

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

July 31, 2018

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

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

SUBJECT: Historic Structures Survey Report for Installation of Signals and Gate at
Rail Crossing on North Church Street, PA 17-04-0010, Johnston County,
ER 18-1612

Thank you for your July 6, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the Four Oaks Historic District (JT1343) retains sufficient integrity to remain Nation Register-eligible

We concur that the Claude Bandy House (JT1125) is not eligible for listing in the National Register of Historic Places. It does not appear to meet Criteria A, B, or D, and its potential to meet Criterion C has been compromised by alterations that include the application of vinyl siding, installation of replacement windows, and removal of two sections of the original wraparound porch.

We would note that the architectural context, developed for this report, cites only two houses comparable in form and detailing and both are outside of Four Oaks. The more appropriate, local context of Four Oaks seems not to have been considered. Instead of looking at other turn-of-the-century (between 1890 and 1910) houses in Four Oaks, of which there are several, the authors only sought identical forms that caused them to go outside the local community.

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

ER 18-1612

To: Renee Gledhill-Earley, NCHPO

From: Vanessa E. Patrick, NCDOT

Due -- 8/6/18

Date: July 6, 2018

Subject: *Historic Structures Survey Report for TIP No. Z-5700, Install Signals and Gates at Rail Crossing No. 629724M on North Church Street, Four Oaks, Johnston County, North Carolina. WBS No. 44803.1.1. PA Tracking No. 17-04-0010.*

H- 2 letters
7/31/18

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the Z-5700, Rail Crossing No. 629724M, Four Oaks, Johnston County project area (one hard copy and one CD-ROM). Survey photographs, GIS data, and site forms are also included on the CD-ROM, and hard copies of the site forms are also provided.

The report considers two resources individually and collectively – the Claude Bandy House (JT1125) and the Four Oaks Commercial Historic District (JT1343-NR). The study recommends the house as not eligible for the National Register of Historic Places and confirms the continued listing of the district. Initial screening of the project area by NCDOT Historic Architecture identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.

A handwritten signature in black ink, appearing to be "V.E.P.", written over the typed name.

V.E.P.

Attachments

Historic Structures Survey Report for
T.I.P. No. Z-5700, Crossing No.
629724M, North Church Street, Four
Oaks, Johnston County, North
Carolina

WBS# 44803.1.1
PA# 17-04-0010



Prepared for:

North Carolina Department of
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Prepared by:

Sandra DeChard
Senior Architectural Historian

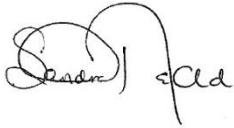
and

Ellen Brady
Senior Principal Investigator

Stantec Consulting Services Inc.
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Richmond, VA 23325
(804) 267-3474

April 27, 2018

This document entitled Historic Structures Survey Report for T.I.P. No. Z-5700, Crossing No. 629724M, North Church Street, Four Oaks, Johnston County, North Carolina was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of North Carolina Department of Transportation (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.



Prepared by _____
(signature)

Sandra DeChard



Reviewed by _____
(signature)

Ellen Brady

Approved by _____
(signature)

Amy Sackaroff

Approved by _____
(signature)

Mary Pope

Management Summary

The North Carolina Department of Transportation (NCDOT) is proposing to install signals and gates along N. Church Street at Crossing No. 629724M in Four Oaks, Johnston County, NC. The 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 approximately 50 years of age or more within the APE. Only two resources warranted an intensive National Register of Historic Places (NRHP) evaluation, and they are the subjects of this report. NCDOT architectural historians determined that all other properties and districts are not worthy of further study, and evaluation due to lack of historical significance and/or integrity. The APE for the project is a 200-foot radius from the railroad crossing. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct a National Register eligibility evaluation for one resource within the APE: the Claude Bandy House (JT1125) located at 106 North Railroad Street. The resource has been previously surveyed. The evaluation of the house recommends its inclusion in the adjacent NRHP-listed Four Oaks Commercial Historic District (JT1343) and confirms the NRHP status of the district.

The evaluation of each property, at an intensive level, utilized established NRHP criteria to determine each resource's eligibility for listing. One resource, the Claude Bandy House (JT1125), based on the fieldwork and subsequent research and evaluation, has been recommended as not eligible for listing on the NRHP. The second resource, the Four Oaks Commercial Historic District, was listed on the NRHP in 2006 under Criteria A and C. Based on the current evaluation of the district, taking into account changes of architectural integrity within the district, it is recommended that the Four Oaks Commercial Historic District retain its NRHP listing. Additionally, since the historic district comprises commercial buildings only, the Claude Bandy House, although within the date range for the district's Period of Significance, is a domestic resource and therefore not recommended for inclusion into the Four Oaks Commercial Historic District.

Resource Name	HPO Survey #	Location	PIN	Date(s) of Construction	Recommendation
Claude Bandy House	JT1125	106 North Railroad Street	08008007	c. 1910	Not Eligible for Listing
Four Oaks Commercial Historic District	JT1343	Four Oaks, NC	Multiple	c. 1890 – 1957	Currently Listed on the NRHP; Retain Listing

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1.0 PROJECT DESCRIPTION AND METHODOLOGY

The NCDOT is proposing to install signals and gates along N. Church Street at Crossing No. 629724M in Four Oaks, Johnston County, NC. The 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 APE and conducted a site visit to identify and assess all resources approximately 50 years of age or more within the APE. Only two resources warranted an intensive NRHP evaluation, and they are the subjects of this report. NCDOT architectural historians determined that all other properties and districts are not worthy of further study, and evaluation due to lack of historical significance and/or integrity. The APE for the project is a 200-foot radius from the railroad crossing. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct a National Register eligibility evaluation for one resource within the APE: the Claude Bandy House (JT1125) located at 106 North Railroad Street. The resource has been previously surveyed. The evaluation of the house also included consideration of its inclusion in the adjacent NRHP-listed Four Oaks Commercial Historic District (JT1343) and revisiting the NRHP status of the district, a portion of the southwest section of which is also located within the APE (Figure 1).

