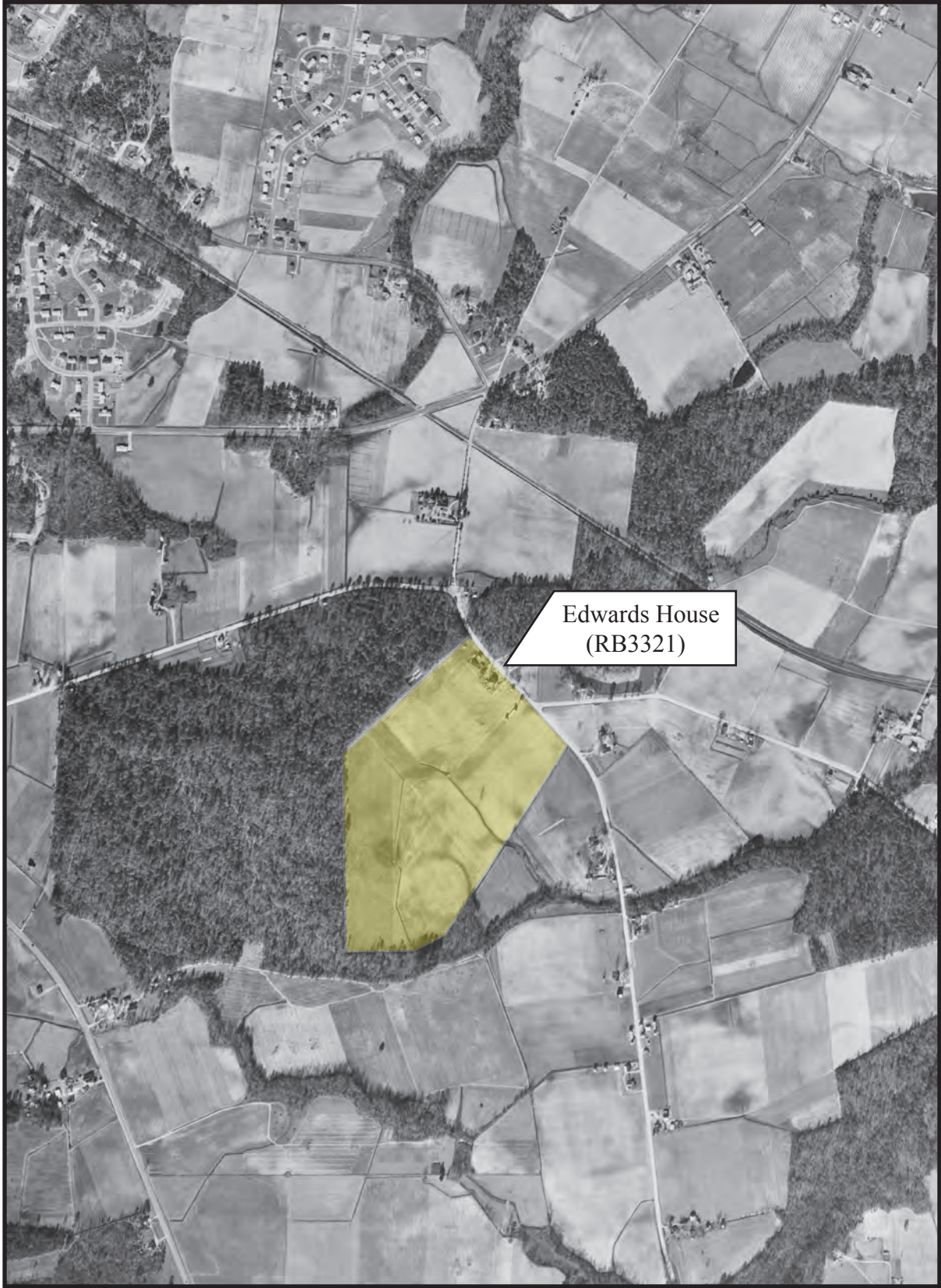


Figure 21: Detail of 1956 Aerial Showing Location of Edwards House and Associated Parcel of Land (EarthExplorer 2017).



Figure 22: 1993 Aerial of Edwards Property (Google Earth Pro).

