

**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

September 20, 2019

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, Widen SR 4315 from SR 2632 to Harmon Creek Road,
U-6077, PA 18-05-0009, Forsyth County, ER 19-1098

Thank you for your August 19, 2019, memorandum transmitting the above-referenced revised report. We concur that the R.L. Hastings Store and House (FY 0327) is eligible for listing in the National Register of Historic Places under Criterion A.

Furthermore, we concur that the Ebert House (FY9128) is not eligible for listing in the National Register of Historic Places for the reasons cited 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. In all future communication concerning this project, please cite the above referenced tracking number.

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

Received: 08/30/2019
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

To: Renee Gledhill-Earley, NCHPO

ER 19-1098

From: Vanessa E. Patrick, NCDOT

Date: August 19, 2019

Due -- 9/24/19

Subject: *Historic Structures Survey Report, Widening of SR 4315 (Kernersville Road) from SR 2632 (Sedge Garden Road) to Harmon Creek Road, Forsyth County, North Carolina. TIP No. U-6077, WBS No. 47524.1.1. PA Tracking No. 18-05-0009. ER 19-1098. Revised Report.*

H- 2 letters
9/19/19

Enclosed for your review is a revised report presenting the evaluation of historic architectural resources in the U-6077, Forsyth County project area (one hard copy and one CD-ROM).

The report incorporates responses to questions posed in your April 30, 2019 memo, seeking additional information about the R. L. Hastings Store and House (FY0327). Repeated attempts to view the interior of the store building proved unsuccessful, thus its recommendation as eligible for listing in the National Register of Historic Places is argued under Criterion A alone.

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.

V.E.P.

Attachments

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Historic Structures Survey Report
T.I.P. No. U-6077, Widening of
SR 4315/Kernersville Road from
SR 2632/Sedge Garden Road to
Harmon Creek Road
Forsyth County, North Carolina

WBS# 47524.1.1
PA# 18-05-0009



Prepared for:

North Carolina Department of
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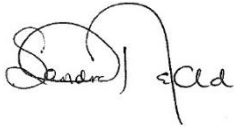
Prepared by:

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August 12, 2019

This document entitled *Historic Structures Survey Report T.I.P. No. U-6077, Widening of SR 4315/Kernersville Road from SR 2632/Sedge Garden Road to Harmon Creek Road Forsyth County, North Carolina* was prepared by Stantec Consulting Services Inc. ("Stantec") for the 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 _____
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Sandra DeChard



Reviewed by _____
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Approved by _____
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Steve Smallwood

Approved by _____
(signature)

Mary Pope Furr, Supervisor, Historic Architecture Team, NCDOT

Management Summary

The North Carolina Department of Transportation (NCDOT) is proposing to widen SR 4315/Kernersville Road from SR 2632/Sedge Garden Road on the southwestern terminus of the project area to Harmon Creek Road, the northeastern end of the project area in Forsyth County. 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 and preliminary documentary research 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.

In August 2018, NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct National Register eligibility evaluations for two resources within the APE: the R. L. Hastings Store and House (FY0327) and the Ebert House (FY9128). The R. L. Hastings Store had been previously recorded.

The evaluation of each property, at an intensive level, utilized established National Register of Historic Places (NRHP) criteria to determine each resource's eligibility for listing. Based on the fieldwork and subsequent research and evaluation, the R. L. Hastings Store and House, has been recommended as individually eligible for listing on the NRHP under Criterion A for its role in the commercial history of Forsyth County. The Ebert House, an example of an early to mid-twentieth century bungalow, has been recommended as not eligible for listing on the NRHP.

Resource Name	HPO Survey #	Location	PIN	Date(s) of Construction	Recommendation
R. L. Hastings Store and House	FY0327	4710 Kernersville Road	6875-17-3935.00	1923	Eligible under Criterion A
Ebert House	FY9128	4418 Old Winston Road	6865-55-0450.00	1926	Not Eligible

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1.0 PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) is proposing to widen SR 4315/Kernersville Road from SR 2632/Sedge Garden Road on the southwestern terminus of the project area to Harmon Creek Road, the northeastern end of the project area in Forsyth County (Figure 1). 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 and preliminary documentary research 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.