During the time period of February 6 to 8, Tracey McDonald, Research Coordinator for Stantec, surveyed the Claude Bandy House and the Four Oaks Commercial Historic District under the supervision of Stantec's Senior Architectural Historian Sandra DeChard. The documentation of the Claude Bandy House included a visual inspection, as well as exterior photographs of the primary resources. During the survey of the Claude Bandy House, original architectural features as well as alterations to the resource were noted. A sketch map was also drawn depicting the resource located on the property and the relationship of the building to any prominent landscape features and roadways. The interior of the house was not accessible at the time of the survey. Multiple efforts by Stantec staff to contact the owner of the property were unsuccessful. The re-evaluation of the NRHP-listed Four Oaks Commercial Historic District included photographing the streetscapes within the district and noting the overall condition of the buildings within the district.

The results of the National Register eligibility evaluation, based on the fieldwork and subsequent historical research, architectural and cultural context, are presented in the following report. The eligibility evaluation of the resources was based on established National Register of Historic Places (NRHP) criteria. The report complies with requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, Archaeological and Historic Preservation Act of 1974, Executive Order 11593, relevant sections of 36CFR60 and 36CFR800, NCDOT's *Historic Architecture Group Procedures and Work Products* (2015), the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (USDI 1981, 1983, 1991), and North Carolina Historic Preservation Office's (HPO) *Report Standards for Historic Structure Survey Reports/Determination of Eligibility/Section 106/110 Compliance Reports in North Carolina*.

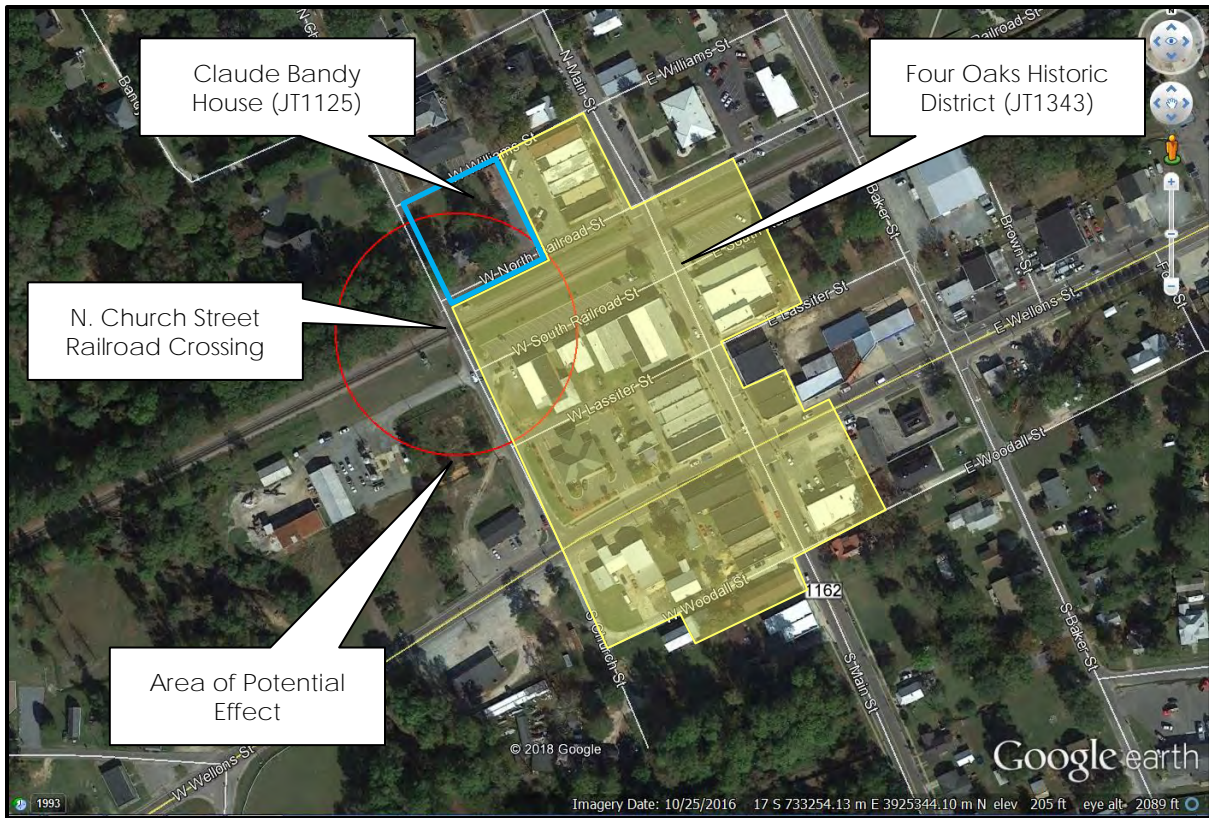


Figure 1. Location of Architectural Resources within the Study Area (Map data ©2018 Google).

2.0 HISTORICAL BACKGROUND

The Town of Four Oaks was established in 1886 by the Wilmington & Weldon Railroad in 1886 and purchased by the East Carolina Land & Improvement Company in 1892 (see Figure 14). The town was laid out in a grid on either side of the Wilmington & Weldon Railroad tracks. The 40 acres of land for the formation of the town was purchased from R. J. P Baker. A grid of 13 blocks was laid out, each block subdivided into smaller parcels (Little and Ehrfurth 2005; Johnston County Registry of Deeds D5:317-330). According to local history, Colonel Bridgers named the town after the unusual oak tree located on the farm of Kinchen Barbour, which had been cut down and had regrown four separate trunks from the stump of the tree. The town was incorporated in 1889, and by the following year 62 people resided in the town (Little and Ehrfurth 2005; Four Oaks Chamber of Commerce 2018).


The Wilmington & Weldon Railroad was completed through Johnston County in 1886, the same year that Four Oaks was established. The rail line ran between Wilson and Florence, South Carolina via Fayetteville and served the towns of Kenly, Micro, Four Oaks, and Benson, among others. The railroad was the second major line to cross the county. The first, the North Carolina Railroad, which extended approximately 223 miles between Goldsboro and Charlotte, was completed in 1854

and served the towns of Princeton, Pine Level, Selma, Clayton, and **Wilson's Mills** to the northeast of Four Oaks (Kennedy 2006; Johnston County Heritage Center 2018; Lassiter 1984).