NRHP Criteria Evaluation

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

Integrity

Though the Edwards House remains in its original location, its setting has been greatly diminished by the construction of tract homes and apartment buildings around its 0.79-acre lot. When the house was built in 1931 it was surrounded by open farmland and wooded areas. The setting shown in the 1956 aerial is also highly agricultural with groupings of houses and outbuildings on large swaths of land along East 14th Street, Red Banks Road, and Fire Tower Road. At this point, some planned neighborhoods were beginning to appear north of the US 264 Bypass, but none were developed south of the bypass. The dwelling's design and workmanship has also been diminished by the construction of additions and the replacement of original materials. Together, each of these changes detract from the feeling and association the dwelling once had with rural Pitt County and its agricultural industries.

Criterion A

The Edwards 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.

For much of the twentieth century, the Edwards House was associated with agricultural practices in Pitt County. However, due to the loss of associated outbuildings and agricultural fields, the property no longer conveys the association it once had with the farming industry and therefore is not recommended eligible under Criterion A.

Criterion B

The Edwards 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 Edwards 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.

Though the increased number of dwellings and planned neighborhoods has greatly changed the landscape of Pitt County since the construction of the Edwards House in 1930, the original form of the dwelling, with a side-gable and nearly full-width front porch, is still visible throughout the southern portion of the county. The form varies in size with larger examples in more rural areas and smaller examples in townships. The Winterville township, which is located to the southeast of the dwelling exhibits a number of small, side-gable dwellings with front porches. However, most lack the livable half-story and shed-roofed dormer window exhibited by the Edwards House (Figure 23). A second example is the slightly larger dwelling at 3975 Evans Street (Figure 24). The farmhouse's main and porch roofs exhibit slightly higher pitches, but shares the Edwards House's end chimney flanked by small windows. The dwelling also retains much of its original materials including its weatherboard siding and wooden sash windows.

While the original block of the Edwards House is still distinguishable, its overall size and shape has been greatly altered over time. Its three-bay structure has been expanded to the northwest, southwest, and southeast resulting in a structure that has little resemblance to its original articulation. Furthermore, a majority of the structure's original materials have been exchanged for aluminum and vinyl replacements leaving only the most structural elements intact. The dwelling's setting, which was originally characterized by agricultural fields, has also been changed significantly by the construction of tract homes and apartment buildings in each direction. Compared with the dwellings in Winterville and on Evans Street, the Edwards House has lower integrity and no longer embodies the distinctive characteristics 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 dwelling at 2338 East 14th Street 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: Ca. 1923, 173 Main Street, Winterville, North Carolina. Exemplary of Side-Gabled Dwellings in Winterville.



Figure 24: Ca. 1920, 3975 Evans Street, Winterville, North Carolina.

Resource Name:	L. S. Hardee House
NCDOT Survey Site Number:	002
HPO Survey Site Number:	PT3322
Location:	1610 East 14 th Street
Parcel ID:	21066
Dates(s) of Construction:	1905
Recommendation:	Eligible



Figure 25: L. S. Hardee House, Looking East.

Setting

L. S. Hardee House is located on the west side of East 14th Street approximately 0.1 miles from US 264 Alternate (Greenville Boulevard SE) to its north and Red Banks Road to the south. The dwelling sits approximately 100 feet from the road and is shielded from traffic by dense vegetation. Across the street is a row of duplexes that face east away from the main road. A privacy fence and some trees also shield the duplexes. A concrete driveway enters the property from the southeast corner of the parcel and wraps around a landscaped island before reaching a porte cochere that extends from the south elevation of the dwelling. A sidewalk extends from the driveway to the front door and a fence separates the front (east) and back (west) yards. There are two small sheds in the rear yard—one in the southwest corner and one directly west of the dwelling—and a patio that extends north of the dwelling. North and south of the parcel are cul-

de-sac's with duplexes and to the west is Memorial Baptist Church. Mature trees—oaks, cedars, and pecans—and other vegetation line the property blocking the church and duplexes from view.

