

**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

June 11, 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, Replacement of Pipe 2053 on NC 62,  
PA 17-10-0007, Guilford County, ER 18-1105

Thank you for your May 1, 2018, letter transmitting the above-referenced report. We have reviewed the report and concur that the Moser Farm (GF8985) is eligible for listing in the National Register of Historic Places under Criterion A and C, significant in the areas of Agriculture and Architecture for the reasons cited in the report.

The farm is representative of an early-to-mid nineteenth century farm complex in rural Guilford County. The complex features a modest one-story craftsman residence, with a rare intact collection of outbuildings illustrative of typical agricultural functions. This includes two barns, a chicken house, an implement shed (labeled as stable in report), a garage, a shed, and a privy (labeled as shed in report), as well as a portion of the associated plowed field. Overall, the exteriors of the house and outbuildings appear to retain requisite integrity to convey their historic significance.

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](mailto: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](mailto: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

May 1, 2018

**ER 18-1105**

Due -- 6/4/18

Dear Gledhill-Earley:

RE: Historic Structure Survey Report, PA# 17-10-0007, Replace Pipe Number 2053 on  
NC 62 in Guilford County

H-

The North Carolina Department of Transportation (NCDOT) proposes to Replace Pipe Number 2053 on NC 62 in Guilford County. Commonwealth prepared the attached Eligibility Report and recommends the Moser Farm (GF8985) 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](mailto:sleap@ncdot.gov).

Sincerely,

Shelby Reap  
Historic Architecture Section

Attachment

**HISTORIC STRUCTURES SURVEY REPORT  
REPLACE PIPE 2053 ON NC 62 IN  
GUILFORD COUNTY, NORTH CAROLINA**

**WBS No. 17BP.7.C.5  
PA#17-10-0007**

**Prepared for:  
The North Carolina Department of Transportation  
Environmental Analysis Unit  
Century Center B  
1020 Birch Ridge Drive  
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-0768**

**APRIL 2018**

**HISTORIC STRUCTURES SURVEY REPORT  
REPLACE PIPE 2053 ON NC 62 IN  
GUILFORD COUNTY, NORTH CAROLINA**

**WBS No. 17BP.7.C.5  
PA#17-10-0007**

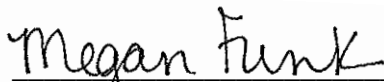
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**Megan Funk  
*Architectural Historian***

**NCR-0768**

**APRIL 2018**



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

04-20-2018

**Date**

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

**Date**

## MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to replace Pipe 2053 on NC 62 in Guilford County. The pipe is located approximately 120 feet southwest of the intersection of NC 62 and Route 3121 (Ferguson Road) where an unnamed tributary flows under NC 62. NCDOT architectural historians established an Area of Potential Effects (APE) for the project to include the study area for the project.

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an Area of Potential Effects (APE) and conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only one resource warranted an intensive National Register eligibility evaluation and it is the subject of this report. NCDOT Architectural Historians determined that there are no other properties over 50 years of age in the APE.

This report represents the documentation of the Moser Farm (GF8985), 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) evaluation of the requested property in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Guilford County Register of Deeds, Guilford County Clerk of Court's Office, 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 the Moser Farm (GF8985) as eligible for listing in the NRHP.

<b>PROPERTY NAME</b>	<b>HPO SSN</b>	<b>ELIGIBILITY DETERMINATION</b>	<b>CRITERIA</b>
Moser Farm	GF8985	Eligible	A and C

## TABLE OF CONTENTS

Management Summary .....	i
Methodology.....	1
Physical Environment .....	1
Agricultural Context .....	3
Architectural Context .....	4
Property Inventory and Evaluation .....	5
References Cited .....	25

## 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) evaluation of the requested property in the study area in March 2018. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Guilford County Register of Deeds, Guilford County Clerk of Court's Office, 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 one historic property in the APE, the Moser Farm (GF8985). 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*<sup>1</sup> and NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*. This report meets NCDOT and National Park Service guidelines. The resources was evaluated according to National Register of Historic Places (NRHP) criteria. The location of the project area and evaluated resource are shown in Figures 1 and 2.

## PHYSICAL ENVIRONMENT

The study area, which consists of a single parcel of property is situated in a rural area with densely forested tracts and plowed fields. The parcels immediately adjoining the studied parcel are all wooded, while a majority of the studied parcel is plowed. Modern houses exist on large and small parcels scattered between historic houses and often obscured by trees, and a few platted neighborhoods extend from NC 62 and McPherson Clay Road (north of study area). Developed between the 1990s and today, the oldest neighborhood is densely forested. Within a few miles of the study area are a number of historic commercial buildings including gas stations and stores as well as Low's Lutheran Church and Cemetery. The Guilford-Alamance County line is just under 1.5 miles east of the resource. The pipe to be replaced, Pipe No. 2053, is located across NC 62 from the studied property.

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<sup>1</sup> National Park Service, 2018. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60.