The railroad was the major impetus for the growth of Four Oaks as a commercial center. The early businesses and warehouses within the commercial core faced the railroad tracks. Some of the first commercial establishments were general stores. Typically, owners of commercial businesses in town also purchased cotton and operated cotton gins as well as farms. The cotton industry was perhaps the most lucrative for the residents of Four Oaks and was viable through the first years of the 1930s. Cotton and other products, such as turpentine and lumber, were shipped out by rail. Designated by the Wilmington & Weldon Railroad (later the Atlantic Coast Railroad), the town was a leading center for cotton due to its close proximity to the cotton fields. A large platform for the storage of cotton bales awaiting shipment was constructed by the railroad. With the devastation of the cotton crops by the boll weevil in the 1920s, the industry in Four Oaks collapsed and many turned to tobacco. Tobacco became the main crop from the 1930s through the 1950s and continued to be transported via rail. Rail service, however, declined after World War II as did the tobacco industry. In addition, the improvements in roads began to make rail travel obsolete (Little and Ehrfurth 2005). The decline in the cotton and tobacco industries and the advent of improved road networks brought about the decline of Four Oaks as a railroad town. Although the railroad tracks are still utilized by CSX, the trains no longer stop in Four Oaks.

3.0 NATIONAL REGISTER EVALUATIONS

Claude Bandy House (JT1125)

Resource Name	Claude Bandy House	
HPO Survey Site #	JT1125	
Location	106 North Railroad Street	
PIN	08008007	
Date(s) of Construction	c. 1910; c. 1950 (alterations)	
Recommendation	Not Individually Eligible	

DESCRIPTION

Setting

The house sits close to the road on a level lot at the corner of N. Church and N. Railroad streets. The dwelling is immediately surrounded by a manicured lawn. Several large trees are present on the property, including two oak trees and a large pine. To the northeast of the house is a paved parking lot associated with the commercial buildings to the northeast along N. Main Street. To the northwest of the property is the Four Oaks United Methodist Church and to the southwest a large residential parcel with large trees along the southeastern boundary. To the southeast are the tracks for the Wilmington & Weldon Railroad, later the Atlantic Coast Railroad (now used by CSX), with early-twentieth-century commercial buildings beyond (Figure 2). The railroad crossing visible from the dwelling is the subject of the current railroad crossing improvements (Figure 3).



Figure 2. Aerial Depicting Landscape Surrounding Resource JT1126 (Bing Maps 2018).



Figure 3. View from the Claude Bandy House towards the Crossing No. 629724, Looking Southwest.

Structure

House (c. 1910)

The house is a one-and-a-half-story, frame Queen Anne-style dwelling constructed c. 1910. The house is supported by parged brick piers with later concrete block in-fill. The exterior walls are clad in vinyl siding and the hipped and gable roof in asphalt shingles. Projecting through the hipped-roof are four pedimented dormers, one on each slope. The dwelling also features a projecting bay off the front façade. The gable end of the bay as well as the gables of the dormers feature patterned wood shingles, which appear to be modern. The dwelling also features a one-story, three-bay front porch with shed roof supported by turned wood posts. According to Florence Bandy Turnage, Claude Bandy's daughter, the house originally had a wrap-around porch across the front, which continued along the dwelling's west side, and a small screened-in porch located on the east side of the house (Creech 1988e). Neither porch is extant. Additional architectural features include interior brick chimneys and a one-story gable-roofed ell with shed-roofed wing. The rear gable of the ell features gable end returns. The engaged porch of the wing has been enclosed and the wing extended to the southwest. Fenestration includes vinyl sash replacement windows, which replicate a design typical of the Queen Anne style, a wood-framed Palladian-style window in gable of the projecting bay, a one-story bay window on the southwest elevation, and a wood and glass entry door with original four-light sidelights and multi-light transom. All of the window and door surrounds are clad in vinyl (Figures 4-13).



Figure 4. Claude Bandy House (JT1125), View Looking Northwest.



Figure 5. Claude Bandy House (JT1125), View Looking Northeast.



Figure 6. Claude Bandy House (JT1125), View Looking Southeast.



Figure 7. Claude Bandy House (JT1125), View Looking Southwest.



Figure 8. Detail of Patterned Shingles in Gable of Projecting Bay, View Looking Northwest.



Figure 9. Detail of Bay Window on Southwestern Elevation, View Looking North.



Figure 10. Detail of Front Entry, View Looking Northwest.



Figure 11. Detail of Rear Entry Door, View Looking Southeast.



Figure 12. Detail of Foundation, View Looking South.



Figure 13. Detail of Shed-Roofed Wing off EII, View Looking East.

HISTORY

The Town of Four Oaks, established in 1886 by the Wilmington & Weldon Railroad, was laid out in 13 blocks. Each block was designated with a letter (A-N). Seven smaller lots, designated 1-7, were contained within each block (Figure 14; Johnston County Registry of Deeds D5:296). The land was purchased in 1892 by the East Carolina Land & Improvement Company. The East Carolina Company had been incorporated the year before. Under the 1891 incorporation act, the company could acquire land of not more than 500 acres at a time, make improvements to the parcels, construct buildings, or sell lots to corporations or individuals (State of North Carolina 1891: 763-764).

The lots (lots 4 and 5 of Section D), on which the house at 106 N. Railroad Street was constructed, was purchased by Blake B. Adams in May 1905 from the Company for \$350.00. Blake Adams was a wealthy resident of Four Oaks and built a grand house, Lynnholm, in 1911 (destroyed by fire in 1921). Consistent with his status, Adams employed two cooks and a chauffeur (Creech 1984; Smithfield Herald 1921). He made his fortune as a cotton merchant, banker, manufacturer, and farmer to become one of Four Oaks leading businessmen. Adams married Florence Arno Bandy, sister of Claude Bandy in 1887 (Creech 1984a; Smithfield Herald 1936).

Blake Adams constructed the house at 106 N. Railroad Street c. 1910. According to local history, the house was constructed by John Brackett, who also served as the principal of the local school. Adams sold the house and property to Claude Bandy in July 1924. The property was 'purchased' by Bandy for \$5,000.00, the exact sum owed to him for labor since 1900, according to the deed (Johnston County Registry of Deeds 141:105; Creech 1988d).

