

**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

March 19, 2019

MEMORANDUM

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

FROM: Renee Gledhill-Earley   
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widen US 220 from Westridge Road to Cotswold Avenue,  
PA 18-07-0013, U-5892, Guilford County, ER 19-0939

Thank you for your March 4, 2019, letter transmitting the report for the above-referenced undertaking. We have reviewed the report and concur that the Fitzgerald-Schlanger House (GF9104) is not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 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)

Received: 03/07/2019

State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

March 4, 2019

**ER 19-0939**

Ms. Renee Gledhill-Earley  
Environmental Review Coordinator, State Historic Preservation Office  
North Carolina Department of Natural & Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

Due -- 3/29/19

H- *DSW* 3/18

Dear Renee:

RE: Historic Structures Survey Report, Widen US 220 (Battleground Ave) from  
Westridge Road to Cotswold Avenue PA 18-07-0013, U-5892, Guilford County

The North Carolina Department of Transportation (NCDOT) proposes to widen US 220 (Battleground Ave) from Westridge Road to Cotswold Avenue in Guilford County. During the initial screening of this project, Kimley-Horn, the project design firm, identified a structure labeled "springhouse" on plans from a 1980's widening of Battleground Avenue. Although the Guilford County Tax Data indicated that the dwelling on the parcel was constructed in 1978, aerial photographs indicated that the "springhouse" pre-dated the 1978 dwelling. NCDOT instructed New South to conduct an investigation to determine if the "springhouse" was associated with the National Register-listed Hoskins Farmhouse located across Battleground Avenue. New South's investigation revealed that the dwelling was converted from an earlier clubhouse. The dwelling was given a survey site number and named the Fitzgerald-Schlanger House(GF9104) and is recommended not eligible for National Register listing.

- Agree  
J.F.B. 3-9-19

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 Team

Attachments

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
PDEA-HUMAN ENVIRONMENT SECTION  
MAIL SERVICE CENTER 1598  
RALEIGH NC, 27699-1598

Telephone: (919) 707-6000  
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Customer Service: 1-877-368-4968

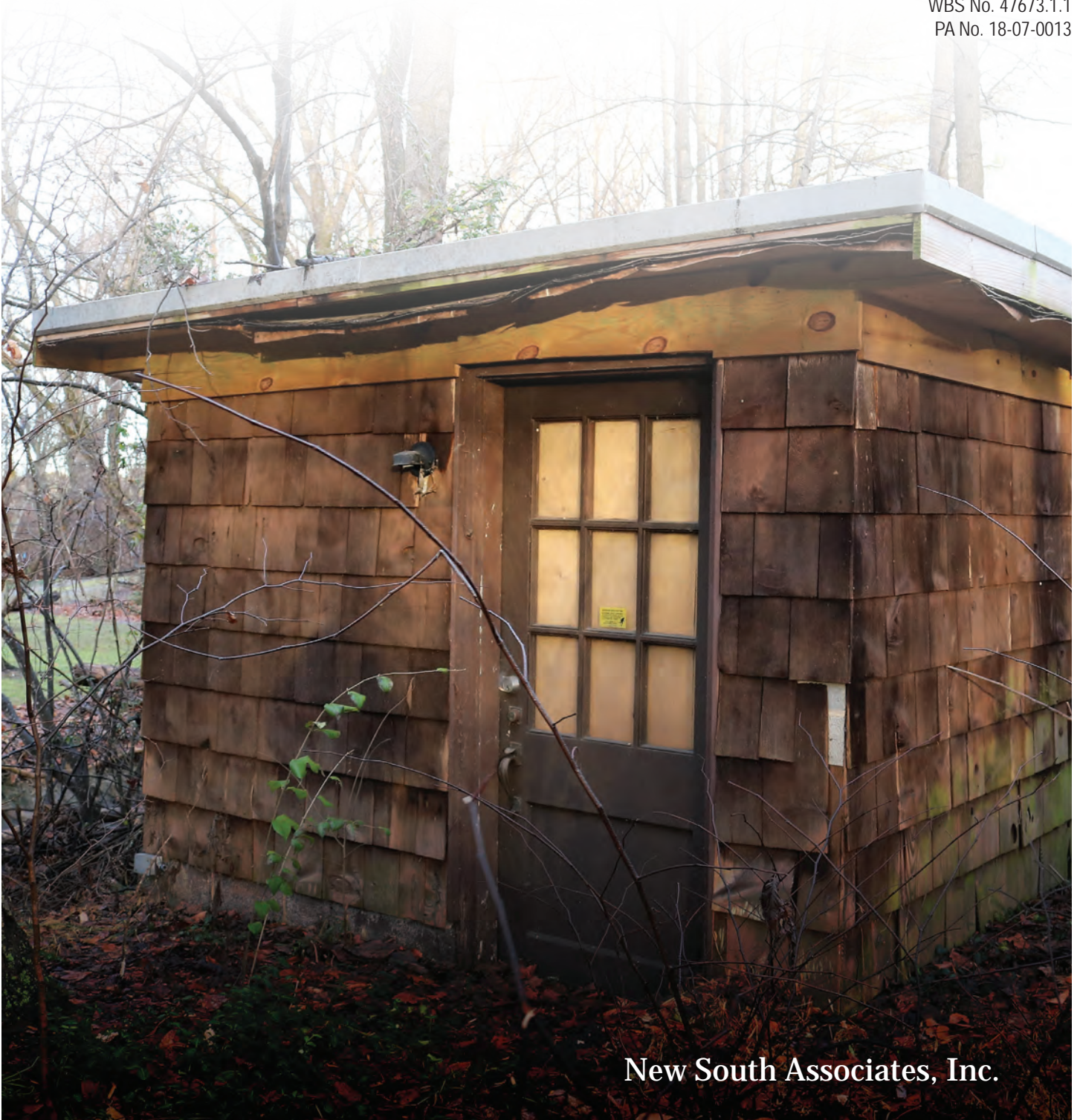
Website: [www.ncdot.gov](http://www.ncdot.gov)

Location:  
1020 BIRCH RIDGE RD  
RALEIGH NC 27610

**Historic Structures Survey Report  
Widen US 220 (Battleground Ave) from  
Westridge Road to Cotswold Avenue PA 18-07-0013, U-5892**

**Guilford County, North Carolina**

T.I.P. No. U-5892  
WBS No. 47673.1.1  
PA No. 18-07-0013



**New South Associates, Inc.**

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Historic Structures Survey Report, Widen US 220 (Battleground Ave) from  
Westridge Road to Cotswold Avenue PA 18-07-0013, U-5892

Guilford County, North Carolina

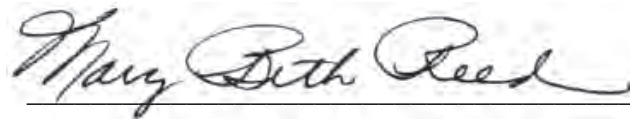
T.I.P. No. U-5892  
WBS No. 47673.1.1  
PA No. 18-07-0013

Report submitted to:  
North Carolina Department of Transportation, Human Environment Section  
1598 Mail Service Center  
Raleigh, North Carolina 27699-1598

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Mary Pope Furr - Historic Architecture Team Lead

Report prepared by:  
New South Associates, Inc.  
6150 East Ponce de Leon Avenue  
Stone Mountain, GA 30083

A handwritten signature in cursive script that reads "Mary Beth Reed". The signature is written in black ink and is positioned above a thin horizontal line.