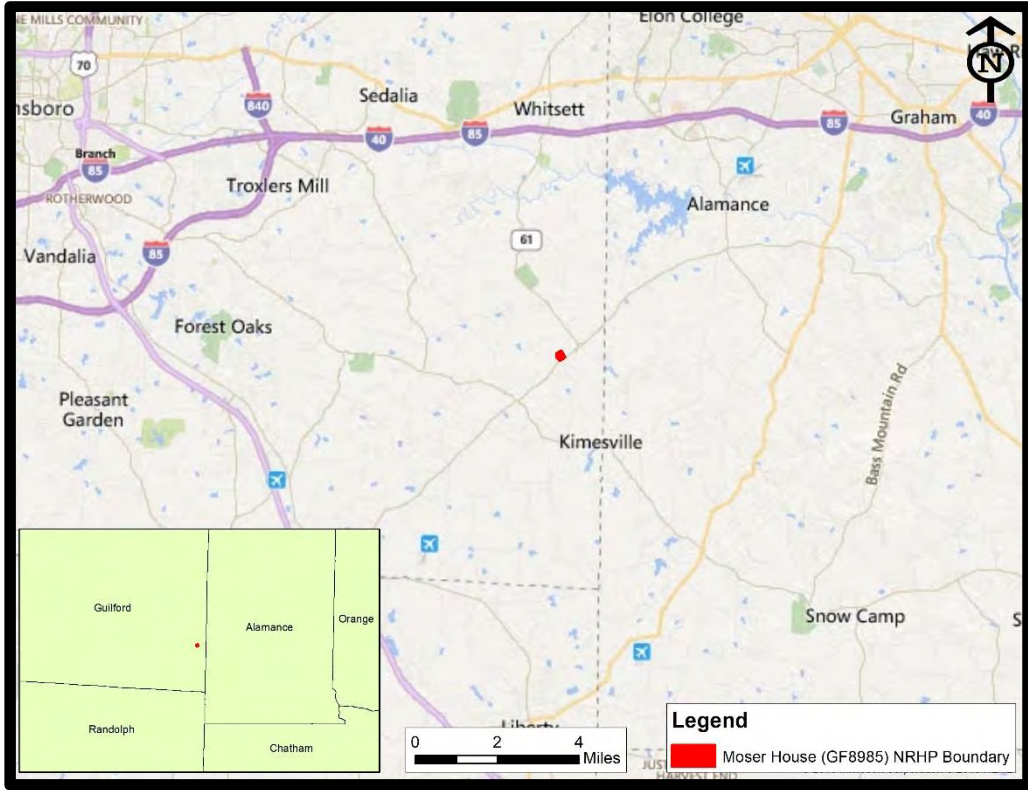


Figure 1: General Location.



Figure 2: Resource Location.



## AGRICULTURAL CONTEXT

In the time period leading up to the establishment of the Moser Farm, Guilford County experienced unprecedented growth in its two largest cities—Greensboro and High Point. The cities saw the replacement of frame commercial buildings with taller brick buildings and urban sprawl began to take over once rural areas. In 1923, the *Greensboro Daily News* reported “hardly a week passes in which some country farm isn’t gobbled up to afford homes to be built for the people who are swarming to town.”<sup>2</sup>

The 1920s also saw the decline of the county’s leading crop, tobacco. Reaching 1,360,298 pounds in 1922, the market collapsed in 1929 and was not reestablished until 1949. Furthermore, studies completed during the Great Depression revealed that twenty percent of the county’s farmland was “unfit and unsuitable for active farming” likely due to an overreliance on tobacco and the negative effects of sharecropping and tenant farming. It was also discovered that 41,800 acres of land had been lost to erosion. Programs established by the New Deal assisted in reversing these trends by teaching Guilford County farmers about soil conservation, bringing electricity to rural areas, and providing loans to farmers.<sup>3</sup>

Nevertheless, when H. Glenn established his farm in the mid-1930s, 77.2 percent of Guilford County’s 442,240 land area was used as farmland. By then, the leading crop in the county was corn with 4,200 farms devoting 31,391 acres of land to the crop. Corn production easily outpaced tobacco in terms of acreage with only 8,755 acres of tobacco planted in 1935.<sup>4</sup> By 1950, the acreage of corn decreased to 21,544 while the acreage of tobacco rose slightly to 10,750.<sup>5</sup> Other common crops included sweet potatoes and yams, Irish potatoes, and wheat with the most acreage devoted to wheat. Potatoes were likely grown as a subsistence crop and consumed by farm families or sold for additional income but not as a primary cash crop.

Over the next fifty years, the amount of land in Guilford County used for farming decreased to 111,382 acres, roughly twenty-six percent of the land in the county, and the number of farms decreased to 1,095 with only 769 containing harvested cropland. During the same time period, the average size of farms increased to 102 acres. Corn and tobacco are still ranked high among the county’s agricultural products with 2,602 acres planted in corn and 2,475 planted in tobacco though the overall number of farms planting the crops has dropped to 83 and 146, respectively. In comparison, over five hundred farms in the county raise cattle.<sup>6</sup> As agriculture declined, other industries including advanced manufacturing, aviation, life sciences, and home furnishings have come to define the county’s economy.<sup>7</sup>

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<sup>2</sup> *Greensboro Daily News*, September 20, 1923.

<sup>3</sup> Robinson, Blackwell P., and Alexander R. Stoesen, *The History of Guilford County, North Carolina, U.S.A.* Guilford County Bicentennial Commission, Greensboro, North Carolina, p. 205 -

<sup>4</sup> Agricultural Census, 1935.

<sup>5</sup> Agricultural Census, 1950.

<sup>6</sup> Agricultural Census, 2002.

<sup>7</sup> [www.greensboro.com/guilford-county-s-major-industries/article\\_a698a267-4b87-5458-a7dc-d6b563ca9bc3.html](http://www.greensboro.com/guilford-county-s-major-industries/article_a698a267-4b87-5458-a7dc-d6b563ca9bc3.html)

## **ARCHITECTURAL CONTEXT**

Following the turn of the century, the Craftsman style rose as one of the most popular architectural styles in the country. Defined by low-pitched, gabled roofs with deep, overhanging eaves, and porches supported by square posts or battered box columns on brick pedestals, the style was quickly applied to urban and rural properties alike. In southeastern Guilford County, as well as the adjoining counties of Alamance and Randolph, the style is visible on both brick and frame structures sited on country roads and city streets.

The architectural style was inspired by the Arts and Crafts movement, which emphasized craftsmanship and simplicity over ornate motifs and mass-production, and popularized by increased access to pattern books, magazines, and mail-order catalogs. Though the movement opposed industrialization, the simplicity of Craftsman-style dwellings made them ideal candidates for standardization, and soon, whole dwellings could be purchased from catalogs and shipped almost anywhere. Due to its simplicity, the style was also easy to meld with other architectural styles and some early Craftsman-style dwellings, particularly those on the east coast, often borrowed from Classical Revival and Tudor style or were applied to dwellings of other styles. As it grew in popularity, many earlier dwellings were also renovated with Craftsman details, most often in the form of a new front porch. The style remained popular into the 1930s when construction slowed due to the Great Depression.

## PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Moser Farm
NCDOT Survey Site Number:	001
HPO Survey Site Number:	GF8985
Location:	3287 NC 62, Liberty, NC 27298
Parcel ID:	8831425976
Dates(s) of Construction:	1934
Recommendation:	Eligible



Figure 3: Moser Farm, Looking Northwest.

### Setting

The Moser Farm is located on the west side of NC 62 approximately 0.4 miles southwest of the intersection with NC 61. The house sits 90 feet from the road and faces southeast toward a wooded tract of land. Immediately surrounding the house is a grassy lawn with mature trees. Irregular stones form a sidewalk and extend from a driveway on the southwest edge of the yard to the dwelling's porch. The driveway follows the edge of the yard wrapping behind the house and extending along the northeast boundary of the yard back to NC 62. Various outbuildings stand northwest and northeast of the property, and an irregularly shaped plowed field exists west of the structures. A fenced in area northeast of the dwelling surrounds two barns and a chicken house and contains a variety of small animals (Figures 3 and 4).

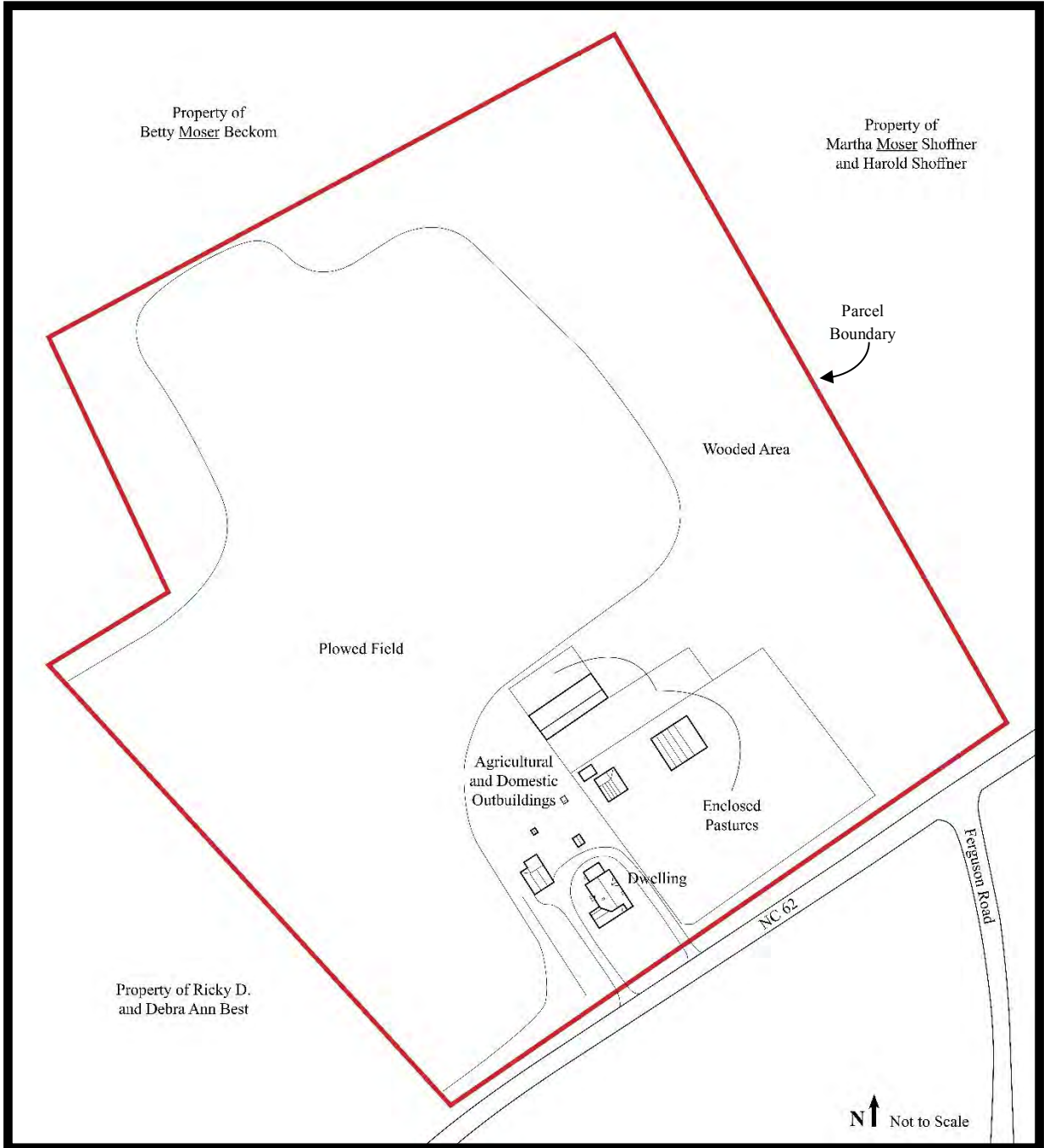


Figure 4: Sketch Map of the Moser Farm Property.

## Property Description

### *Exterior*

The dwelling on the Moser Farm is a one-story, front-gabled, Craftsman style dwelling with wooden weatherboard siding, a brick foundation, and an asphalt shingle roof. It has four-over-one windows, most of which have vinyl sashes, with the remaining windows retaining their original wooden sash. A full-width front porch spans the southeast elevation (front) and extends past the southwest elevation of the dwelling. A small enclosed section on the southwest end of the porch was likely open when the house was first constructed allowing the porch to wrap the dwelling's south corner. The integral porch has two gables, one on the southwest end (side) and a second on the north end of the southeast elevation (front). Both gables, like others on the northeast (side) and northwest (rear) elevations, are supported by three gallow brackets. The wooden brackets, as well as other wooden elements including window and door surrounds and vents, are painted light blue (Figure 5). The porch is supported by four battered box columns on brick piers, and a fifth pier (with no column) exists below the front-facing gable (Figure 6). The porch shelters, from south to north, the closed section with a multi-light wooden door, paired windows, a second multi-light wooden door (main entry door), and a second set of paired windows. The front gable of the main body of the dwelling rises only a few feet above the porch and contains a small horizontal window with four-panes. A single bracket supports the center of the gable while the north and south slopes merge with the slopes of the porch roof.