Claude Bandy was employed by Blake Adams as a bookkeeper, cotton agent, and office administrator until Adams' death in 1936 (Smithfield Herald 1965; Creech 1988a; Creech 1988c). **Early in Bandy's career he worked** for Adams as a manager for two turpentine distilleries in Four Oaks, and in 1910 is listed as a salesman in a retail store, presumably one of Adams' enterprises (Creech 1988b; United States Federal Census 1910). After Adams' **death, Bandy** started his own business selling furs and cotton. Bandy also served as town clerk for Four Oaks (Creech 1988).

Claude Bandy married Maude Guill of Danville, Virginia in 1908 and had seven children; Welton, Josephine, James, Martha, Blake, John, and Florence (United States Federal Census 1920). **Bandy's wife** died in May of 1948, and shortly after her death the property was sold to his son, John Glenn and his wife, Elva. In the deed of transfer, Claude retained a life tenancy to his bedroom and the living room, as well as the associated furniture in each room. The silverware, china, and **crystal, which belonged to Bandy at the time of his wife's death also remained in his possession** (Johnston County Registry of Deeds 477:154; Smithfield Herald 1965). **Bandy's son, John, died** in February 1960 and left Elva a widow. Five years later, on January 7, 1965, Claude Bandy died. In May of that year Elva sold the property to Blake S. Bandy, a son of Claude Bandy (Johnston County Registry of Deeds 234:638; Smithfield Herald 1965; North Carolina State Board of Health).

The Bandy family retained ownership of the house until 1986, when the property was sold to Josephine Adams Blackman by Betty Bandy, widow, and Blake Bandy Jr. (Johnston County Registry of Deeds 1021:553). Later owners include Mitchell Britt, who purchased the property in 2002, Megan Phillips in 2010, and Danny N. Morgan in 2015. Morgan, according to tax assessment records, is the current owner of the property (Johnston County Registry of Deeds 2245:398, 3847:788-780, and 4625:388-390; Johnston County Online Tax Assessment Records).

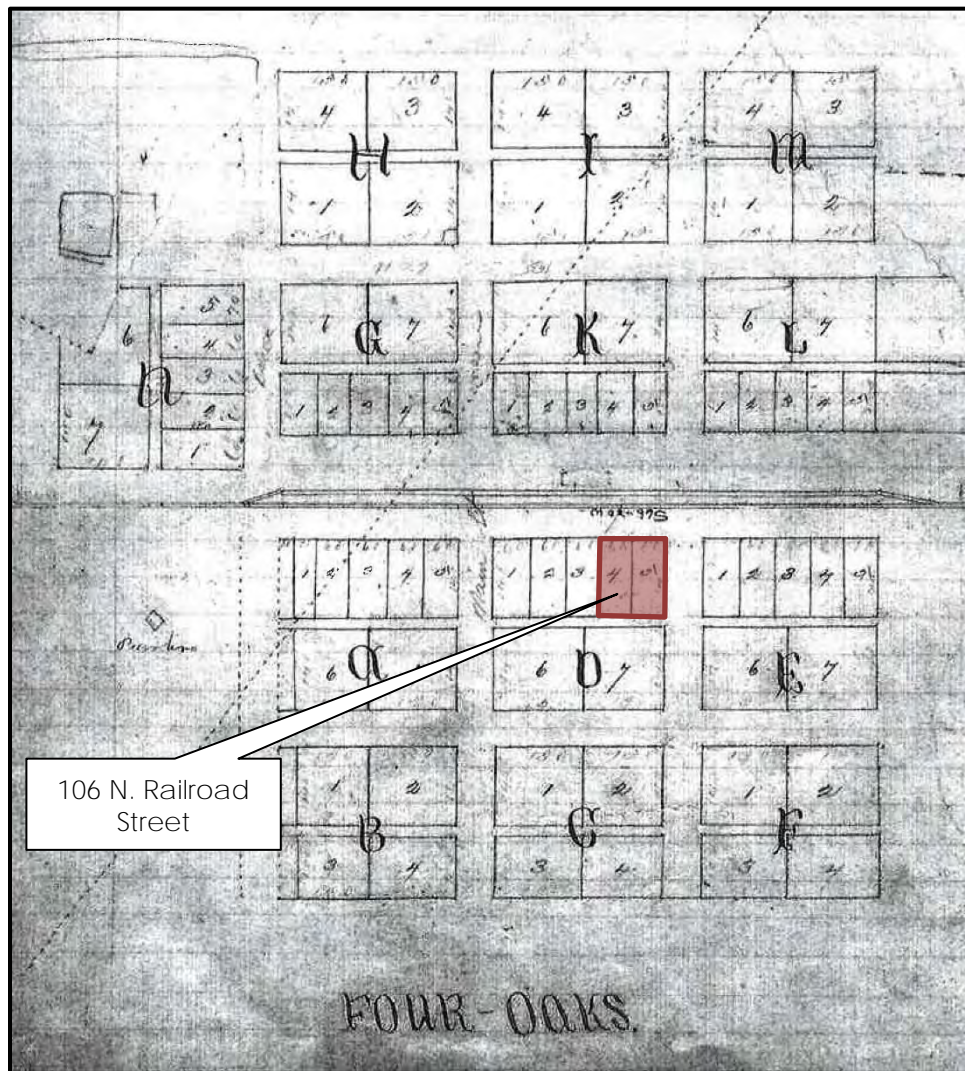


Figure 14. 1886 Plat of Four Oaks (Source: Johnston County, NC Registry of Deeds Book 5:296).

ARCHITECTURAL CONTEXT

The Queen Anne style, named after Queen Anne (1702-1714), originated in England in the mid-nineteenth century. In the United States, the Queen Anne style was known through pattern book designs and was popular from approximately 1880 to 1900. The style is characterized by its ornate decorative elements, steep roof with cross gables, large porches with turned wood posts or columns, round tower, asymmetrical façade, patterned shingles, and projecting bay window (Pennsylvania Historical and Museum Commission 2015). In addition to these characteristic decorative elements, the Queen Anne style is also noted for its irregular massing and plan types and variety of texture and color.