Mary Beth Reed – Principal Investigator

Robbie D. Jones – Senior Historian and Author  
Sherry Teal – Historian and Author

February 13, 2019 – Final Report

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## 1.0 MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen U.S. 220 (Battleground Avenue) in Greensboro, Guilford County, from Westridge Avenue to Cotswold Avenue (TIP# U-5892, WSB# 47673.11). The project area is located approximately five miles northwest of downtown Greensboro. 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 the Area of Potential Effects (APE) and conducted a site visit to identify and assess all resources of approximately 50 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 all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In November 2018, NCDOT contracted with New South Associates, Inc. (New South) to undertake the evaluation of this resource. Under this contract, the NCDOT also requested that New South investigate any potential historical association of the resource with the NRHP-listed Hoskins House Historic District (GF1252) and confirm the NRHP boundary for the Guilford Courthouse National Military Park (GF0006).

In December 2018, New South surveyed and documented the resource that NCDOT had identified for intensive study and NRHP eligibility evaluation. As a result of this study and additional historic research, for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, New South recommends that the Fitzgerald-Schlanger House (GF9104) is not eligible for listing on the NRHP.

Survey Site #	Resource Name/Address	NRHP Eligibility Recommendation
GF9104	Fitzgerald-Schlanger House, 3521 Battleground Avenue	Not Eligible

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## 2.0 PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) proposes to widen U.S. 220 (Battleground Avenue) from Westridge Road to Cotswold Avenue in Greensboro, Guilford County (TIP# U-5892, WBS# 47673.1.1). The project area is located approximately five miles northwest of downtown Greensboro, the county seat (Figure 2.1). 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 the Area of Potential Effects (APE) and conducted a site visit to identify and assess all resources of approximately 50 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 all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In November 2018, the NCDOT requested that New South Associates, Inc. (New South) survey and evaluate a Pumphouse and prepare a report evaluating the resource's eligibility for listing on the National Register of Historic Places (NRHP). The Pumphouse had not been previously surveyed. The North Carolina State Historic Preservation Office (HPO) assigned survey site number GF9104 to this resource. The NCDOT also requested that New South confirm any potential historical association of the Pumphouse with the NRHP-listed Hoskins House Historic District (GF1252), and the NRHP boundary for the Guilford Courthouse National Military Park (GF0006) (Figure 2.2).

Prior to fieldwork, the statewide architectural survey records of the HPO were reviewed using HPOWEB, their online GIS service, which indicated that the Guilford Courthouse National Military Park was a designated National Historic Landmark (NHL). Historic topographic maps and aerial photographs were viewed at [www.historicaerials.com](http://www.historicaerials.com), [www.nationalmap.gov](http://www.nationalmap.gov), the North Carolina Maps collection online at the University of North Carolina, and the U.S. Geological Survey's (USGS) historical topographic map collection. Property information was obtained from the Guilford County Tax Assessor's website, as well as the deed and plat maps at the Greensboro Public Library. The digital collections of the National Park Service for the Guilford Courthouse National Military Park and Hoskins Farm Site were also examined.

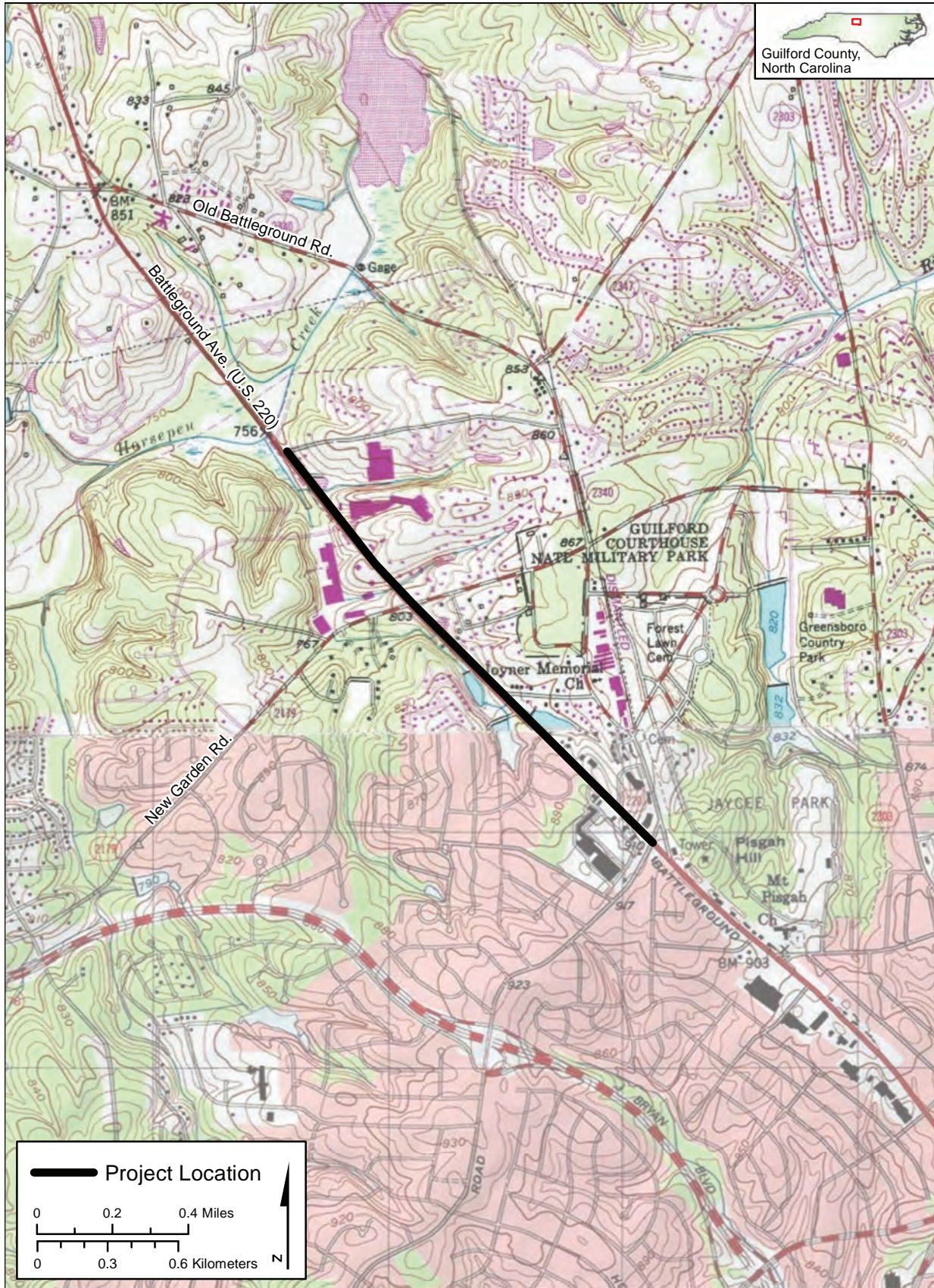
New South Architectural Historian Sherry Teal surveyed the Pumphouse and interviewed the occupant (renter) of the associated dwelling on December 17, 2018. Ms. Teal conducted a personal interview with the owner of the Pumphouse at his home, located on an adjacent property, on December 19, 2018. The resource was visually inspected and documented through measurements, written notes, and digital photographs. Ms. Teal documented the exterior, interior, and surrounding