On the northeast elevation are two small windows that flank an exterior brick chimney, a slightly projecting gable with a pair of windows, and two small paired windows toward the rear of the dwelling (Figure 7).



Figure 5: Moser Farm, Typical Gable.

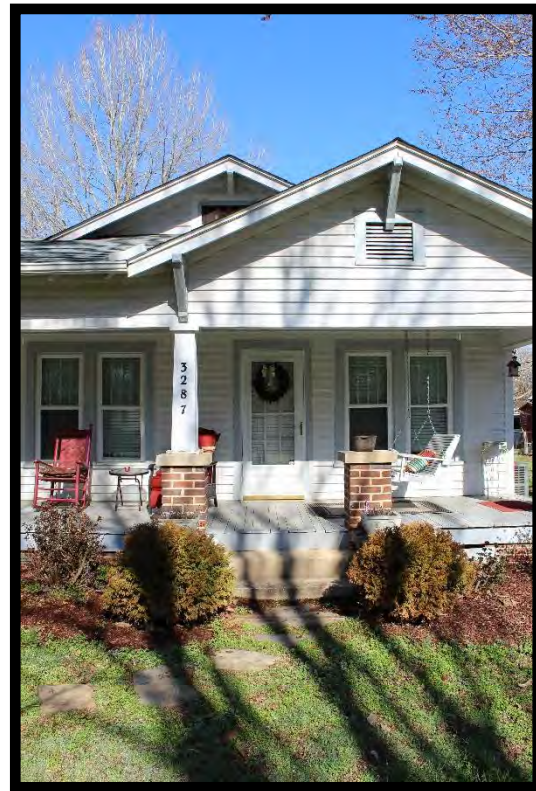


Figure 6: Moser Farm, Porch Details.

A shed roof extends from the northwest (rear) elevation (Figure 8). It shelters a small porch and enclosed L-shaped wing. The porch is approached by brick steps, supported by square posts, and has a simple balustrade with wooden slats. It shelters two small windows and a door. One of the windows is on the rear elevation of the dwelling and has the same configuration as the dwelling's other windows. The second window has a single horizontal pane and is located on the northeast elevation of the wing. The modern door which has multiple panes over two vertical panels, is also on the northeast elevation of the wing, but recessed from the elevation with the window. A one-over-one vinyl sash window lights the northwest elevation of the wing and a horizontal window with a single-pane lights the southwest elevation of the wing. Simplified gallows brackets support the corners of the wing's roof and exposed rafter tails are visible below the eave as they are on all the non-gabled edges of the roof. A small shed-roofed storage area, possibly for propane tanks or a water spigot, extends from the southwest elevation of the wing. Above the wing, in the rear gable of the main block, is a pair of three-over-one wooden sash windows.

The southwest elevation of the main block contains an original small four-over-one wooden sash window (Figure 9), as well as a side entry with a portico (Figure 10), and a full-size modern window. The wooden entry door is original to the house and has four vertical lights over horizontal panels. An interior chimney with a brick stack rises from the southwest slope of the roof and a modern window lights the southwest gable-end of the porch (Figure 11).

### *Interior*

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



Figure 7: Moser Farm, Looking West.



Figure 8: Moser Farm, Looking South.



Figure 9: Moser Farm, Original Wooden Sash Window.



Figure 10: Moser Farm, Portico/Side Entry with Original Door.



Figure 11: Moser Farm, Looking East.



Figure 12: Moser Farm, Shed/Garage, Looking West.



### *Ancillary Structures*

Seven outbuilding exist in the rear and side yard of the dwelling. They range in function from purely agricultural, like the barns, to domestic, like the garage and sheds. Those behind the house mimic its details with white wooden weatherboard siding – both plain and German – and blue details including gallows brackets, bargeboard, corner boards, and door and window trim. East of the house is a one-story front-gabled shed used as both a garage and for storage (Figure 12). It rests on field piers with concrete block infill and has double doors with clipped-corners and a small loft door. A hip-roofed wing extends from the southwest elevation and has a rectangular opening on the front elevation and an eight-pane window on the rear elevation. The wing extends northwest past the rear of the shed. A second wing begins in the L-shaped space created by the two sections. It has a shed roof and, though it has a large door constructed of vertical boards, it is mostly open on the northeast side. Part of a small loft door is visible above the shed roof. All three sections are clad in siding, though plain siding was used for the main block of the shed and German siding of various widths was used for the wings. The wings rest on concrete foundations and all three sections have exposed rafter tails and standing seam metal roofs. Two smaller front gabled structures stand northeast of the garage (Figures 13 and 14). They have concrete foundations, plain weatherboard siding, standing seam metal roofs, and doors constructed of vertical boards. The first has the form of a typical storage shed while the second has the form of an outhouse, though there is no exterior evidence of ventilation. Also behind the house is a structure for holding oil tanks (Figure 15). Constructed of unfinished tree trunks with a gabled standing-seam metal roof, the structure raises the tanks, which have hoses and nozzles likely for filling farm machinery, off the ground.