Typical of a number of styles, the use of the architectural features of the Queen Anne style varied in degree. Larger scale, more urban dwellings featured most of the characteristic architectural embellishments. The two comparative examples were identified in Johnston County which feature characteristic elements of the Queen Anne style; the Ernest Linwood Hinton House (JT1025) in Clayton, and the Levy Z. Woodard House (JT1174) in Kenly. The Ernest Linwood House (JT1025) is an intact example of a small, Queen Anne style residence and is similar in overall configuration to the Claude Bandy House in Four Oaks. The Linwood House appears to retain many of its original architectural features including its wood weatherboard exterior and patterned wood shingle ornamentation in the gable ends (Figure 15). Other architectural features includes ornate scrollwork spandrel, bracketed eaves, and wrap-around porch with turned wood posts and decorative brackets. Although the balustrade was replaced in 2000, the appearance does not detract from the character of the house. The windows are also replacements, now one-over-one vinyl sashes. The dwelling is within and a contributing resource to the NRHP-listed Clayton Historic District (JT1356) listed in 2010.

The Levy Z. Woodard House (JT1174), located in Kenly, is an excellent example of a one-and-a-half-story Queen Anne style residence. Also similar in configuration to the Claude Bandy House, the Woodard House features a complex roofline clad in a modern standing seam roof, vinyl exterior walls, and a pedimented dormer on the front roof slope (Figure 16). Although the roof material is modern, the walls are sided in vinyl, and the windows replaced with vinyl sashes, the residence retains its character-defining original patterned wood shingles in the gable ends and wrap-around porch. The porch features turned wood posts and balustrade, ornate brackets, and scrollwork. Overall the residence reflects the feeling and appearance of the Queen Anne style.



Figure 15. Ernest Linwood Hinton House (JT1025), 121 First Street, Clayton, NC, View Looking South.



Figure 16. Levy Z. Woodard House (JT1174), E. Woodard Street, Kenly, NC, View Looking East.

INTEGRITY

The Claude Bandy House, constructed c. 1910, retains integrity of location, setting, feeling, and association. As a result of a number of alterations to the house, the integrity of materials, workmanship, and design have been compromised. **The house's original wrap-around porch**, a characteristic feature of the Queen Anne style, has been removed, as have decorative elements and screened-in porch. The windows have been replaced with vinyl sashes and the exterior clad in vinyl siding. In addition, the porch located on the ell has been enclosed and the shed-roofed wing extended.

EVALUATION

Criterion A: Under Criterion A, a property can be eligible for listing on the NRHP if there is an association with a significant event or broad pattern in history at a local, state, or national level. The Claude Bandy House, under NRHP Criterion A, reflects the development of Four Oaks during the early twentieth century; however, the resource is not associated with any event or pattern of history, outside of the general growth of the town, that would meet the level of significance required under Criterion A. Therefore, it is recommended that the Claude Bandy House, under Criterion A, is not eligible for listing on the NRHP.

Criterion B: Under Criterion B, the Bandy House can be considered eligible if it is associated with a person or persons of significance within the context of the community, state, or nation. Although Claude Bandy was a long-time employee of Blake Adams, one of the most prominent residents of Four Oaks, and a well-known **businessman**, **Bandy's status in the community of Four Oaks does not appear to reach the level of transcendent importance on a local, state, or national level required to meet criteria for listing on the NRHP under Criterion B.**

Criterion C: The Claude Bandy House, **to be eligible under Criterion C, must "embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value."** Although the Queen Ann-style dwelling retains original architectural features, such as its decorative treatments, the windows are now replacement vinyl sashes, the exterior has been clad in vinyl siding as has all the window and door surrounds. In the mid-twentieth century, the wrap-around and screened-in porches were removed. As a result of these alterations, the building has lost much of its architectural integrity and character-defining features. It is therefore recommended that the property does not meet the criteria necessary for listing on the NRHP under Criterion C.

Criterion D: Criterion D is typically utilized for the evaluation of archaeological sites. Criterion D, according to NRHP Bulletin 15, addresses those properties that can only answer questions important to "human history that can only be answered by the physical material of cultural resources." Resources considered for evaluation under Criterion D are typically "properties that have the potential to answer, in whole or in part, those types of research questions" (NRHP

1997:21). The Claude Bandy House is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D.

The Claude Bandy House, although generally reflective of the early-twentieth-century development of Four Oaks, lacks direct and/or important associations under Criteria A, B, C, and D. As such, it is recommended that the resource is not individually eligible for listing on the NRHP.

As part of the study, an evaluation of inclusion of the Claude Bandy House into the adjacent Four Oaks Commercial Historic District (JT1343) was also conducted. The district comprises commercial buildings only, which date from c. 1890 to 1957. While the Claude Bandy House falls within the Period of Significance for the district and was constructed on two of the original lots of Four Oaks, the resource is a dwelling and as such does not reflect the commercial development of the town's core. It is therefore recommended that the Claude Bandy House should not be incorporated in the NRHP boundary for the Four Oaks Commercial Historic District.

Four Oaks Commercial Historic District (JT1343 – NR)

Resource Name	Four Oaks Commercial Historic District	
HPO Survey Site #	JT1343	
Location	Four Oaks, NC	
PIN	Multiple	
Date(s) of Construction	c. 1890 to 1957	
Recommendation	Listed on the NRHP; Retain Listing	

DESCRIPTION

Setting

The Four Oaks Commercial Historic District (JT1343) incorporates the 100-300 block of N. Main Street, the 100 and 200 block of S. Main Street, the 100 block of S. West Railroad Street, 100 block of W. Wellons Street, and the 100 block of W. Woodall Street. The district comprises an area of gridded streets set on a level landscape. Parking within the commercial district comprises small asphalt parking lots as well as on-street parking along the district's more major thoroughfares. The historic district, with the exception of the commercial buildings on the northern end of the district along N. Main Street, is to the southeast of the railroad tracks (Figure 17). The railroad crossing, which is part of the current project, is visible from the areas within the district closest to the tracks (Figures 18 and 19).



Figure 17. Aerial Depicting National Register Boundary of Four Oaks Commercial Historic District (Bing Maps 2018).