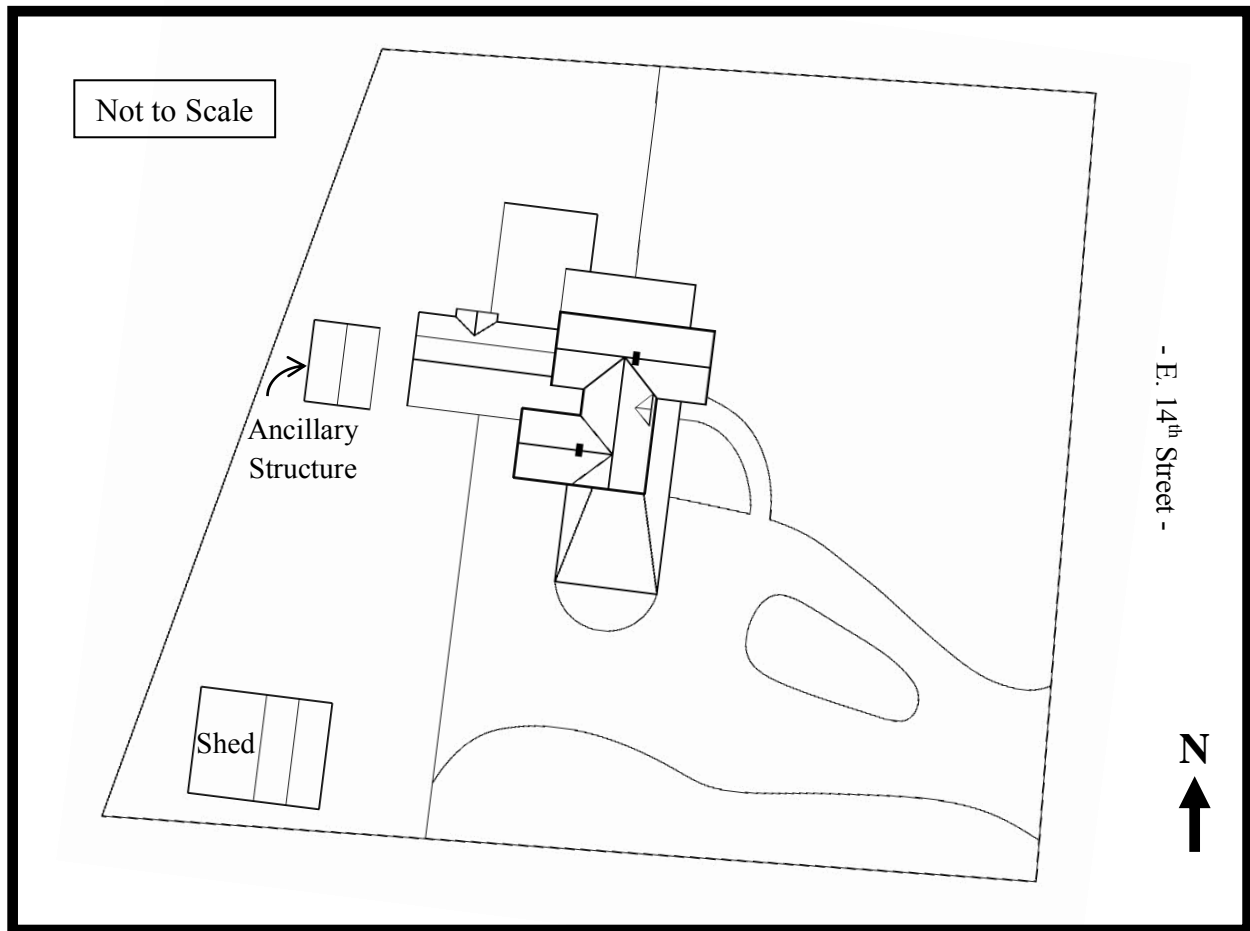


Figure 26: Sketch Map of the L. S. Hardee House.

Property Description

Exterior

The one-story dwelling began as a simple gable-and-wing structure with two rear gables, wooden weatherboard siding, and a brick foundation. Though it has been expanded over time to include a porte cochere, rear addition, and two side additions, the dwelling still retains its weatherboard siding and wooden windows. Its roof, which was likely covered with standing seam metal when the house was built, is now finished with asphalt shingles. The east (front) elevation of the dwelling is characterized by its front-facing gable that projects from the north end of the elevation and shelters two-over-two wooden sash cut-away-bay windows. Spindlework with pendant finials outlines the projecting corners of the gable and shaped siding alternated with plain siding surrounds a triangular arched vent in the gable. A three-bay shed-roofed porch with turned posts, carved brackets, and thin turned balusters that fills the ell between the gable and wing. The porch shelters a two-over-two wooden sash window and a six-panel door below a single light transom. Above the porch, but centered over the door, is a small half-timbered gable.