Northeast of the dwelling is a wire fence that separates the domestic yard from an agricultural area. The northern most structure in this area is a five-bay side-gabled stable (Figure 16). It rests on a concrete block foundation with German siding and a standing-seam metal roof. A shed-roofed section supported by unfinished tree trunks runs along the northwest (rear) elevation and a change in post type on the southeast (front) elevation, from square posts to unfinished tree trunks, suggests the fourth and fifth bays are an addition. Southeast of the stable, a second fence connects with and runs perpendicular to the first creating an area for farm animals. Within this area is a shed-roofed chicken house with German siding, a concrete block foundation, and a standing-seam metal roof (Figure 17). A ribbon of windows on the southeast (front) elevation is covered with chicken wire and a batten door is location on the southwest (side) elevation. A small gambrel-roofed barn with flared eaves stands southeast of the chicken house (Figure 18). It rests on concrete piers, has painted red German siding, and a standing-seam metal roof. On the southeast (front) elevation are two batten doors, one on each level. A hip-roofed wing follows the northeast (side) elevation of the shed and a shed-roofed wing extends from the northwest (rear) elevation. Northeast of the small barn is a large barn with a concrete foundation, plain painted red weatherboard siding, and a standing-seam metal gambrel roof with flared eaves (Figure 19). It has double sliding doors on the southeast (front) elevation with a hayloft door and hay hood with a pulley system above. Two shuttered windows exist on the upper section of the southwest (side) elevation and three small square windows exist on the lower section of the elevation. A shed-roofed wing spans the northeast (side) elevation. It has a sliding door and small loft door on its southeast (front) elevation. On the northwest (rear) elevation is a second set of sliding doors as well as two smaller doors, one of which is on the wing. In the gable is a small square window.



Figure 13: Moser Farm, Shed, Looking North.



Figure 14: Moser Farm, Shed, Looking North.



Figure 15: Moser Farm, Oil Tank Shelter, Looking West.



Figure 16: Moser Farm, Stable, Looking North.



Figure 17: Moser Farm, Chicken House, Looking North.



Figure 18: Moser Farm, Small Barn, Looking North.



Figure 19: Moser Farm, Large Barn, Looking North.

## Historical Background

The first known owners of the Moser property were William D. and Nina McAdoo. Though it is unknown when the couple obtained the land, in 1917, they sold it to L. and H. S. Richardson (dba: Vick Chemical Company) along with four other parcels in the area.<sup>3</sup> From 1917 to 1932, the ownership of the parcels changed multiple times, passing between various corporations and partnerships, all of which H. S. Richardson was a part of, before a 54.58-acre parcel was sold to H. Glenn Moser in 1932.<sup>4</sup>

Before purchasing the parcel, H. Glenn resided with his parents Charles A. and Rebecca B. Moser in the Greene Township of Guilford County along with two sisters, three brothers, a niece, and a nephew. Aside from his father, who is listed as a farmer, H. Glenn is the only employed person in the household and worked as a laborer at a hosiery mill. Also, though the 1930 census lists nearby neighbors with the same names as those known to own property adjacent to H. Glenn Moser's future property, indicating the Mosers lived in the same area, the census shows that they did not own their property, but rather lived there as renters.<sup>5</sup>

In August of 1933, less than a year after he purchased the property, H. Glenn married Emma S. Huffman, and within a year began construction on the Craftsman dwelling that stands on the property today.<sup>6</sup> In 1940, the census lists H. Glenn (enumerated as Herbert G. Mosen) as a farmer suggesting that he left his job at the hosiery mill and was now farming full-time.<sup>7</sup> Though it is unknown what crops he planted, it is likely that H. Glenn grew one or more of the most common crops at the time—corn, tobacco, and wheat—as well as a variety of vegetable crops to sustain his family.

The original size of the farm, 54.58 acres, is similar to the size of a majority of Guilford County farms in the 1930s, 1,117, or roughly one-third, of which were between 50 and 99 acres. The second largest grouping counted farms between 20 and 49 acres, only slightly smaller than the Moser Farm, and included 1,036 farms.<sup>8</sup> In the 1940s and 1950s, H. Glenn purchased additional land in the Green Township and received land from his father's estate.<sup>9</sup> Acquisitions, including the original parcel, total to over two hundred acres, a majority of which appear to be in the vicinity of, if not adjacent to, the 54.58-acre parcel. While H. Glenn was expanding his land holdings, the average farm in Guilford County was decreasing in size. Reported as 77.81 acres in 1930, the average farm was only 64.7 acres in 1940, and 65.2 in 1950. The decrease in size correlates with an increase in the number of farms from 3,864 in 1930 to 4,768 in 1950 as well as an increase of just over 10,000 acres in the total acres of farmland.<sup>10</sup>

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<sup>3</sup> Guilford County Deed Book 298, page 408.

<sup>4</sup> Guilford County Deed Book 702, page 256.

<sup>5</sup> Ancestry.com 2018a.

<sup>6</sup> Ancestry.com 2018b and Guilford County Property Report Parcel ID 0109369.

<sup>7</sup> Ancestry.com 2018c.

<sup>8</sup> Agricultural Census, 1930.

<sup>9</sup> Guilford County Deed Book 942, page 56; Deed Book 1350, page 44; Deed Book 1371, page 263; Deed Book 1734, page 650; Deed Book 1868, page 450; Deed Book 2101, page 322; and Deed Book 2599, page 48.

<sup>10</sup> Agricultural Census, 1930, 1940, and 1950.

Though the dwelling was not constructed until the 1930s, the *1920 Soil Map of Guilford County, North Carolina* shows its future location next to a small stream (Figure 20). A 1938 state highway map marks the location of the house, while aerial images from the 1950s and 1960s show the house and larger outbuildings on the property suggesting the parcel has experienced very few changes over the past 75 years (Figures 21 and 22). The aerials also show the land around the house was used for agricultural purposes while other parcels were wooded, much like they are today.

The property remained in the hands of H. Glenn and Emma until H. Glenn's death in June of 1999.<sup>11</sup> A year later, in May of 2000, Emma passed away as well. Both H. Glenn and Emma are buried in the nearby Low's Lutheran Church's cemetery. In 2004 their children divided the H. Glenn Moser Estate among themselves.<sup>12</sup> The seven parcels measured 143.87 acres total, other property having been acquired by the Mosers over time.<sup>13</sup> The 19.27-acre tract containing the dwelling and outbuildings went to Jane Moser Bullard.<sup>14</sup> In 2012, Jane and her husband, David Bullard, executed a deed of gift to their four children reserving for themselves a "life estate."<sup>15</sup> They resided at the dwelling until David's death in November 2016, and Jane's death in January 2018.<sup>16</sup> Despite the recent death of the owner, animals—chickens, a turkey, and a pig—are still being kept in the field northeast of the dwelling. It is also reasonable to believe that one of Jane Moser's siblings or brother-in-laws who own property nearby, or one of her children may be responsible for and plan to continue farming the land associated with the house.