setting. As a result of these interviews and historic research, Ms. Teal discovered that the property retained two associated buildings that warranted documentation. Therefore, NCDOT instructed New South to expand the scope to include documentation of the entire property, which included a dwelling, a detached garage, and a pumphouse.

The historical development, architecture, and cultural significance of this resource was assessed and evaluated within its respective context according to the established NRHP criteria. Per NCDOT, comparable resources were also identified through the HPOWEB and focused on pumphouses, as defined in the original scope of work. The following resources were referenced to develop a local context and identify comparable resources: “Greensboro Historic Architecture Survey Update, Phase I-A” (Turco et al. 2007); “Greensboro Historic Architecture Survey Update, Phase I-B” (Montgomery et al. 2008); “Greensboro Survey Update, Phase II: South Greensboro and Lake Daniel” (Montgomery et al. 2009a); “Greensboro Survey Update, Phase II: 1940-1970 Reconnaissance Survey” (Montgomery et al. 2009b); “Historic and Architectural Resources of Greensboro, North Carolina, 1880-1941,” National Register of Historic Places MPDF (Brown 1991); Greensboro: An Architectural Record (Brown 1995); and A Guide to the Historic Architecture of Piedmont North Carolina (Bishir and Southern 2003).

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters of this technical report. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); NCDOT’s current *Historic Architecture Group Procedures and Work Products*; and the North Carolina HPO’s *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*.

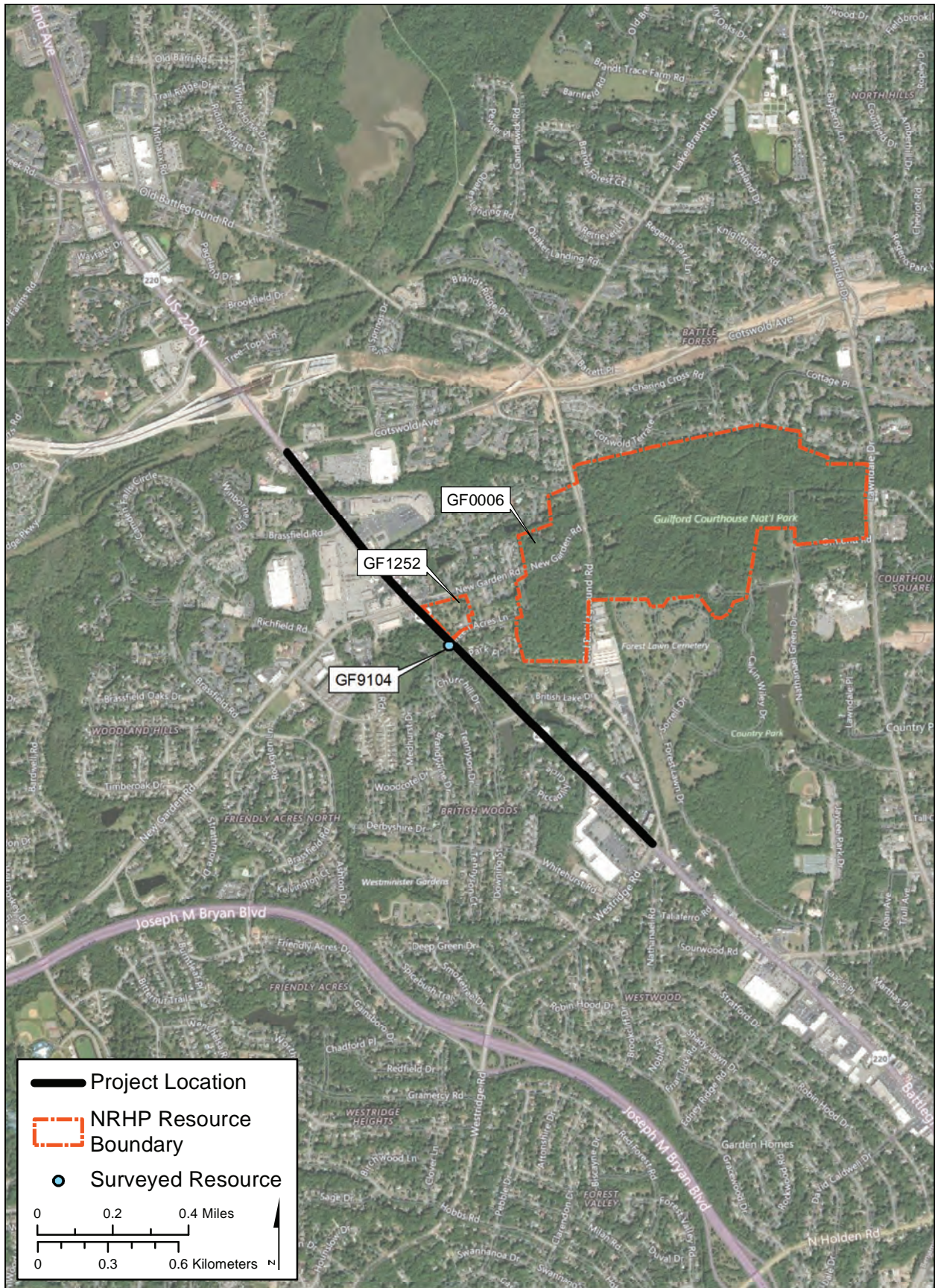
Figure 2.1. Project Location Map



Source: USGS Topographic Quadrangle Maps, Lake Brandt, NC (1994) and Greensboro, NC (1979)