The porch extends south, connecting to the hip-roofed porte cochere supported by brick columns on the south (side) elevation of the dwelling. Above the porte cochere is a south facing gable identical to the front gable. The south elevation is lit by two two-over-two wooden sash windows, one of which is sheltered by the porte cochere. Two original gables extend from the west (rear) elevation. The first extends from the southwest corner of the west elevation and contains a single two-over-two wooden sash window. An interior brick chimney rises from the crest of the roof near the juncture of the rear gable and wing. North of this gable, the front gable extends west past the rear of the dwelling, and an interior brick chimney rises from the center of the gable where it crosses the wing. The west gable end is clad with plain weatherboard siding and is the only portion of the house that has not been recently painted. Below the gable, a lower gable-roofed addition extends into the yard. The addition is long compared to the other gables and has a shed roofed section on its south elevation. The west elevation of the gable contains a six-panel entry door while the shed-roofed section contains an entry door with six lights over three panels flanked by a two-pane sliding window and six-over-six wooden sash window. Three pairs of six-over-six wooden sash windows light the south elevation and a window-door pair provides an additional entrance. The north elevation of the addition has its own slightly projecting gable with paired six-over-six wooden sash windows. A single six-over-six wooden sash window exists west of the gable and a large shed-roofed addition exists east of the gable extending north. The west elevation of the shed-roofed addition has, from north to south, three two-over-two wooden sash windows and a multi-light entry door. The north elevation has a multi-light entry door paired with a multi-light window of the same scale and configuration. A final addition exists in the ell created by the original block of the dwelling and the north addition. It has a low hipped roof with two pairs of two-over-two wooden sash windows on the north elevation and a single two-over-two wooden sash window on the east elevation (Figures 27 through 38).

Alterations and Additions

Over time, the dwelling experienced various phases of construction, most of which appear to have occurred during the Hardees' occupancy. It also appears, based on window configuration, that the additions were added in three overall phases, with the porte cochere being the final phase. The north (side) and west (rear) additions both share similarities and differences with the original dwelling. For example, the west additions are gabled like the original dwelling, but have six-over-six windows instead of two-over-two windows, and the north additions have similar windows, but low-slope roofs. The west additions were likely added to the rear of the dwelling, where they were out of sight of those passing the dwelling, in the second quarter of the twentieth century, and though the two-over-two window style became less common into the twentieth century, the north additions were likely added after those on the west. This time frame is supported by the somewhat squat shape of the windows compared with those on the front façade and the low-slope roofs. Though less popular, the homeowner may have chosen the window configuration to reflect those on the front façade. Since leaving the Hardee family, the dwelling has been well maintained and recently painted with contrasting shades of yellow and ochre that highlight the dwelling's character defining features.



Figure 27: L. S. Hardee House, Looking West.



Figure 28: L. S. Hardee House, Front Gable, Looking West.



Figure 29: L. S. Hardee House, Cut-away-bay and North Additions, Looking Southwest.



Figure 30: L. S. Hardee House, Rear Gable and West Addition, Looking Northeast.



Figure 31: L. S. Hardee House, West Addition, Looking Northeast.



Figure 32: L. S. Hardee House, West Addition and Original Gable, Looking Northeast.



Figure 33: L. S. Hardee House, West Addition, Looking Southeast.



Figure 34: L. S. Hardee House, North Addition, Looking East.



Figure 35: L. S. Hardee House, North and West Addition, Looking Southeast.



Figure 36: L. S. Hardee House, North Addition, Looking Southeast.



Figure 37: L. S. Hardee House, North Additions, Looking Southwest.



Figure 38: L. S. Hardee House, North Additions and Roof of Original Dwelling, Looking South.

Interior

The homeowner was present at the time of the survey, but preferred not to have the interior of the dwelling photographed. Interior photos from an off-market Zillow listing show modern updates but are not thorough enough to assess the extent of changes made to the property.

Ancillary Structures

There is a small side-gabled shed in the southwest corner of the parcel. It is clad in faux-brick shingles with a standing seam metal roof and double-leaf batten doors on the east elevation. A low-slope shed roof extends from the west slope of the roof and shelters additional storage space. It is open on its north side (Figure 39).

West of the dwelling is a second side-gabled shed that may have served as a living space for farm workers or as an early kitchen, though it does not appear to have a chimney. It is clad in vinyl siding and has a standing seam metal roof with a shed-roofed extension on the west elevation. A batten door with strap-hinges permits entrance on the east elevation and paired six-over-six wooden sash windows light the south elevation (Figures 40 and 41).



Figure 39: L. S. Hardee House, Shed, Looking Southwest.



Figure 40: L. S. Hardee House, Ancillary Structure, Looking Northwest.



Figure 41: L. S. Hardee House, Ancillary Structure, Looking North.