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<sup>11</sup> H. Glenn Moser, Obituary, Greensboro.com 2018.

<sup>12</sup> Emma Huffman Moser, Obituary, Greensboro.com 2018.

<sup>13</sup> Guilford County Deed Book 6225, pages 2319-2348.

<sup>14</sup> Guilford County Deed Book 6225, page 2344.

<sup>15</sup> Guilford County Deed Book 7320, page 683.

<sup>16</sup> David "Sonny" Elwood Bullard Jr., Obituary, obits.dignitymemorial.com 2018 and Bullard, Jane Moser, Obituary, Greensboro.com 2018.

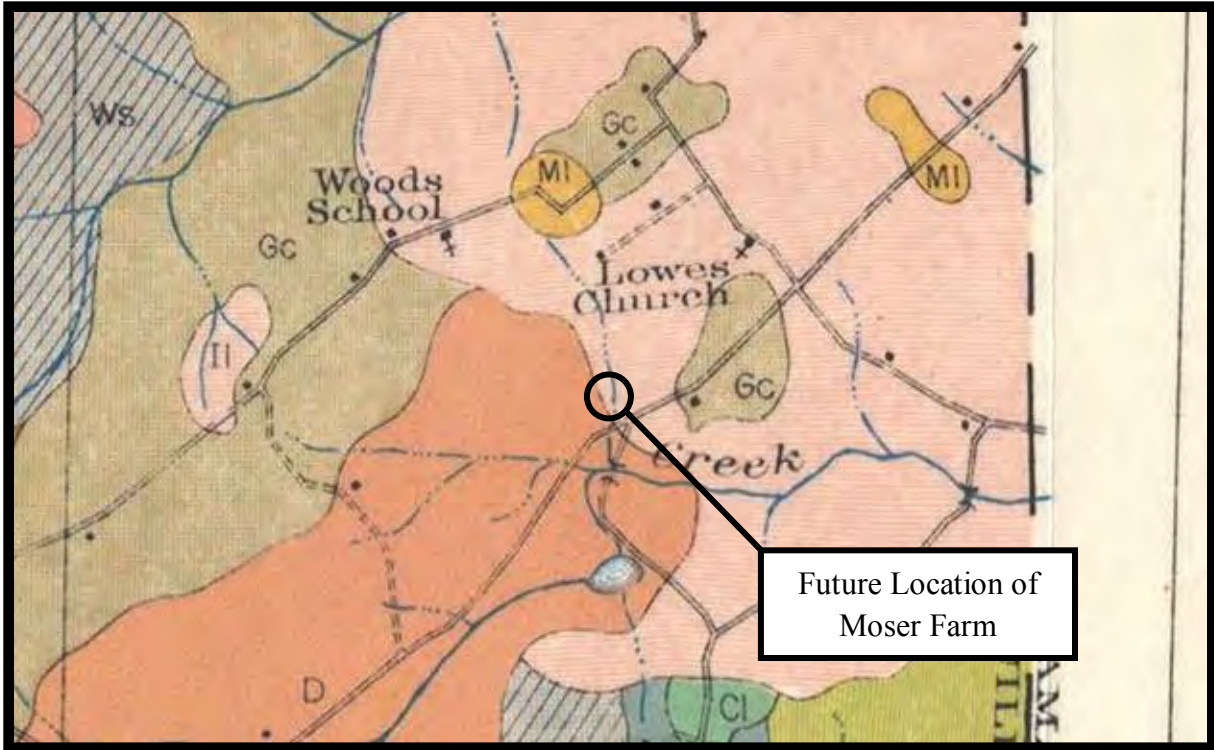


Figure 20: Detail of 1920 Soil Map of Guilford County, North Carolina, Showing the Future Location of the Moser Farm (U.S. Department of Agriculture 1920).