HISTORIC STRUCTURES SURVEY REPORT, WIDEN US 220 (BATTLEGROUND AVE)  
FROM WESTRIDGE ROAD TO COTSWOLD AVENUE PA 18-07-0013, U-5892, GUILFORD COUNTY

Figure 2.2. Location Map for Historic Resources



Source: Bing Maps Hybrid (2018)

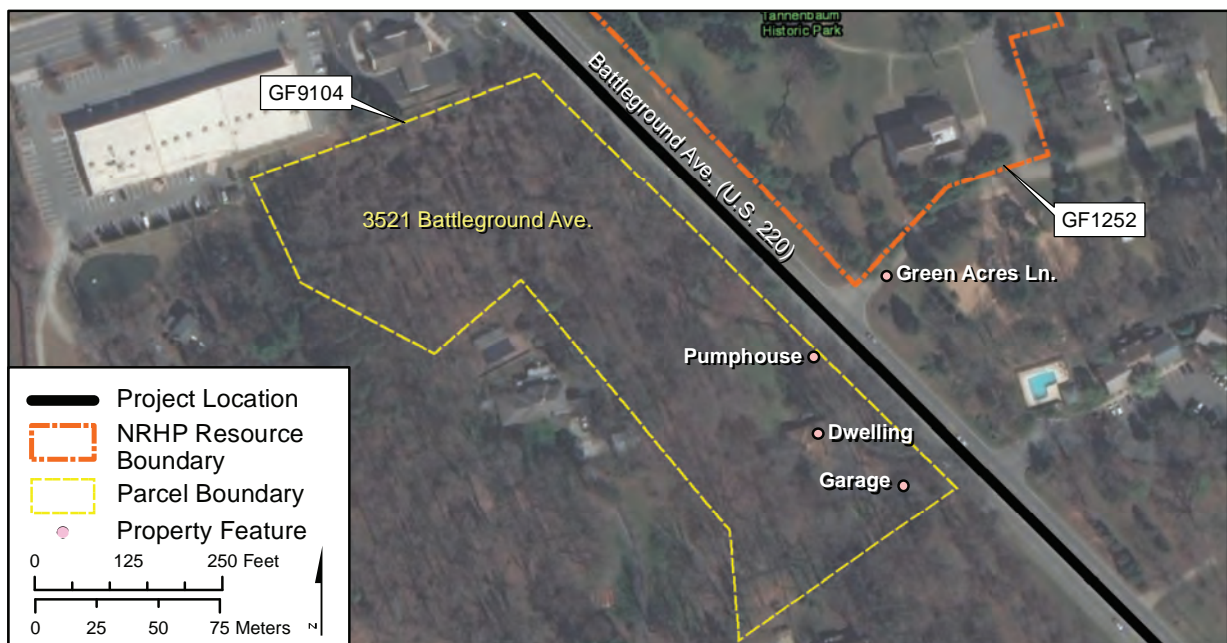
### 3.0 FITZGERALD-SCHLANGER HOUSE (GF9104)

Resource Name	Fitzgerald-Schlanger House
HPO Survey Site E	GF9104
Location	3521 Battleground Avenue, Greensboro
PIN	7846769976
Date(s) of Construction	1944; 1978
Recommendation	Not Eligible for the NRHP

#### 3.1 DESCRIPTION AND SETTING

The Fitzgerald-Schlanger House is located on the west side of Battleground Avenue (U.S. 220) opposite the intersection with Green Acres Lane and abutting the highway right-of-way. The resource is located on a 5.21-acre tract at 3521 Battleground Avenue, which was subdivided from the adjacent 5-acre parcel at 2210 Tennyson Drive in 1978. The tract at 3521 Battleground Avenue contains a circa 1944 dwelling, a 1975 detached garage, and a 1978 pumphouse. These buildings are situated at the bottom of a steep, heavily wooded grade sloping down from the highway. The roof of the buildings are almost at level with the road's plane. An unnamed creek flows southward from the west side of the pumphouse, which is situated between the creek and roadway's right-of-way. The pumphouse is located approximately 130-feet south of the southwest NRHP boundary for the Hoskins House Historic District (GF1252), a 7.5-acre NRHP-listed resource on the opposite side of Battleground Avenue (Figure 3.1).

Figure 3.1. Fitzgerald-Schlanger House, Site Plan



Source: ESRI Resource Data (2019)

### 3.2 INVENTORY LIST

#### 3.2.1 Fitzgerald-Schlanger House, 1978

The following inventory includes descriptions of the three buildings located on the parcel, beginning with the pumphouse, which is located closest to the project area. Measuring approximately 12-feet by 8-feet and facing south, the pumphouse structure is constructed of concrete block with a wood frame flat roof. The structure's exterior is covered with shake siding that matches the renovated dwelling and detached garage. Fenestration includes a single-panel wooden door with a six-pane window on the south elevation and a four-over-four wood frame window in the northwest corner. Both the window and door feature simple molded trim and brass hardware. The recently replaced roof structure is covered with asphalt shingles with metal flashing and replacement wooden fascia boards. The roof structure sits upon the walls at a low-pitch that slopes to the north (Figures 3.2 and 3.3).

*Figure 3.2. Fitzgerald-Schlanger Pumphouse, Looking Northeast*



The pumphouse structure's interior features a poured concrete floor, exposed concrete block walls, and an exposed replacement roof structure. A circular metal structure located at the center of the north wall contains water pumping machinery and PVC piping. Electrical outlets, switches, and lighting are served by metal conduits (Figures 3.4 and 3.5).



*Figure 3.3. South and East Elevations, Looking Northwest*



*Figure 3.4. Interior, Looking North*



*Figure 3.5. Interior, Looking Southeast*



A circa 1980 brick retaining wall located approximately five feet from the structure at the northeast corner features common bond with bands of alternating header and stretcher pattern every five or six courses (Figure 3.6). The retaining wall is approximately five and a half feet tall. The owner stated that the retaining wall was constructed when Battleground Avenue was previously widened, bringing the roadway and shoulder closer to the structure. Guilford County tax assessor's records

*Figure 3.6. West Elevation and Retaining Wall, Looking East*



document that NCDOT acquired 0.51 acres of additional right-of-way for the road widening in 1980, and another acre for a slope easement in 1998 (Schlanger 2018; Register of Deeds Guilford County, NC).