Historical Background

The Hardee family has a long history in Pitt County. Formed in 1761, the county used the Colonel John Hardee House (PT1391) as a courthouse until 1774 when it built a courthouse and jail in the town of Martinsborough, present day Greenville. The Colonel John Hardee House was located on the Tar River just east of Martinsborough and approximately 1.5 miles east of L. S. Hardee's future dwelling.²² Pitt County deed indexes, land grant records, and NCSHPO's HPOWEB reveal the Hardee Family owned a great deal of property and built a number of residences in southeast Pitt County beginning as early as the mid-1700s. While early documents could not be found to confirm when the 20.1-acre parcel came into the hands of L. S. Hardee, it is possible he obtained it through the ownership of his family and the passing of property from one family member to another.

An interesting parallel between the dwelling and L. S. Hardee's life is its date of construction. Reported by the Pitt County Tax Assessors Office as 1905, the dwelling was constructed just one year after L. S. Hardee married Addie Louvenia Corbett in Greenville. The closeness of the two dates hints that the dwelling was built as a new home for the married couple, and the census informs us that Leon S. Hardee, who worked as a farmer, owned his residence and farm free and clear in 1910. The 1910 census also lists his wife, Addie; daughter, Janie; and mother, Jane, as members of the household, and shows other Hardees living nearby. Furthermore, a deed dated December 9, 1913 shows a transfer of land from Jane E. Hardee (mother) and L. L. Kittrell and wife Stella Kittrell (sister) to L. S. Hardee. The exact parcel of land transferred by the deed is difficult to determine, but what is known is that it borders a parcel already in the ownership of L. S. Hardee as well as the parcels of individuals listed as L. S. Hardee's neighbors in early censuses.

In 1920, the family, with the addition of two nephews, is listed as living on Hardee Road. Today, there are three roads in the vicinity of the dwelling that bear the Hardee name – Hardee Road, Leon Hardee Road, and Hardee Circle. Hardee Road and Hardee Circle exist in an area that was wooded with only some cleared land when the 1956 Aerial of Greenville was taken and were likely undeveloped at the time of the 1920 census. On the edge of the wooded area, roughly where Leon Hardee Road is today, the aerial shows a grouping of small buildings that may have served as residences for members of the Hardee family or as agricultural buildings. The dwelling is shown southwest of the grouping on the opposite side of East 14th Street and has a large yard with trees and some outbuildings (Figure 42).

Due to the imprecision of the census, it is difficult to determine whether L. S. and Addie Hardee lived in the dwelling during the early years of their marriage. However, it is very likely the property was owned by a member of the Hardee family at the time and that the newly married couple lived in the area. Also, though early plats of the property were not found, a search of plats available on the Pitt County Registrar of Deeds website reveals that by 1959 L. S. Hardee owned multiple parcels, including the parcel containing the dwelling, in Pitt County. A plat dated June 1959 shows seven such parcels at the intersection of US 264 and 14th Street (Figure 43).²³ In all, the seven parcels measured 84.8 acres and most appear to be in agricultural use.

²² Power, 79

²³ Pitt County Map Book 9, page 52, 1959.



Figure 42: Detail of 1956 Aerial Showing Location of L. S. Hardee House (EarthExplorer 2017).