In August 2018, NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct National Register eligibility evaluations for two resources within the APE: the R. L. Hastings Store and House (FY0327) and the Ebert House (FY9128). The R. L. Hastings Store had been previously recorded.

On October 2018, Tracey McDonald, Research Coordinator, investigated the two resources in the field under the supervision of Stantec's Senior Architectural Historian Sandra DeChard. The documentation of each of the two resources included a visual inspection, as well as exterior photographs of the primary and any secondary resources located on the property. Access to the interior of both resources was not obtained, therefore, the resource descriptions and evaluations are based on exterior features only. During the survey, original architectural features as well as alterations to the resources were noted. A sketch map was also drawn depicting the resources located on the property and the relationship of the buildings to any prominent landscape features and roadways.

The results of the National Register eligibility evaluation, based on the fieldwork, subsequent historical research, and the establishment of architectural and cultural contexts, 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 2002), 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*.

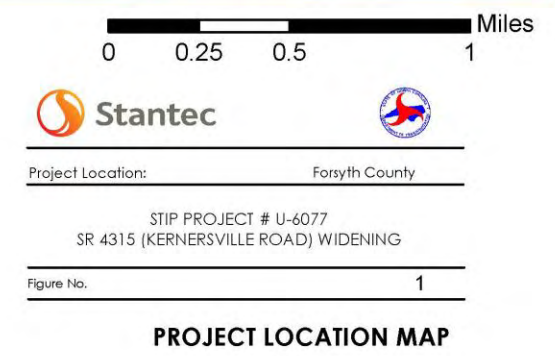
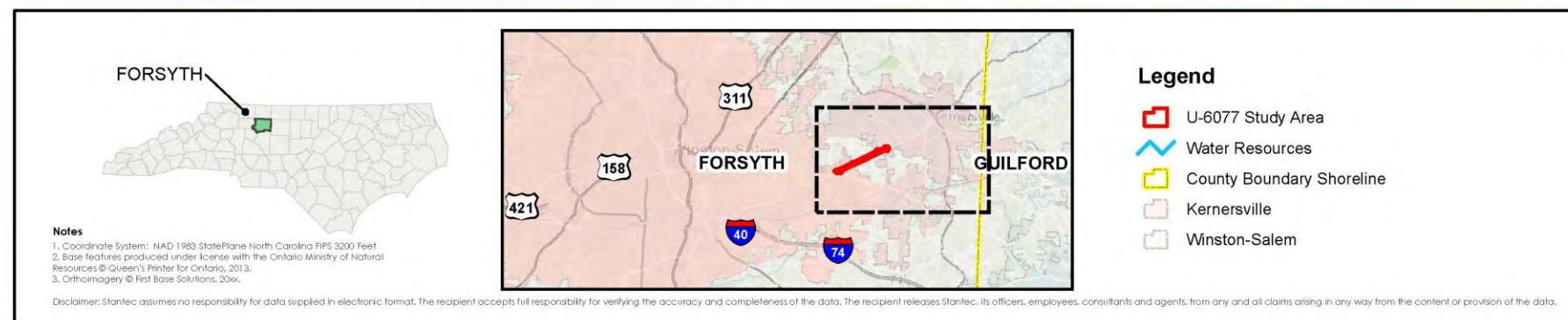
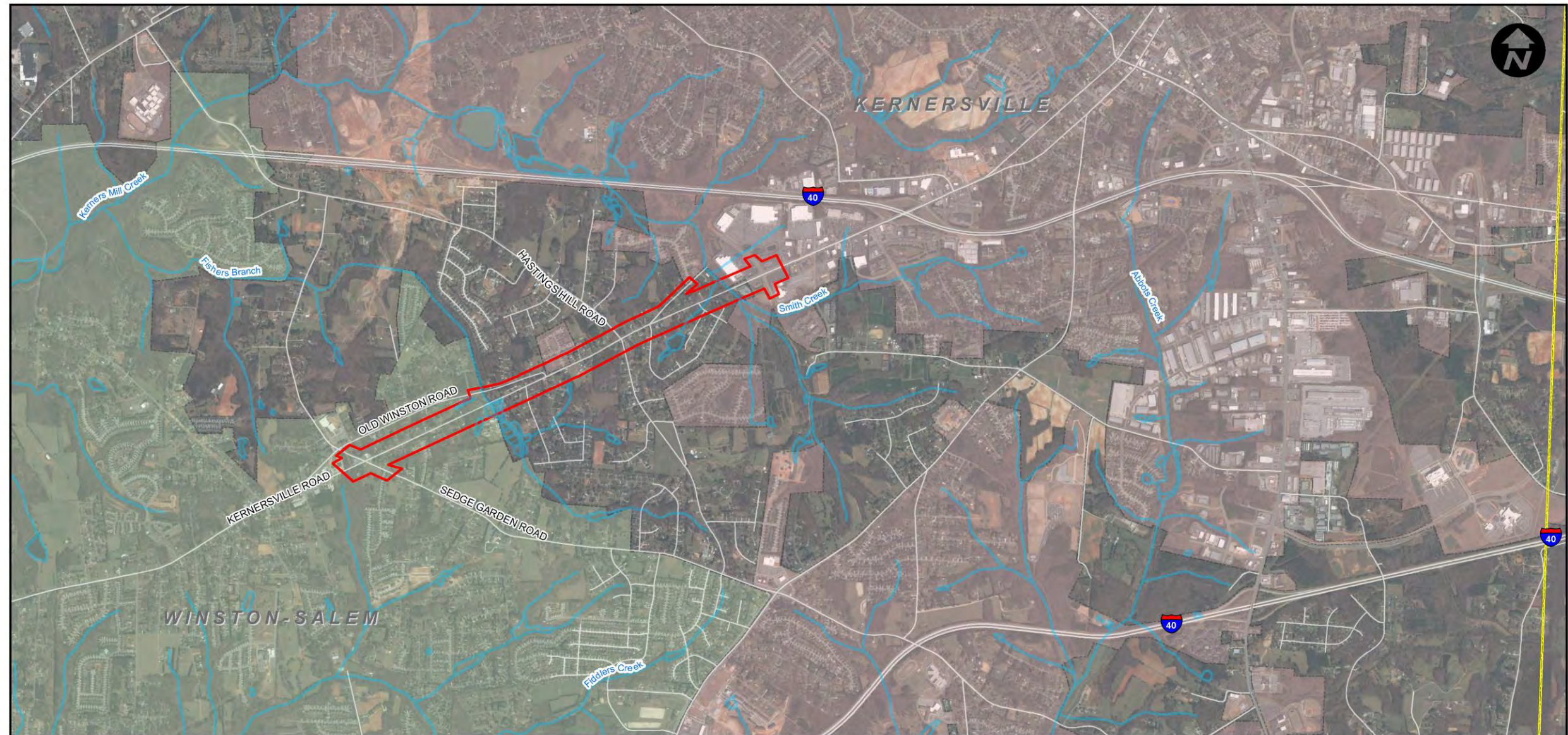


Figure 1. Project Location Map.

2.0 HISTORICAL BACKGROUND

Forsyth County was formed from Stokes County in 1849. The town of Kernersville, located to the northeast of the study area, was incorporated in 1869 (Siewers 1924:12-13 and 17). In the same year, the townships of the county were surveyed by the county surveyor. No maps were drawn during this survey; however, in 1882, from notes taken in 1869, township lines were established, including Abbotts Creek in which the current project is immediately adjacent (Siewers 1924:20-21).