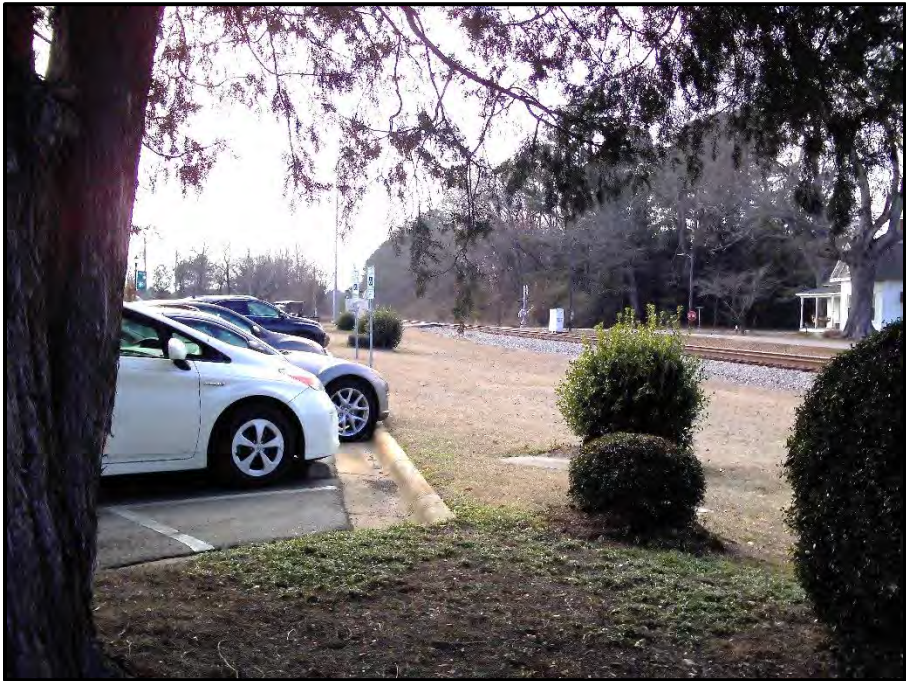


Figure 18. Viewshed from Four Oaks Commercial District Looking West from N. Church Street.



Figure 19. Viewshed from Four Oaks Commercial District Looking West from W. South Railroad Street.

Structures

Four Oaks Commercial Historic District (c. 1890 to 1957)

The Four Oaks Commercial Historic District comprises 34 buildings. Twenty-nine are considered contributing to the district and range in date from c. 1890 to 1957. A majority of the surviving buildings within the district are one- and two-story brick commercial, Spanish Colonial Revival style, and vernacular stores, banks, and warehouses (Little and Ehrfurth 2005; Figures 20-25). A summary of contributing buildings within the district is described Table 1.

Table 1. Summary of Contributing Resources within the Four Oaks Commercial Historic District		
Resource/Address	Date	Description
Corner Drugstore, 100 N. Main Street	1912	One-story, brick building with dentiled cornice and recessed brick panels above entry. Front commercial style windows have been altered and are now flush with the exterior wall.

Table 1. Summary of Contributing Resources within the Four Oaks Commercial Historic District		
Resource/Address	Date	Description
G.K. Massengill Building, 102 N. Main Street	1912	One-story, brick building with recessed brick panels and a parapet. The parapet is capped with terra-cotta tiles. The building incorporates two stores. The southern storefront is recessed and retains its original configuration, while the northern storefront has replacement commercial-style windows which are flush with the front façade.
Raymond Temple Grocery Store, 105 N. Main Street	c. 1915	One-story, brick building with original storefront windows and door. The entry door is flanked by cast iron Doric columns. The building also features a recessed brick panel with corbelled cornice.
Austin's Feed Store, 107 N. Main Street	c. 1915	One-story, brick building with two recessed brick panels and original wood storefront. Additional architectural elements include a corbelled cornice with saw-tooth brick course.
Austin's Men's and Boy's Clothing, 109-111 N. Main Street	c. 1915	Two-story, brick building with original wooden storefront. Architectural features include terracotta caps on the parapet, interior brick chimney, and four-over-one wood sash windows.
Four Oaks Bank and Trust, 113 N. Main Street	c. 1928/c. 1938	Two-story, brick building with parapet roof capped with terracotta tiles. The storefront has been altered and is now flush with the front façade. Other architectural features include brick window surrounds and poured concrete sills. The six-over-one windows have been replaced with one-over-one vinyl sashes.
Four Oaks Drug Company, 200 N. Main Street	1904/1937	Two-story, brick building (originally one-story) with parapet roof. The current storefront is from 1937. The windows, as described in the NRHP nomination, have been replaced with one-over-one vinyl sash windows.
John W. Sanders Building, 202-204 N. Main Street	1943	One-story, brick building with three, metal and glass recessed storefronts. A flat-roofed awning extends across the front façade. The building also features a parapet roof.
Lassiter Building, 301-311 N. Main Street	c. 1925	One-story, brick building with five storefronts. The exterior walls have recently been stuccoed. Originally constructed with recessed storefronts, windows on some of the front facades have been replaced. Other architectural features include a front gable parapet with corner piers and a rectangular brick panel centered on the façade of each section.
Thompson Grocery Store, 101 S. Main Street	c. 1950	Two-story, brick building with large, recessed metal and glass storefront. The building also features a parapet roof and paired six-over-six wood double-hung sash windows on the second floor.

Table 1. Summary of Contributing Resources within the Four Oaks Commercial Historic District		
Resource/Address	Date	Description
Barnes Furniture Store, 100 S. Main Street	c. 1949	Two-story, brick building with parapet roof. The building also features single-light commercial style windows and glass entry doors, six-over-one wood double-hung sash windows, and a wrap-around porch hood, which extends across the façade along S. Main Street and W. Wellons Street.
Massengill Hardware, 102-104 S. Main Street	1918	One-story, brick building with four storefronts and parapet roof. The top of the parapet is topped with terracotta tiles. Two of the storefronts are recessed and appear original, while the remaining two have been filled in. The building also features four diamond concrete blocks set in a diamond shape above each entry.
Commercial Building, 106 S. Main Street	1938	One-story, brick building with commercial style storefront. The building also features a parapet roof.
Blake Adams General Store, 101 W. South Railroad Street/ 201 N. Main Street	1904	One-story, brick building, with parapet roof. The storefront has been filled in and now contains a solid entry door as well as a modern entry door with flanking single-light window. The building also features a solid parged recessed panel, saw-tooth brickwork, and "1904" in brick above what was the main entry into the building.
Commercial Building, 103 W. South Railroad Street	c. 1904	One-story, brick building with parapet roof. The original storefront has been altered although a portion of the original round-arch surrounds are visible above the currently recessed entry. Additional architectural features include two recessed brick panels, a corbelled cornice, and saw-tooth brickwork.
Four Oaks Bank Building, 105 W. South Railroad Street	1917	One-story, brick building with parapet roof. The original storefront configuration is extant and features round arch brick surrounds. Additional architectural features include a recessed brick panel and corbelled cornice.
Commercial Building, 107 W. South Railroad Street	c. 1920	One-story, brick building with parapet roof. The original storefront has been filled in and modified since the 2005 NRHP nomination and now features vinyl siding, a modern recessed entry door, and paired vinyl six-over-six sash windows.
Commercial Building, 109 W. South Railroad Street	c. 1920	One-story, brick building with parapet roof. The brick exterior is laid in a five course American bond pattern. The recessed entry retains its original configuration; however, the doors and windows have been replaced. The brick wall under the windows has been redone.