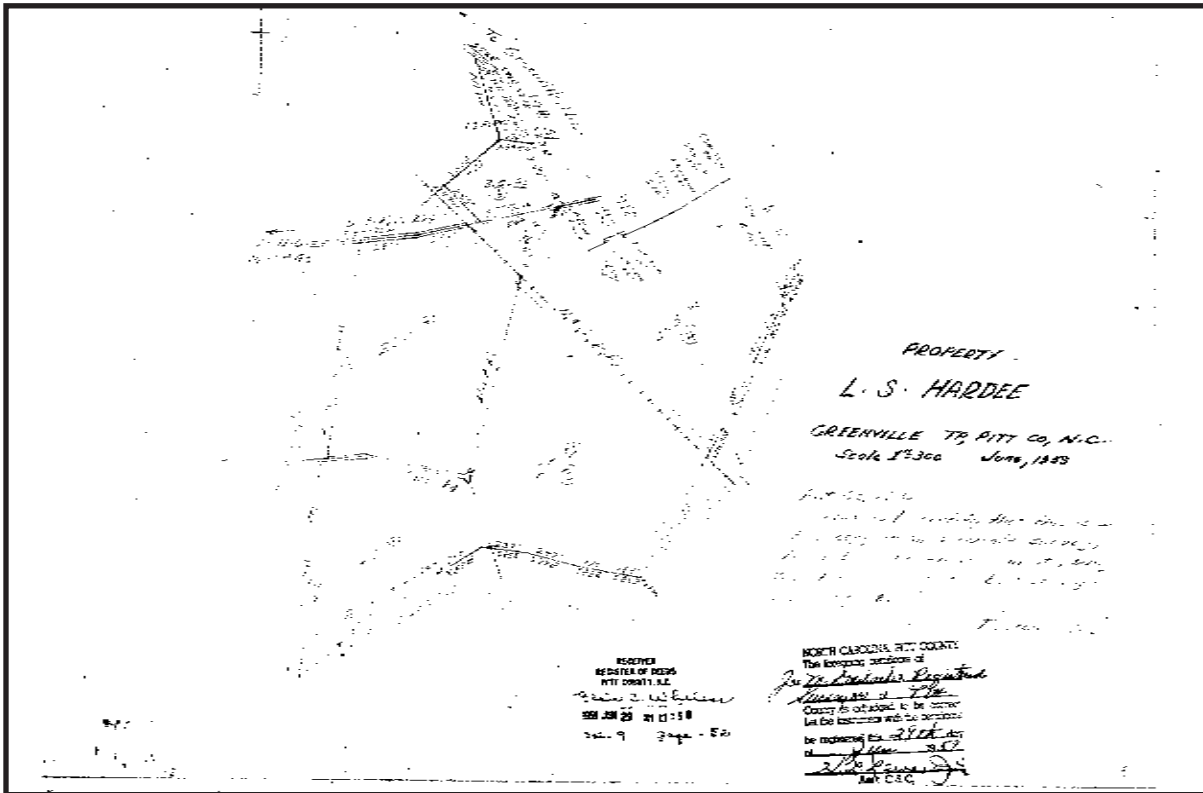


Figure 43: 1959 Plat of Property Owned by L. S. Hardee. Note Similarity of Property Lines with Fields and Wooded Areas Shown in Figure 41 (Pitt County Tax Administration 2017).

Not in agricultural use is the 14-acre parcel and portions of the 24- and 21.5-acre parcels as well as the roughly one-acre parcel that surrounds the house.

An advertisement in a 1919 edition of the Greenville News indicates L. S. Hardee grew tobacco in the early years of the twentieth century. The advertisement for the Liberty claims to have “the highest prices every day in the week” and lists examples of recent sales including three from “L. S. Hardee & Corbett” that total 1090 pounds and sold for \$1011.48. The next week, a similar advertisement ran in the paper and listed Hardee and Corbett as selling 832 pounds for \$802.84. Alongside the first advertisement for the Liberty was a large, nearly full-page advertisement for the American Cotton Association. The advertisement served as a call to arms for the cotton industry comparing the price of cotton in Italy, one dollar per pound, with the price in Pitt County, thirty cents per pound. Members from nine Pitt County communities are listed and though L. S. Hardee is not among them, a W. J. Hardee is.²⁴ The advertisements are indicative of the agriculture industry in the twentieth century which experienced a quick decline in the profitability of cotton and steady growth in tobacco. L. S. Hardee is listed as a farmer in each of the Federal Census and likely planted tobacco on a great deal of his farm land. The pairing of his name with the name Corbett also hints that he was in business with his wife’s family.

When L. S. and Addie Hardee passed away in 1970 and 1967, respectively, they were both listed as living at the residence.²⁵ L. S. was 90 years old at the time of his passing, and though it is possible a family member or renter had taken over the responsibility of the farm, it is unlikely L. S. had personally tended to it for some time. Upon L. S.’s death, the property was inherited by his daughter Janie Gold Starling, and then by her heirs, Robert Starling, Leo H. Starling, and Goldis Starling Reel, when she passed away in 1975. In December of the same year, Leo H. Starling and Goldis Starling Reel along with their spouses deeded two tracts of land, one on Hardee Road east of 14th Street and one west of 14th Street described as the “Homeplace of L. S. Hardee,” to Robert. B. Starling, Janie Gold Starling’s widower. The second tract included 8.9 acres and stretched from Greenville Boulevard to Red Banks Road (Figure 44).²⁶ Sometime after Leon’s death the western portion of the original 20.1-acre parcel was conveyed to the Memorial Baptist Church of Greenville likely concluding the land’s use as a farm.²⁷

In December of 1977, a remarried Robert. B. Starling and wife, Eloise H. Starling, sold 4.23 of the 8.9 acres to William D. Rogers Construction Company, Inc. in two parcels—a small 0.978 acre tract that contained the dwelling and a larger 3.252 acre tract that was developed as Cedar Village (Juniper Lane).²⁸ The Starlings had already sold the remaining 4.67 acres to directly to William D. Rogers and his wife, Suzanne B. Rogers in August 1977. In 1981, the Rogers sold

²⁴ Greenville News, Oct. 21, 1919, page 4 and Oct. 29, 1919, page 8.