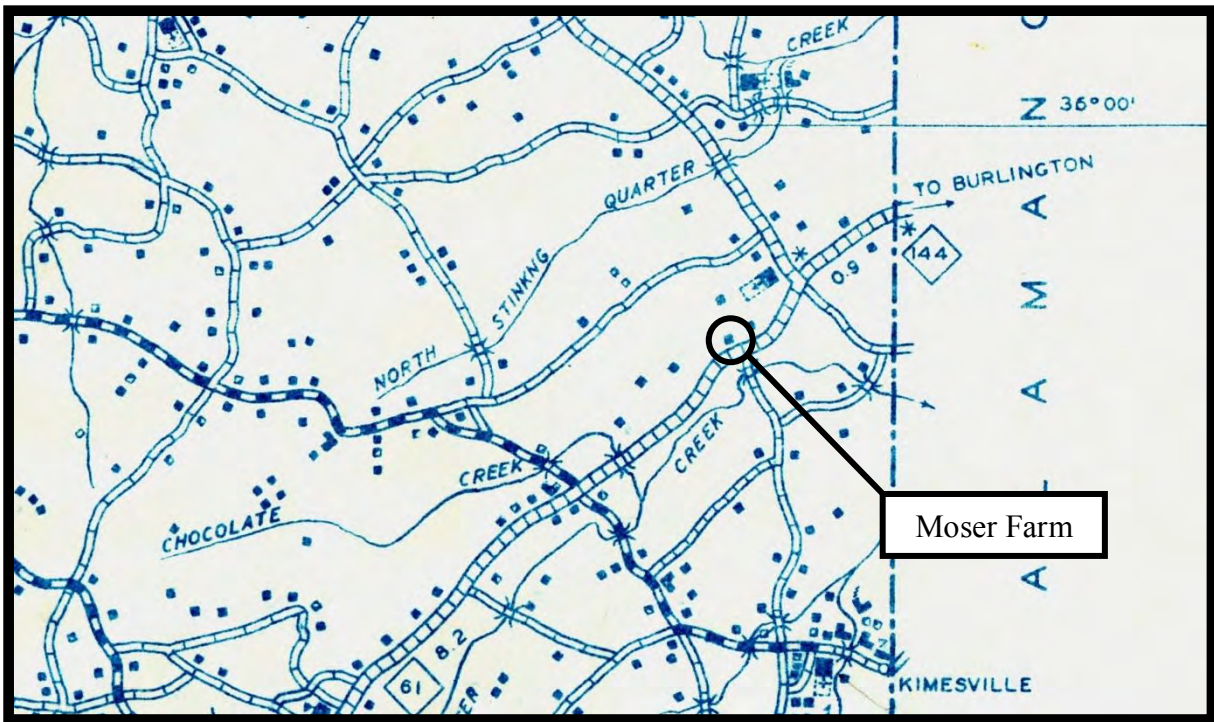


Figure 21: Detail of Guilford County, North Carolina Highway Map, Showing Location of the Moser Farm (North Carolina State Highway and Public Works Commission 1938).

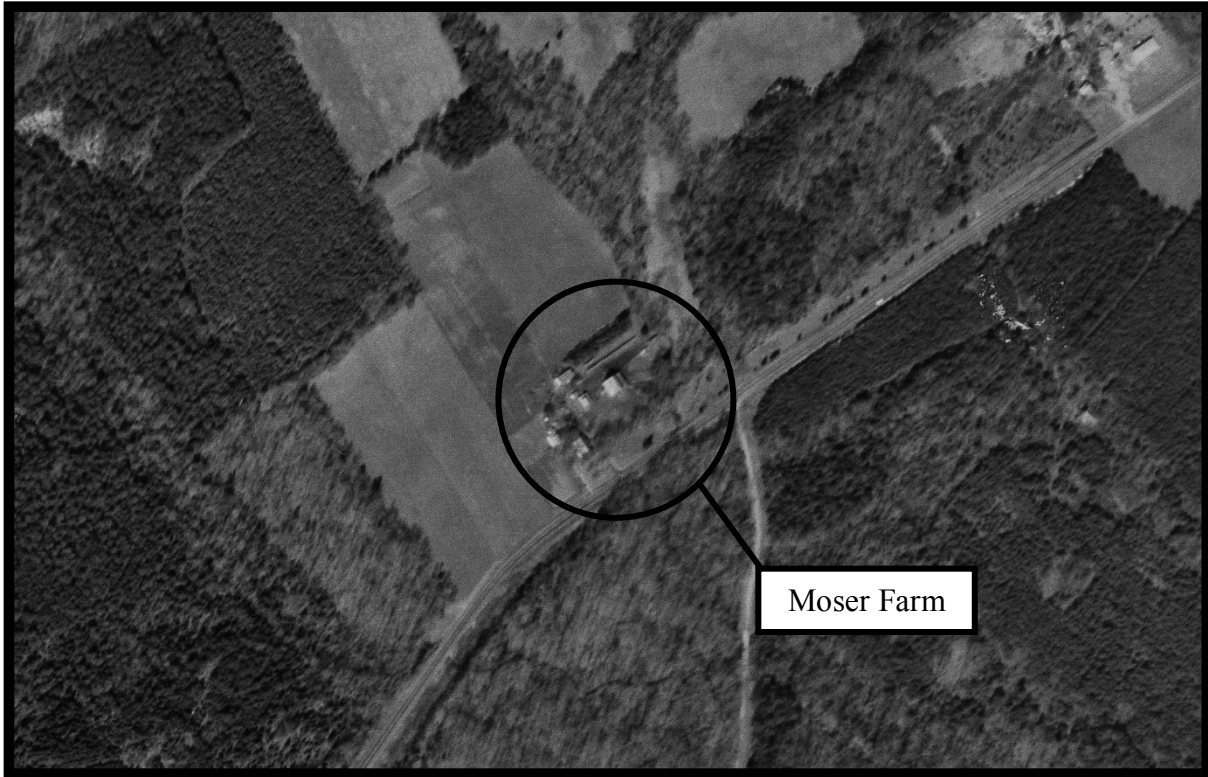


Figure 22: Detail of 1969 Aerial of Guilford County, North Carolina, Showing Location of the Moser Farm (<https://earthexplorer.usgs.gov>, Photo ID: AR1VCEC00010037, 1969).



## **NRHP Criteria Evaluation**

For purposes of compliance with Section 106 of the NHPA, the Moser Farm is recommended as eligible for the NRHP.

### *Integrity*

The Moser Farm remains in its original location and retains its original setting surrounded by farm land and wooded areas. Though other dwellings exist on the state highway, some modern, they are shielded from the house by both trees and distance, much as they were when the house was constructed. The Craftsman-style dwelling has lost some integrity due to the replacement of the roof and many, though not all, of the original windows. Another change that only minimally altered the form of the house was the enclosure of the southwest end of the porch. This alteration, however, utilized the same materials and aesthetic as the overall dwelling and could easily have occurred early in the dwelling's existence. Despite these changes, the historic fenestration pattern, exterior materials, massing, form, and overall workmanship of the dwelling remain. The dwelling and its associated agricultural outbuildings continues to convey its historic character and feeling, as well as its association with farming practices in the North Carolina Piedmont region, as it has since the 1930s and possibly earlier.

### *Criterion A*

The Moser Farm is 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 Moser property is associated with and reflective of Guilford County's once prolific agricultural economy. Unlike many other early farms in Guilford County, particularly those closer to Greensboro and Highpoint which have succumbed to industrial development or been replaced with housing, the Moser family has continued to care for their property, planting a significant portion of its fields and maintaining its distinctive agricultural buildings.