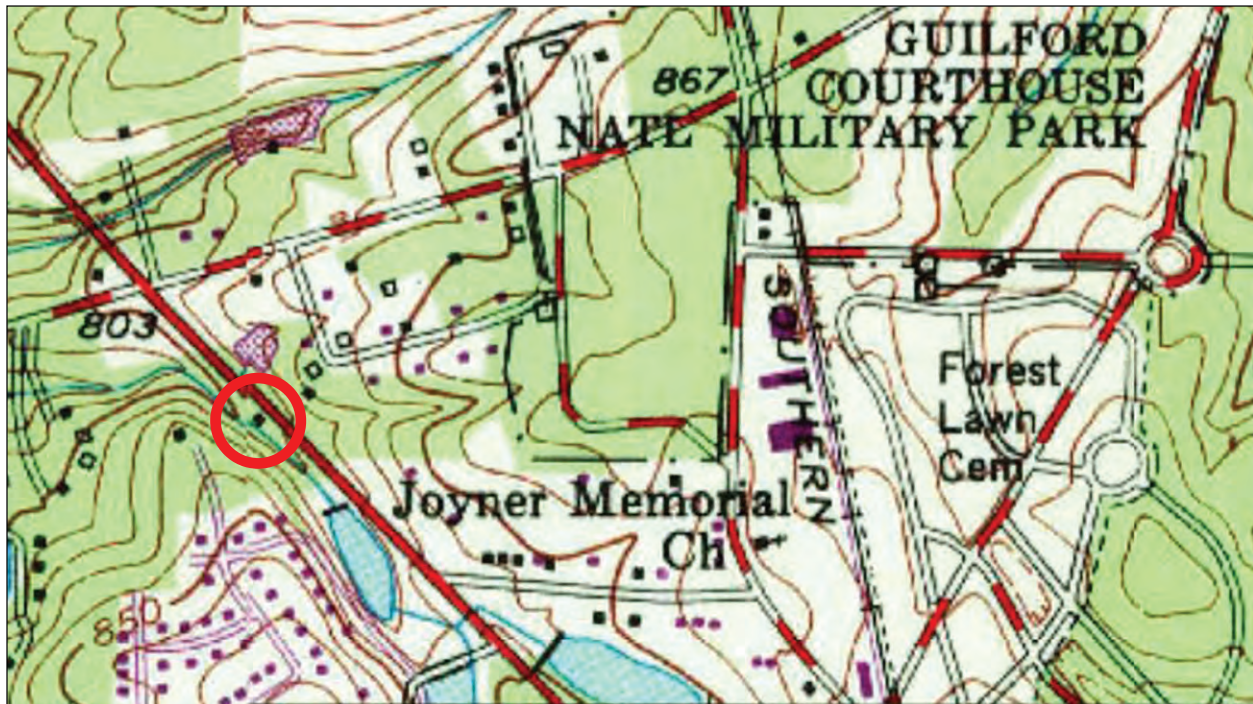
The pumphouse is situated in a heavily wooded area above the creek at a slightly higher elevation. A stone diversion slab diverts water around the pumphouse. The diversion slab is made of machine or hand-tooled granite approximately two feet wide and six feet long. Along both sides of the creek's edge where the diversion slab crosses the brook are degraded remnants of a dry-stacked, loose-course, river stone retaining wall and one square shaped pier constructed of cut-stone and mortar. The pier is approximately two-feet tall by one-foot wide. According to the owner, the pier was used to support a footbridge that was washed away during a flood (Figure 3.7) (Schlanger 2018).

*Figure 3.7. Diversion Slab and Footbridge Location, Looking West*



The pumphouse is located approximately 250 feet northeast of the circa 1944 dwelling on the parcel and approximately 300 feet north of the circa 1975 detached garage. According to the owner and deed records, the dwelling was constructed around 1944 as a recreational clubhouse and was converted into a dwelling in 1978. The 1951 and 1968 Lake Brandt quadrangle maps show the recreational clubhouse (Figure 3.8) (Schlanger 2018).

Figure 3.8. Historic 1951 Map Showing the Dwelling at 3521 Battleground Avenue



Source: USGS Topo, Lake Brandt Quad, 1951

The dwelling is a one-story, hipped-roof, Rustic Revival-style building with asphalt shingles, exterior shake siding, and a continuous masonry foundation. According to tax and real estate records, the 1,209-square-foot dwelling contains two bedrooms, a kitchen, dining room, living room, and two bathrooms, as well as an attached 336-square-foot open carport on the east side and a 323-square-foot screened porch on the west side. A chimney with shake siding rises from the southwest corner of the dwelling, which measures approximately 33 feet by 44 feet. Fenestration includes fixed-pane, multi-sash bay windows on the south, west, and east elevations. The interior exhibits molded cornices, a simple fireplace with molded trim, replacement doors, and a kitchen dating from circa 1978 (Figures 3.9-3.12) (Zillow.com 2018).

Located along the driveway south of the dwelling, the detached garage is a small side gable building with vehicular entrance bays on the north side and a shed roof carport spanning the south side. Measuring 14 feet by 28 feet, the garage features an asphalt shingle roof, masonry slab foundation, and a bay window on the west side. The garage's exterior is covered with shake siding that matches the dwelling and the pumphouse (Figure 3.13) (Zillow.com 2018).

*Figure 3.9. Dwelling Located at 3521 Battleground Avenue, Looking Northwest*



*Figure 3.10. Dwelling Located at 3521 Battleground Avenue, Interior, Living Room*



Source: Zillow.com

*Figure 3.11. Dwelling Located at 3521 Battleground Avenue, Interior, Kitchen*



Source: Zillow.com

*Figure 3.12. Dwelling and Pumphouse, Looking West from the Intersection of Battleground Avenue and Green Acres Lane*



*Figure 3.13. Garage Located at 3521 Battleground Avenue, Looking Northeast*



### 3.3 HISTORY

The Guilford County Tax Assessor’s office lists the parcel as “Hoskins Land,” indicating a historic association with the Hoskins House Historic District on the opposite side of the roadway. Property records and interview with the current longtime owner, however, did not document when a member of the Hoskins family may have owned the property. Deed records for this specific parcel could only be traced to 1942. In the early to mid-twentieth century, property records documented that the property was owned by various member of the White family. In 1942, widower S.F. White sold the property to Wilmer B. and Agnes White. Archival records indicate this was Wilmer Burton White, a foreman with the city’s public works department, and Agnes Vanelle White. Two years later, in 1944, the Whites sold the property to T.M. Starr, who owned it until 1968. Archival research indicates T.M. Starr was possibly Thomas Mason Starr, a local electrical contractor who lived on Courtland Street during this time period. It was around 1944 when a recreational clubhouse was constructed at this site (Ancestry.com 2007, 2018; FindAGrave.com 2012; Register of Deeds Guilford County, NC).