²⁵ Ancestry.com, 2017.

²⁶ Pitt County Deed Book E44, page 523, 1975.

²⁷ Pitt County Deed Book 786, page 598, 1998.

²⁸ Pitt County Deed Book H46, page 852, 1977.

the dwelling and corresponding acreage to Darryl B. Davis who sold it in 1986 to its current owners.²⁹

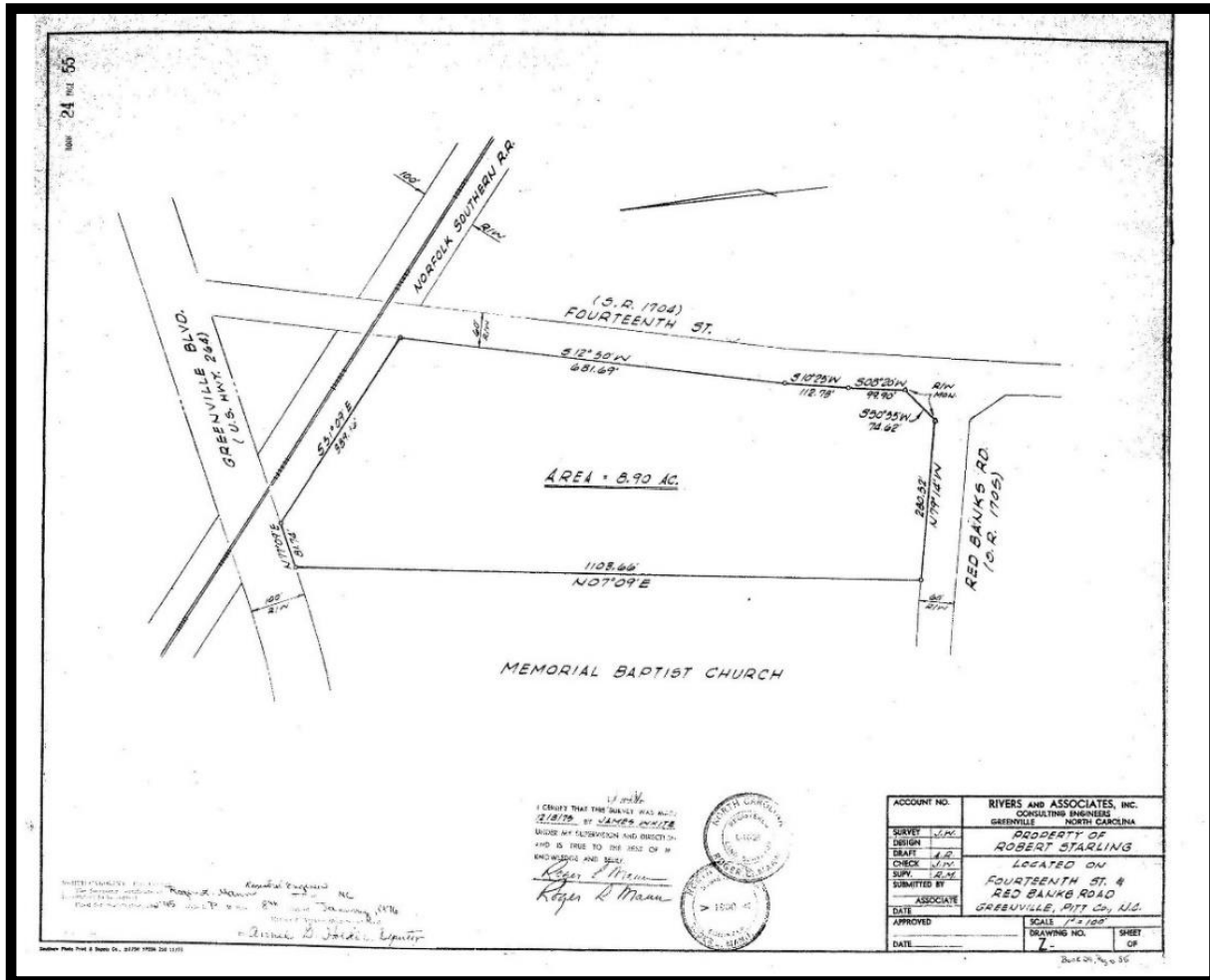


Figure 44: Plat of Property Deeded to Robert. B. Starling in 1975 (Pitt County Tax Administration 2017).