Table 1. Summary of Contributing Resources within the Four Oaks Commercial Historic District		
Resource/Address	Date	Description
Commercial Building, 111 W. South Railroad Street	c. 1940	One-story, brick building with terracotta capped parapet roof. The exterior walls are laid in a six-course American bond pattern and feature little architectural detailing. The façade features a modern entry door and three, one-over-one sash windows.
Commercial Building, 113-115 W. South Railroad Street	c. 1950	One-story, concrete block building with parapet roof. The building features two-bays and little architectural detail. Attached to the larger building is a smaller, one-story building with brick façade and parapet roof. The top of the parapet features terracotta tiles. The façade features a large fixed commercial style window and a modern entry door.
W. D. Allen Building, 117 W. South Railroad Street	1926	One-story, brick building with parapet. The building features a recessed entry, recessed brick panel with "W.D. ALLEN FEB 15 1926" in brick, and a corbelled cornice. The windows and doors of the building appear to be replacements.
Hockaday Building, 119 W. South Railroad Street	1949	One-story, brick building with parapet. The exterior walls are laid in a five-course American bond pattern with little additional architectural detailing. The storefront appears to have been altered with the replacement of its windows and doors.
Esso Gas Station, 101 E. Wellons Street	1957	One-story, concrete block Moderne building clad in enameled metal panels. The building also features retractable garage bay doors, and flat parapet roof. The exterior walls of the office have been sided in vinyl. Constructed off the building's southwest elevation is a small, one-story wing which functions as restrooms.
Floyd C. Price Blacksmith Shop, 106 W. Wellons Street	c. 1940	Demolished
Wade H. Stanley Stable, 108 W. Wellons Street	c. 1945	Demolished
Sinclair Gas Station, 105-107 W. Wellons Street	c. 1930/c. 1950	One-story, concrete block building designed in the Spanish Colonial Revival style. The exterior is stucco with the roof clad in Spanish tiles. The original building also features two garage bays, a porta-cochere, and a central office with commercial style fixed windows with four-light transoms. In the 1950s, the two-story addition was constructed, which features stucco exterior walls, front gable roof, additional garage bay, six-over-one sash windows, and single-light fixed commercial style windows and metal and glass entry door.

Table 1. Summary of Contributing Resources within the Four Oaks Commercial Historic District		
Resource/Address	Date	Description
Holloway Warehouse, 106 W. Woodall Street	c. 1930	One-story, frame building supported by brick piers with concrete in-fill. The exterior walls are clad in corrugated metal with the gable roof in seamed metal. The building also features pointed arch freight doors, currently clad in corrugated metal, exposed rafter ends, and a one-story wing with large open bay.
W. E. Stanley Store, 105 W. Woodall Street (Moved)	c. 1890/ 1947	One-story, frame building supported by brick piers. The exterior walls are clad in weatherboard siding and to front gable roof in seamed metal. The building also features a frame, shed-roofed wings clad in corrugated metal and supported by brick piers. The front façade features a five-panel wood door flanked by shuttered windows. Above the entry door is a single-light transom, now filled in. The doors and windows feature pointed wood lintels.



Figure 20. Streetscape of S. Main Street at Intersection of E. Wellons Street, View Looking North.



Figure 21. Streetscape of N. Main Street at Intersection of N. Railroad Street, View Looking Northwest.



Figure 22. Streetscape of W. South Railroad Street near Intersection of N. Church Street, View Looking Northeast.



Figure 23. Streetscape of W. Wellons Street near Intersection of N. Church Street, View Looking Northeast.



Figure 24. Streetscape of E. Woodall Street at Intersection of S. Main Street, View Looking Northwest.



Figure 25. Streetscape of S. Main Street at Intersection of E. Wellons Street, View Looking Northwest.

HISTORY

The Town of Four Oaks was established in 1886 by the Wilmington & Weldon Railroad and in 1892 was purchased by the East Carolina Land & Improvement Company (see Figure 14). The 40 acres of land was purchased from R. J. P. Baker for the development of the town, and was laid out in a grid on either side of the Wilmington & Weldon Railroad tracks. The grid contained 13 blocks, each block subdivided into smaller parcels (Little and Ehrfurth 2005; Johnston County Registry of Deeds D5:317-330). According to local history, Colonel Bridgers named the town after the unusual oak tree located on the farm of Kinchen Barbour, which had been cut down and had regrown four separate trunks from the stump. The town was incorporated in 1889, and by the following year had a population of 62. In the last decade of the nineteenth century, the Town of Four Oaks contained four general stores located at the intersection of Railroad and Main streets. In addition to these early retail businesses, cotton gins were in operation to process cotton, a lucrative business at the time (Little and Ehrfurth 2005).

During the early years of the twentieth century, the town continued to grow and prosper as the result of the cotton industry and the railroad. The railroad was an important lifeline for the town as all the goods produced in the area were shipped by rail including cotton, lumber, turpentine, and rosin, all major industries in Four Oaks (Little and Ehrfurth 2005). In 1900, 12 residents of the town are

listed as working on the railroad in some capacity. Other occupations listed include grocer, dry goods salesman, bartender, policeman, day laborer, blacksmith, news boy, washer woman, cooper, photographer, dressmaker, physician, carpenter, and farm laborer (United States Federal Census 1900).