Historically, Forsyth County was relatively rural with the exception of the development of Winston and Salem. The main industry related to the county's growth after its establishment was tobacco, with the first tobacco factory constructed in Winston-Salem in 1874. The dramatic rise in the county's population growth is attributed to the rapid development of the tobacco industry. Between the county's establishment in 1849 and 1890, the population increased by over 17,000. By 1920, the population had exceeded 77,000. While a large portion of Forsyth County residents were employed in the tobacco industry, other important industry in the county included furniture, due to the large timber areas within the state, and textiles (Siewers 1924:22-23 and 28). Major employers in the three industries during the early twentieth century included R. J. Reynolds, the P. H. Hanes Knitting Company, and the B.F Huntley Furniture Company, among others (Siewers 1924:33-34).

Supporting these large industries were the agricultural crops of tobacco and cotton, as well as the county's timber lands and grain production. Forsyth County as well as the surrounding areas is located on the fertile Piedmont Plateau, ideal for farming, and along major transportation routes, which allowed for the shipping of products from the area to larger towns and cities (Siewers 1924:38). Even with agricultural support, Forsyth County was not known as an agrarian county, and only a third of the population farmed. Instead, the majority of county residents were employed in factories and other manufacturing even if they lived in the county's rural areas (Siewers 1924:44).

Abbotts Creek Township, in contrast to other areas of the county, had a large population of farmers or farm hands according to the 1900 United States Federal Census. Research indicated that a vast majority of the residents of Abbotts Creek in the census were listed with an occupation of farmer, including R. L. Hastings, the owner of R.L. Hastings Store. Others, though much fewer in number, were employed in various professions, including as day laborers, servants, mechanics, merchants (unspecified), carpenters, carriage makers, and dressmakers (United States Federal Census, 1900). Little in the way of occupational change had occurred by 1920. In addition to farming, the vast majority of listings, two residents were listed as merchants, one as a dry goods/general store merchant and the second as a grocer. Several were listed as working in the R. J. Reynolds tobacco factory (United State Federal Census 1920).


By the 1930s, although a majority of the population of Abbotts Creek Township were still employed in farming, a shift is evident in the census records as a segment of the population moved to various

industries for employment. Industries listed included a hosiery, silk, saw, and knitting mills, and tobacco, furniture, foil, cigarette, and chair factories. There was a slight increase in the number of merchants/store managers from two to nine, mainly in groceries and general merchandise. Additionally, over 50 county road laborers were listed suggesting a larger scale road improvement project was being conducted, potentially as a result of New Deal programs, although not specifically listed as such. Several residents were listed as automobile machinists, mechanics, and service station attendants, including E. J. Ebert, owner of 4418 Old Winston Road, and reflected the rise in automobile use (United States Federal Census 1930 and 1940).

Today, Abbotts Creek Township and its surrounds consist of mainly residential developments dating from the late twentieth century through the present day. Industry appears to be centered on the outskirts, particularly to the southwest, of Kernersville.

3.0 NATIONAL REGISTER EVALUATIONS

R. L. Hastings Store and House (FY0327)

Resource Name	R. L. Hastings Store and House	
HPO Survey Site #	FY0327	
Location	4710 Kernersville Road	
PIN	6875-17-3835.00	
Date(s) of Construction	c. 1923	
Recommendation	Eligible for Listing on the NRHP under Criterion A	

DESCRIPTION

Setting

The store sits close to and slightly above the road on the southeastern side of Kernersville Road northeast of the intersection of Hastings Hill Road (Figure 2). Parking for the store is accessed by a gravel driveway, which runs along the northeast side of the building. The driveway also provides access to the former dwelling on the property, which now functions as a commercial building, and to the vehicle shed/garage. The area surrounding the property consists of residential buildings as well as a small mobile home park (Figures 2-4).



Figure 2. Aerial Depicting Landscape Surrounding Resource FY0327 (Bing Maps 2018).



Figure 3. View from the R. L. Hastings Store and House, Looking Northeast.



Figure 4. View from the R. L. Hastings Store and House, Looking Southwest.