The 1951 Lake Brandt quadrangle shows the unnamed creek’s springhead as located within the present-day Guilford Courthouse National Military Park (GF0006) property, with a blue line denoting the flow of the spring extending under Battleground Avenue and connecting to the creek flowing northwest through the property at 3521 Battleground Avenue (see Figure 3.8). The 1968

Lake Brandt quadrangle shows the creek at 3521 Battleground Avenue associated with a dry pond located on the present-day Hoskins House Historic District (GF1252) property. The 1951 and 1968 quadrangles do not show a pumphouse at this location; however, a similar-size structure at this location is shown on the 1959, 1965, and 1968 aerial photographs. Earlier aerials are of too poor quality to ascertain the presence of the Pumphouse.

From 1968-1978, the property containing the recreational clubhouse was transferred several times. In 1968, T.M. Starr sold the property to Ireland Hopkins Caffey, Jr., a local businessman associated with the Caffey beer distribution company. During this period, the property was registered under Caffey's businesses, including Cafco Inc. and I.H.C. Inc. In 1976, Caffey sold the property to Claudius Dockery, III, and his wife Virginia Dockery, who owned the Dockery Corporation. According to the current owner, local businessmen often traded this recreational clubhouse, which was also known as a location for poker games, for other properties and to possibly settle debts (Ancestry.com 2007, 20Jan18; BusinessWiki 2018; Register of Deeds Guilford County, NC; Schlanger 2018).

In 1976, the 3.65-acre clubhouse property was merged with the adjacent 3.1-acre parcel to the north to form a 6.71-acre parcel, which was reduced to its current 5.21 acres when NCDOT acquired 1.5 acres for road widening projects in 1980 and 1998. In 1978, Claudius and Virginia Dockery sold the entire property to Charles Phillip "Flip" Fitzgerald and his wife Patty Jo Fitzgerald. A native of Thomasville, North Carolina, Fitzgerald worked in furniture factories and manufacturing mills. According to the current owner, in 1978, Fitzgerald renovated the circa 1944 recreational clubhouse into a Rustic Revival-style dwelling and reconstructed the original pumphouse. The garage was also constructed around that time. The Fitzgeralds used the dwelling as their private residence. After Fitzgerald died in 1983, his widow Patty Fitzgerald sold the property in 1985 to the current owners, Dr. Leslie S. and Dianne T. Schlanger, who reside in the adjacent dwelling at 2210 Tennyson Drive. Since 1985, the Schlangers have used this dwelling as a rental property (Ancestry.com 2011, 2018; FindAGrave.com 2012; Register of Deeds Guilford County, NC; Schlanger 2018; U.S. Census Bureau 1930, 1940).

### 3.4 NRHP EVALUATION

A survey of the Fitzgerald-Schlanger House and additional research, including an interview with the owner who resides next door at 2210 Tennyson Drive, determined that the resource is a 1944 dwelling located at 3521 Battleground Avenue with a circa 1975 detached garage and a 1978 concrete block pumphouse. The pumphouse replaced an earlier pumphouse structure at the same location, which is no longer extant. According to the owner, the circa 1944 dwelling was originally a recreational clubhouse associated with the adjacent country estate dwelling located at 2210



Tennyson Drive (not surveyed); this clubhouse was substantially renovated and converted into a dwelling in 1978 and has been used as a rental house since 1985. There are no known photographs or images of the original clubhouse.

### *3.4.1 ARCHITECTURAL CONTEXT*

Dating from around 1944, the dwelling was originally a recreational clubhouse that underwent a substantial renovation for use as a Rustic Revival-style private dwelling in 1978. The detached garage was constructed in the mid-1970s as well. The small Rustic Revival-style pumphouse was constructed in 1978 with modern materials, craftsmanship, and function. Historic maps, aerial photographs, and an interview with the current owner document that the current pumphouse replaced an older pumphouse likely dating from the mid-1940s. The 1978 pumphouse structure was constructed of concrete block with a poured concrete floor and flat wooden roof. The exterior is covered with brown shake siding to emulate the adjacent Rustic Revival-style dwelling and detached garage. Today, the dwelling, garage, and pumphouse represent a small complex of Rustic Revival-style buildings dating from the late 1970s.

Pumphouses dating from the 1970s have not yet been surveyed as a potentially historic property type in North Carolina; however, a handful of older structures that are similar in size and use have been documented in rural areas of Guilford and surrounding counties. Summerfield Historic District, listed on the NRHP in 2005, contains two 1947 Wellhouses and a circa 1950s Pumphouse; all three are contributing structures. One of the 1947 Wellhouses is a small, rectangular, concrete-block structure with a single sloped metal roof; the other is a small, frame structure with a metal roof. The circa 1950s Pumphouse is a one-story brick building with a sloped concrete roof that houses the well and pump (Miller and Campbell 2005:secs. 7:5, 7:8, 7:13).

The Ragsdale Farm, a Colonial Revival-style country estate listed on the NRHP in 1991, contains a Pumphouse and a Wellhouse, both dating from late nineteenth century, as contributing structures. The board-and-batten Pumphouse features a gable roof and windows. The frame Wellhouse has an asphalt shingle gable roof, weatherboard siding, and a batten door. Located in nearby Alamance County, the William P. Morrow House, listed on the NRHP in 2006, features an early twentieth century Wellhouse, which was converted into a Pumphouse. The small, rectangular, frame building features a shallow-pitched metal gable roof, vertical-board siding, an open shed protecting the concrete well head, and an eight-pane window. The Pumphouse is a contributing structure (Figure 3.14) (Phillips 1991:secs. 7:3–4, 2006:sec. 7:4).

*Figure 3.14. William P. Morrow House, Pumphouse, Alamance County*



*Source: National Park Service*

### *3.4.2 Evaluation*

This resource includes a substantially altered 1944 clubhouse that was converted into a residential dwelling in 1978, as well as a circa 1975 detached garage, and a 1978 pumphouse. Based on available evidence and oral history, the 1978 dwelling retains very little structural materials from the 1944 clubhouse besides the overall size, shape, and roof form. The 1978 clubhouse conversion resulted in the construction of new exterior wall covering, new bay windows, a new chimney, a new carport, and an entirely new interior. The complex of Rustic Revival-style buildings has the appearance, setting, feeling, and association of a late 1970s residential complex with two support outbuildings. Although the dwelling contains some structural elements from the 1944 clubhouse, the vast majority of the resource dates from the late 1970s. Due to the construction dates, this resource would not qualify for listing on the NRHP under Criterion A, B or C, unless the resource also qualified under Criteria Exception G for properties less than 50 years of age with exceptional significance. Research did not indicate the resource warranted exceptional significance.