Even within southeast Guilford County, which is still reflective of its agrarian roots, the farm stands out as one of the most intact and well-preserved properties. Few others in the area have taken as much care to maintain their auxiliary buildings with some properties choosing to forego early structures in exchange for modern constructions. Still other properties have been so divided as to lose association with extant buildings as well as their original land. The Moser property, though it too has been divided, has done well to keep its dwelling, outbuildings, and viable farmland as a collective and functioning unit.

Of the 39 Guilford County properties that have been recorded as farms, three have been listed on the National Register and nine have been given a determination of eligibility (DOE). The farms listed on the National Register include Ragsdale Farm (GF1126), which has a circa 1900 two-story, Colonial Revival-style dwelling and outbuildings; Model Farm (GF1550), which has an 1867 two-story, tri-gable dwelling and was used to teach farming practices to Quakers after the

Civil War; and the Foust-Carpenter and Dean Dick Farms (GF4959), a district of agricultural land inhabited by the Foust, Carpenter, and Dick Families that dates from the 1880s through the 1950s. Ragsdale Farm and Model Farm are located in southwest Guilford County near High Point, while Foust-Carpenter and Dean Dick Farms complex is roughly five miles northwest of the Moser Farm. The three farms range in size from 1.99 to 325.24 acres and represent various aspects of nineteenth and twentieth century agriculture, as well as an array of architectural styles and construction methods. They, however, differ from the Moser Farm, which was developed in the early twentieth century as a small, single-family farmstead with a dwelling and outbuildings reflective of the Craftsman style. In fact, of the 39 Guilford County properties recorded as farms in HPOWEB, none are described as containing a Craftsman-style dwelling. Instead, most of the described dwellings are listed as traditional/vernacular and as exhibiting the regionally popular triple-A roof.

For these reasons, the Moser Farm and its associated parcel, dwellings, and outbuilding are recommended as eligible for listing on the NRHP under Criterion A for its association with the theme of early twentieth-century farming in Guilford County.

#### *Criterion B*

The Moser Farm 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 Moser Farm 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 dwelling on the Moser Farm is an example of a Craftsman-style dwelling as exhibited by its gallows brackets, battered box columns, exposed rafter tails, and other wooden details, as well as an example of a well-preserved early twentieth century farm.

Of the over 8,000 Guilford County properties recorded in the HPO database, 314 are described as Craftsman or as having Craftsman features. Of these, nineteen date to the 1930s and three are on the NRHP. The properties on the National Register differ greatly from the dwelling on the Moser Farm in that they are large, two-story dwellings located in urban areas, one in

Greensboro and two in Highpoint, and combine Craftsman details with the Tudor and Colonial Revival Styles. Nonetheless, these high-style properties help to display the depth and versatility of the Craftsman style.

In contrast, the Moser dwelling serves as a modest, though finely-detailed, example of the Craftsman style in a rural setting. Located roughly seventeen miles from Greensboro and thirty miles from High Point, there are a number of older properties in the vicinity of the Moser Farm, many of which also show the influence of the Craftsman style, though they lack the high-style hybrids of Guilford County's larger cities. Those in the area are more likely to follow a simplistic side-gabled form with an integral front porch and a large centered dormer such as the dwelling shown in Figure 23. Easily adapted to the taste of its owner, the most common adaptation is displayed by the use of different porch supports, sometimes square posts, as in the example, and other times wrought iron or battered box columns with brick piers.

Another form, which is not identical, but is surprisingly similar to the form of the dwelling on the Moser Farm, is exhibited by two other properties along NC 62. These include a brick dwelling at 3016 NC 62, west of the Moser Farm, and a vinyl clad dwelling at 4208 NC 62, in Alamance (Figures 24 and 25). Aside from their exterior material, the two structures differ from the dwelling on the Moser Farm in that they have partial-width front porches that terminate at an enclosed section. The enclosed section, however, has a forward-facing gable, much like the gable on the porch of the Moser dwelling, and though the houses' forms are shielded by their side-gabled porches, they share the Moser dwelling's front-gabled main block with only a small portion of the gable rising above the porch. The house in Alamance also has battered box columns on brick piers though a balustrade, that appears to be composed of vinyl, fills the space between the piers. The dwellings all have windows with vertical lights over single panes as well. Additionally, the open section of the dwelling's porches (opposite the enclosed section) gives credence to the idea that the southwest end of the porch on the Moser dwelling was originally open.

As these dwellings exhibit, the Craftsman-style and basic form of the Moser dwelling are common in southeast Guilford County and in the nearby community of Alamance in Alamance County. However, the level of detail exhibited by the Moser dwelling's gables brackets, trim, and other woodwork, as well as the preservation of those elements is unmatched by many of its neighbors which have been clad in vinyl siding, like the dwelling in Alamance, or otherwise stripped of their character-defining features. Furthermore, the dwelling demonstrates the diversity of the Craftsman style offering a modest, but well-preserved, counterpart to the high-style urban examples. In doing so, the Moser Farm also represents an additional facet of Guilford County's history and the agrarian lifestyles of many of its earlier residents. This association is made even more significant by the property's collection of agricultural outbuildings and its plowed fields, a connection with the past that many of its neighboring dwellings have lost. Of those properties that have retained their secondary buildings, barns, and agricultural fields, few appear to be as well-kept as those on the Moser Farm.

In summary, the dwelling on the Moser Farm retains its historic exterior materials, massing, form, and fenestration pattern, while also embodying 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 Moser Farm 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: 2959 NC 62, Looking Northwest.



Figure 24: 3016 NC 62, Looking East.



Figure 25: 4208 NC 62, Looking East.

### NRHP Boundary Justification

The NRHP boundary for the Moser Farm has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*. The boundary, which follows the right of way of NC 62, is drawn to include the primary building and ancillary buildings that are related both architecturally and as a part of the original setting. The NRHP boundary is identified as the current parcel 8831425976 (Guilford County PIN). The boundary contains approximately 19.27 acres (Figure 26).



Figure 26: Aerial Map of the Moser Farm, Showing Recommended NRHP Boundary.

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