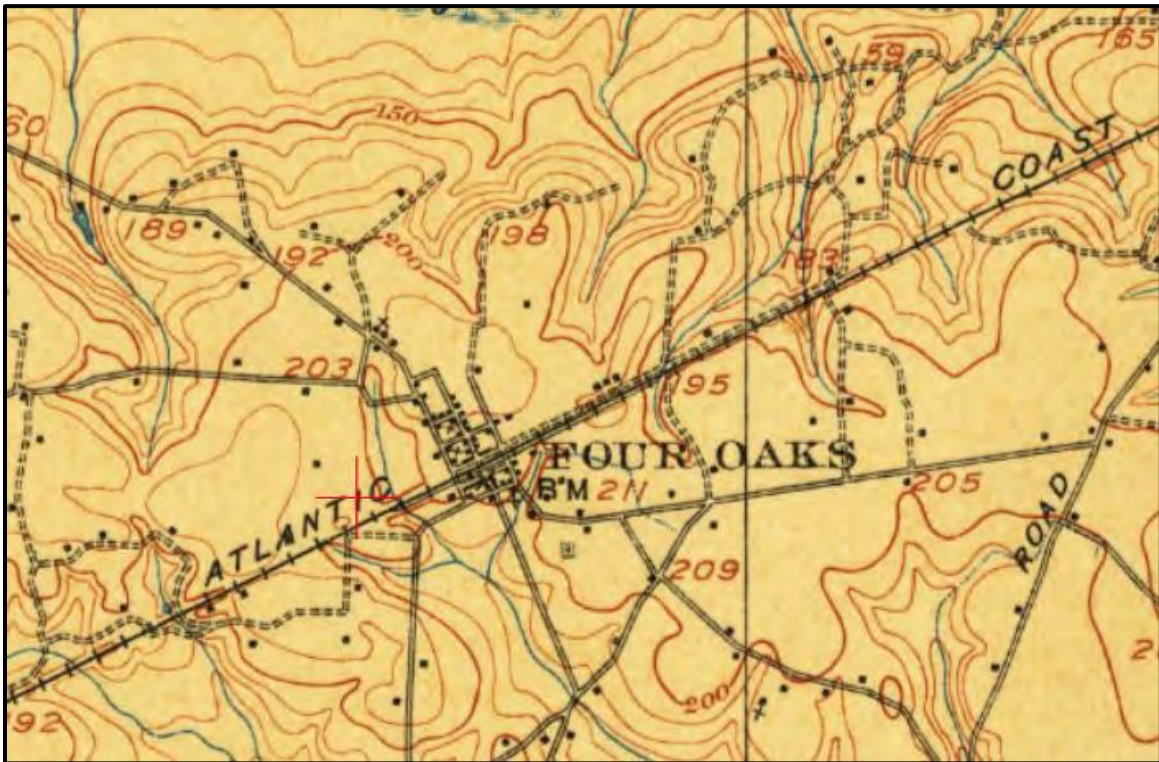


Figure 26. Detail of Four Oaks, NC USGS Topographic Quadrangle (1908) (<http://historicalmaps.arcgis.com/usgs/>).

Four Oaks continued to rely on the railroad as its main mode for hauling freight, particularly cotton, to markets up to the 1920s. The commercial district, which had been mainly wood-framed buildings up to this point, with the exception of Blake Adam's store building constructed in 1904 in brick, began to replace the frame buildings with one- and two-story brick commercial buildings. Roads within the town were dirt into the first decades of the twentieth century until Wellons Road was paved in the 1920s. Four Oaks experienced a set-back in its prosperous cotton production when the boll weevil decimated the cotton crop forcing the community to diversify into tobacco. Tobacco, also a profitable enterprise, was the main economic livelihood from the 1930s through the 1950s. The town, as a regional commercial center, began to decline after World War II when improvements in road networks allowed residents more accessibility to towns and cities farther afield for shopping (Little and Ehrfurth 2005). Today the town maintains a

number of small businesses focused on local needs such as shops, hairdressers, gas stations, and professional offices, among other enterprises.

INTEGRITY

The Four Oaks Commercial Historic District retains integrity of location, setting, feeling, and association as well as materials, workmanship, and design overall. Although some commercial buildings within the district have experienced alterations, the buildings overall retain character-defining features of the early to mid-twentieth century, such as decorative brickwork, recessed brick panels on the front façade, parapet roofs, and recessed entries. In addition, the grid of the original 1886 layout of the town is intact.

EVALUATION

Criterion A: The resource was listed on the NRHP under Criterion A for its **"significance as one of the most intact commercial districts in the railroad towns in Johnston County"** (Little and Erhfurth 2005). The commercial district still retains much of its historic integrity which reflects the prosperous era of the early to mid-twentieth century through its brick one- and two-story commercial buildings in close proximity to the railroad – the impetus for the development of the town. As such it is recommended that the Four Oaks Commercial Historic District retain its status as a listed resource on the NRHP under Criterion A.

Criterion B: Under Criterion B, a resource can be considered eligible if it is associated with a person or persons of significance within the context of the community, state, or nation. While several residents were leading businessmen in the Town of Four Oaks, such as Blake Adams and others, the commercial business owners do not appear to have made significant contributions to Four Oaks **to be considered of transcendent importance to the Nation's history and therefore the historic district does not meet the criteria necessary for listing on the NRHP under Criterion B.**

Criterion C: The Four Oaks Commercial Historic District was listed under Criterion C for its architectural merit. The nine commercial blocks originally set-up in 1886 remain mostly intact and reflect mainly the early to mid-twentieth century development of the railroad town. The brick buildings within the town retain many of their architectural details including decorative brickwork, recessed storefronts, and in several cases, brick signage on the front façade. The integrity of the architecture appears to have changed little since its original listing, with the exception of the demolition of two resources along W. Wellons Street and the change in exterior material (stucco) of the group of commercial buildings north of the railroad tracks along N. Main Street. As the architectural integrity of the district has been maintained since the 2005 NRHP nomination, it is recommended that the Four Oaks Commercial Historic District retain its eligibility under Criterion C.

Criterion D: Criterion D is typically utilized for the evaluation of archaeological sites. In order to be eligible for listing on the NRHP under Criterion D, a building must be likely to yield important historical information and must be the primary source of that information. The Four Oaks Commercial Historic District is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D.

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