It is unlikely that additional study of this property would yield any un-retrieved data not discoverable through informant interviews and documentary sources. Therefore, the Fitzgerald-Schlanger House is recommended not eligible for listing on the NRHP under Criterion D.

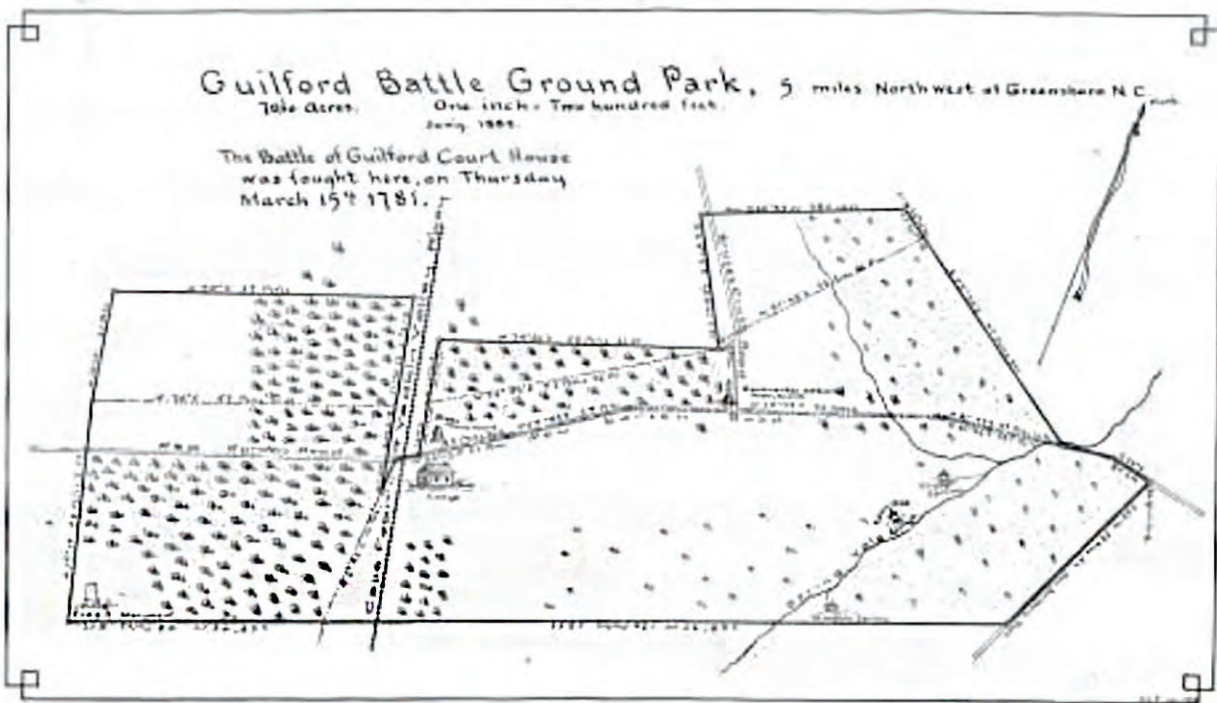
In addition, the research presented in this report documents that the resource is not historically associated with the Hoskins House Historic District (GF1252) or the Guilford Courthouse National Military Park (GF0006), both of which are listed on the NRHP.

Therefore, in the opinion of New South, the Fitzgerald-Schlanger House is recommended not eligible for listing on the NRHP, either individually or as part of a historic district.

## 4.0 GUILFORD COURTHOUSE NATIONAL MILITARY PARK

The Guilford Courthouse National Military Park (GF0006), also known as Guilford Battlefield, is located at 2332 New Garden Road, roughly 0.1-mile northwest of Battleground Avenue (U.S. 220). The Guilford Courthouse Battle was an important battle fought on March 15, 1781, during the American Revolutionary War at the site of the original Guilford County Courthouse. The first preservation effort for the roughly 1,000-acre battlefield site was initiated in 1886 by a group of local citizens who formed the Guilford Battle Ground Company (GBGC) and acquired a 70-acre section of the battlefield site east of Battleground Avenue in 1889. In 1892, the company expanded their holdings to 125 acres. The 1889, 1892, and 1903 park maps illustrate lands east of Battleground Avenue but do not show a spring or pumphouse at this location (Figures 4.1 and 4.2). In 1917, the company donated the 125-acre property to the U.S. War Department for use as a national military park. The National Park Service began administering the military park in 1933. The military park features monuments, markers, memorials, historic roads, and the archaeological site of the Guilford Courthouse (Baker and Hanson 1996; Hiatt 1999:9–12, 2003:33–40; Hubbard 1978; National Park Service 2014).

Figure 4.1. Historic Map, Guilford Battle Ground Park, 1889



Source: (Hiatt 2003:38)

In the late nineteenth century, the GBGC sought to preserve the site for historic preservation and leisure purposes. The plan for the park was to become a local tourist attraction for Greensboro and surrounding areas. The Cape Fear and Yadkin Valley railway brought tourists from other parts of North Carolina to the constructed lakes and natural springs in the park. The early Battle