Structure

R. L. Hastings Store (c. 1923)

The store, now occupied by “Granny’s Treasure Chest,” is a one-story, three-bay frame building supported by a brick foundation laid in a stretcher bond pattern. The exterior walls are clad in weatherboards and the side gable roof in asphalt shingles. A three-bay engaged porch extends across the façade and is supported by square wood posts. The building also features exposed rafter ends. Fenestration includes three-over-one wood sash windows with iron security bars and a five cross panel wood entry door, with a three-light transom above, and modern storm door. A one-story, shed-roofed ell is located off the rear and features a brick flue and concrete block foundation. The northeast and southeast elevations of the ell are clad in T-111 siding, while the southwestern end retains its vertical wood board siding (Figures 5-11).

Alterations to the building since the previous survey in 1979 are few and include the removal of the gas pump and sign associated with the R. L. Hastings store and the addition of the T-111 siding on the ell, which replaced or covered the original vertical wood boards. It does not appear that the building has been modified on the exterior aside from the alterations above. Although the building continues to function as a store, attempts to gain access to the interior on multiple occasions during times the store was scheduled to be opened were unsuccessful.



Figure 5. R. L. Hastings Store, Looking Southeast.



Figure 6. R. L. Hastings Store, Looking Northeast.



Figure 7. R. L. Hastings Store, Looking Northeast.



Figure 8. R. L. Hastings Store, Looking Southwest.



Figure 9. Detail of Patterned Shingles in Gable of Projecting Bay, Looking Northwest.



Figure 10. Detail of Bay Window on Southwestern Elevation, Looking North.



Figure 11. Detail of Front Entry, Looking Northwest.

Dwelling (c. 1927)

The dwelling located on the property to the southeast of the store is a one-story, three-bay building with Craftsman-style elements. The house is supported by a brick foundation laid in a stretcher bond pattern. The exterior sheathing is aluminum siding with the roof clad in asphalt shingles. A three-bay engaged porch extends across the façade and features Doric style wood columns on brick piers. The dwelling also features exposed rafter ends, interior brick chimney, and a bracketed cornice, typical of the Craftsman style. A large one-story, gable-roofed ell extends from the rear elevation and also features exposed rafter ends and a brick foundation (Figure 12). Fenestration includes single and paired one-over-one aluminum sash windows, a glass and wood panel front entry door, and a modern flat door with gable-roofed hood on the southwest elevation. The dwelling currently functions as commercial office space.



Figure 12. Dwelling, Looking Southwest.

Vehicle Shed/Garage (c. 1935)

The vehicle shed/garage on the property is a one-story, frame building with front gable roof. The exterior walls are narrow vertical wood boards with the roof clad in metal. The building features two bays. Historically each bay contained paired vertical board doors; however, the doors to the bay on the western side of the façade have been removed (Figure 13).



Figure 13. Vehicle Shed/Garage, Looking South.

Modern Shed (c. 2018)

The shed serves as a storage building for the antiques store, although it has a sign advertising “Liberty Home Improvement Inc.” which provides sunrooms and garages as well as windows and vinyl siding. The exterior is clad in narrow panels with thin battens. Two sliding doors are located on the (northwestern) façade with triangular fixed windows above. A pergola has been added to the building’s northeastern elevation (Figure 14).



Figure 14. Modern Shed, Looking Southeast.

HISTORY

The parcel, Lot 47, on which the store is located was purchased by R. L. Hastings in 1925 from H. G. Hastings. Previously the parcel had been jointly owned by the two parties. The deed mentions a store on the property (Forsyth County Registry of Deeds 243:187), which was most likely constructed by H. G. Hastings as a general store to serve the local community of Abbotts Creek. A portion of the lot was sold off in the mid-1960s to William and Marion Swaim; however, the 2.73-acre parcel with contained the Hastings store remained in the family (Figure 15). The census records of 1940 indicate that R. L. Hastings was also a farmer and most likely resided in the house on the property. Although the type of crops grown on the Hastings farm are unknown, he may have sold some of his produce at the store. His son, Roger, was partners in the grocery store and may have taken over for his father in his later years. Survey records from 1979 noted a small gas pump, which suggests that in addition to the store selling groceries, it also served as a fuel stop along Kernersville Road during the early to mid-twentieth century

(Forsyth County Tax Records; Forsyth County Registry of Deeds 913:416; United States Federal Census Records 1940).