²⁹ Pitt County Deed Book Z49, page 131, 1981 and Deed Book 99, page 852, 1986.

NRHP Criteria Evaluation

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

Integrity

The L. S. Hardee House remains in its original location and, though the area around it has been heavily developed, its viewsheds are protected by the now-mature trees that were planted in its yard in the early twentieth century and other vegetation that has been added over time. The original design and materials of the dwelling have also been left intact and additions, though varied in size and configuration, successfully compliment its original articulation. The workmanship that went in to the construction of the dwelling has been preserved through the continued maintenance of the property. Additionally, though the property no longer retains its agricultural setting, its aesthetics and well-articulated architectural style provide a strong feeling and association with the early twentieth century.

Criterion A

The L. S. Hardee 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.

When originally constructed, the L. S. Hardee House was surrounded by tracts of farmland and closely associated with the agricultural economy of Pitt County. Widespread urban development, however, has removed much of the associated landscape and outbuildings. Due to this development, the property no longer conveys the association it once had with the farming industry and therefore is not recommended eligible under Criterion A.

Criterion B

The L. S. Hardee 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 L. S. Hardee 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 L. S. Hardee House is a well-articulated representation of the Folk Victorian architectural style in Pitt County. Its gable-and-wing form is both characteristic of the style and characteristic of late-nineteenth/early-twentieth century architecture in Pitt County. Searches of HPOWEB for “gable-and-wing,” “Victorian,” and “Queen Anne” in Pitt County resulted in 38 buildings. Of these, 12 were gable-and-wing, with only one described as Queen Anne. Five of the gable-and-wing structures were not given a style, while one was described as Italianate, one as Craftsman, one as a period cottage, and three as Minimal Traditional. Despite this low representation, the form is easily visible in rural Pitt County as are other examples of Victorian architecture, particularly in the Greenville vicinity.

While not a high-style dwelling, the L. S. Hardee House stands out as an example of rural architecture with finely applied details. The scroll-sawn brackets, turned porch posts, and cut-away-bay windows differentiate it from other, more humble, gable-and-wing dwellings in Pitt County, such as the house at 3058 Portertown Road (Figure 45). In contrast, its details are scant compared to the A. B. & Lorena Ellington House (PT1922) which is located in downtown Greenville and contributes to the Skinnerville-Greenville Heights Historic District. The A. B. & Lorena Ellington House has ornate lace-like details, transoms and sidelights at the entry, and a wraparound porch with a turned balustrade (Figure 46). Each of the three dwellings represents a different niche of architecture in the county with the A. B. & Lorena Ellington House representing a high-style urban property. Though both the L. S. Hardee House and the dwelling at 3058 Portertown Road represent rural articulations, the details in the porch and gables of the L. S. Hardee House distinguish it from other remaining gable-and-wing dwellings in rural Pitt County.

The L. S. Hardee House is a well-preserved example of its architectural style. While not the most elaborate dwelling in Pitt County, it is representative of the effort of a rural land owner to assert himself and his family in the community’s early twentieth century socio-economic culture. The dwelling is also one of a very limited number of early twentieth-century houses that have managed to avoid destruction as a result of the extensive urban development that has consumed so much of the county’s rural landscape. Lastly, though urban development has deprived the property of its open fields and bucolic setting, its twentieth century landscaping, including mature oak, cedar, and pecan trees, has provided a generous buffer between it and its new surroundings. Because the L. S. Hardee House retains a high level of integrity and embodies the distinctive characteristics of a type, period, and method of construction the dwelling is recommended as eligible for listing in the National Register under Criterion C for architecture.



Figure 45: Ca. 1920, 3058 Portertown Road, Greenville, North Carolina.



Figure 46: Ca. 1898, A. B. & Lorena Ellington House, 400 S. Pitt Street, Greenville, North Carolina.

Criterion D

The L. S. Hardee 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 L. S. Hardee House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary, which borders the right of way of East 14th Street, follows the lines of the current parcel and is identified as parcel 21066 (Pitt County Parcel ID). It is approximately 0.98 acres and includes the dwelling and outbuildings (Figure 47).



Figure 47: Aerial View of the L. S. Hardee House (RB3322). Showing Proposed NRHP Boundary.

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