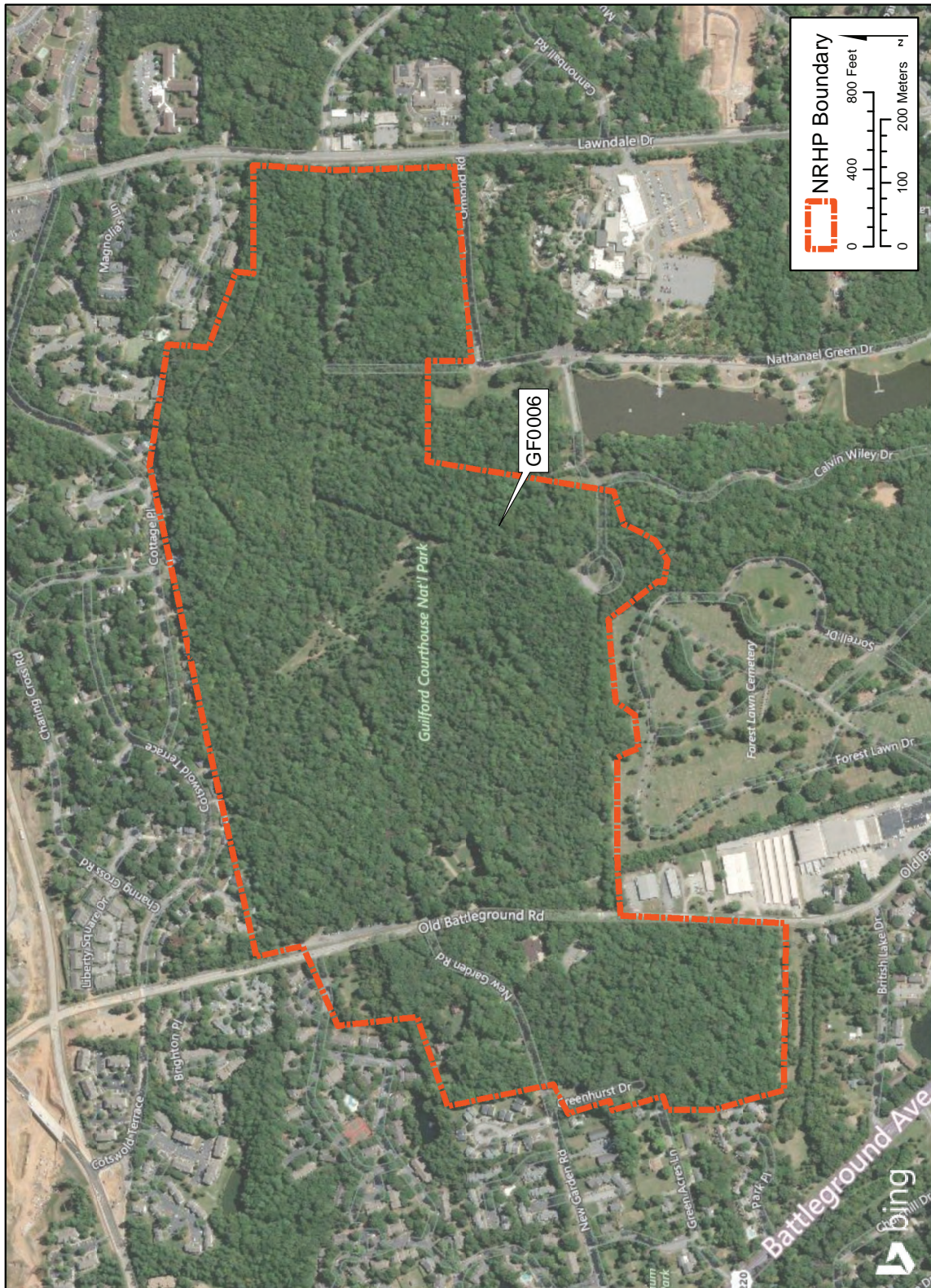


#### 4.1 NRHP EVALUATION

The Guilford Courthouse National Military Park was formally listed on the NRHP in 1966. A NRHP nomination was completed in 1978 and substantially updated in 1996. Three years later, in 1999, a National Historic Landmark (NHL) nomination was prepared, and in 2001, the military park was formally designated an NHL as part of a larger NHL district that included adjacent city-owned properties, as well as private properties. With a period of significance of March 15, 1781, the NHL boundary includes four contributing resources: the site of the battlefield's core, the Hoskins House, a restored section of New Garden Road, and the archaeological location of the Guilford Courthouse. (Baker and Hanson 1996; Hiatt 1999:12–16, 2003:33–40; Hubbard 1978; National Park Service 2014).

The NRHP boundary for the Guilford Courthouse National Military Park (GF0006), as established in 1978 and confirmed in the updated 1996 NRHP nomination, contains 220 acres (Figure 3.17). The southwest corner of the NRHP boundary is located approximately 0.2-miles from the Fitzgerald-Schlanger House (Figure 3.2). The 2001 NHL nomination incorporated a boundary containing 319 acres, including the 220-acre Guilford Courthouse National Military Park, the Hoskins House Historic District (GF1252), a portion of the 120-acre Greensboro Country Park, and several acres of adjacent privately-owned land. The southwest corner of the draft NHL boundary contains the recently acquired four-acre Kotis Tract, which is located approximately 75-feet on the opposite side of Battleground Avenue (U.S. 220) from the surveyed resource parcel boundary. For planning purposes, the consultant recommends that the resource continues to the NRHP-eligible and that the current NRHP boundaries are appropriate (Hiatt 2003:77–78).

Figure 4.3. Guilford Battlefield NRHP Boundary, 1996



Source: Bing Maps Hybrid (2018)

## 5.0 HOSKINS HOUSE HISTORIC DISTRICT

Located at 2200 New Garden Road, the Hoskins House Historic District (GF1252) contains four resources, including the restored log Hoskins House (GF1252), a reconstructed log Cookhouse, the relocated Coble Log Barn (GF0163), and a circa 1955 dwelling. The City of Greensboro purchased the parcel containing this historic resource in 1988 from a local nonprofit organization and named the property the Tannenbaum Historic Park. The federal government acquired the property in 2010, as an expansion of the Guilford Courthouse National Military Park, and renamed it the Hoskins Farm Site (Hiatt 1999:12; Southern and Taylor 1988).

Joseph Hoskins owned the farm during the Revolutionary War. On March 15, 1781, the farm was part of the roughly 1,000-acre battlefield during the Battle for Guilford Courthouse. According to the NRHP nomination, the site is the last intact parcel of land associated with the battle that retains its setting, feeling, and association. The 1787 Tarleton map, created by British Lieutenant Colonel Banastre Tarleton, details the Hoskins Farm Site and surrounding areas. In 1980, local historians created a map of significant land owners, events, and roads in Guilford County related to the battlefield. None of these maps show a spring or associated structures at the 3521 Battleground Avenue location (National Park Service 2018; Southern and Taylor 1988).

### 5.1 NRHP EVALUATION

The Hoskins House Historic District was listed on the NRHP in 1988 under Criterion A for military significance and under Criterion C for architectural significance. The period of significance is from 1781 to circa 1830. The NRHP boundary contains 7.5 acres (Figure 5.1). (The Guilford County tax assessor map indicates the parcel contains 6.59 acres.) In 2001, the Hoskins House Historic District was designated an NHL as part of the Guilford Courthouse National Military Park NHL historic district (GF0006). For planning purposes, the consultant recommends that the resource continues to the NRHP-eligible and that the current NRHP boundaries are appropriate (Southern and Taylor 1988).

Figure 5.1. Hoskins House Historic District NRHP Boundary, 1988



Source: Bing Maps Hybrid (2018)



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