In 1977, the property was transferred out of the Hastings family, when Marion Swaim purchased the parcel. By this time, however, the store appears to have been vacant. Photographs from the 1979 survey show the R.L. Hastings store sign extant on the southwest end of the building. The store property, now Lot 47C (approximately 0.94 acres), was deeded to Mary E. Moser and Gladys M. Greathouse in 1978. It appears Gladys died sometime between 1978 and 1987. At that time Mary owned the property outright. Approximately a year later, Moser sold the property to Robert and Sharyn Prescott and in 1994, the property was sold to ACF Enterprises, its current owner (Forsyth County Tax Records; Forsyth County Registry of Deeds 1256:602, 1632:1943, 1653:3900, and 1816:1979). During the 1980s through the turn of the twenty-first century, it is unknown if the store remained vacant or functioned as an active store. Today; however, the store has been rejuvenated and functions as an antiques and collectibles shop.

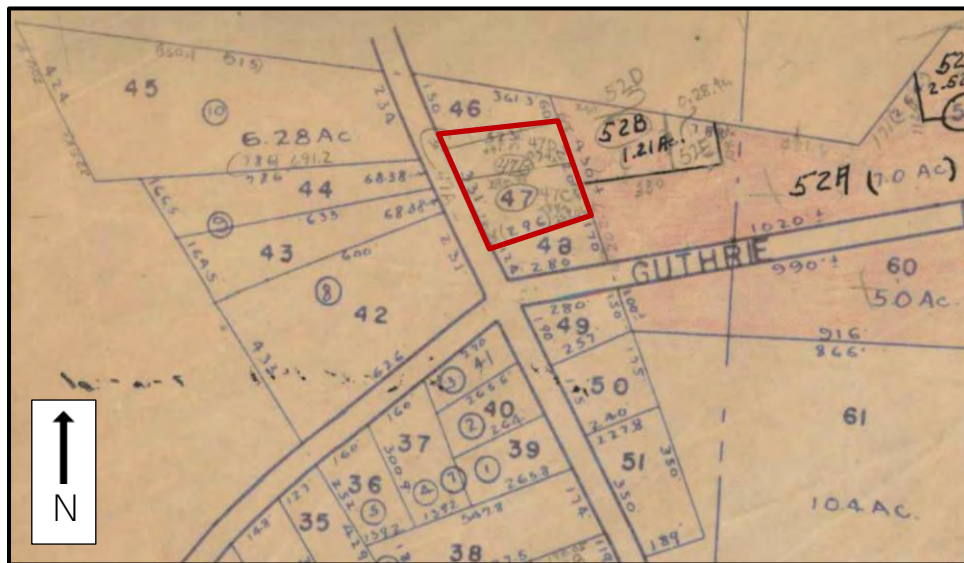


Figure 15. Detail of 1952 Abbotts Creek, Forsyth County Tax Map (http://maps.co.forsyth.nc.us/Map_PDF/MapBooksPDF/56/5641.pdf).

ARCHITECTURAL CONTEXT

Early twentieth century stores were integral to late nineteenth-and early-twentieth-century villages and hamlets along the rail lines as well as throughout rural areas of North Carolina. During the years after the Civil War farmers in particular would purchase goods that they could not produce on the farms from local community stores. As the economy recovered, demand for goods from community residents increased. This demand brought an increase in the number of general stores, which stocked a wide variety of items.

These general stores were typically located along frequently traveled roads. Often store owners lived on the same property as the shop, which provided a means for constant monitoring of their businesses. These stores also became social centers for the community and often functioned as the local post office. The R. L. Hastings property, with the store and house, reflects this early twentieth century pattern, although it is unknown if the store also operated as a post office. The store, however, also functioned as a gas station to provide service to travelers along Kernersville Road, a primary transportation route through Forsyth County. Few early twentieth century stores with separate dwellings have been recorded in the North Carolina HPO database. Of the two recorded, one has been demolished (FY0362) and the other has been determined not eligible by the HPO (No survey ID number).

During the early decades of the twentieth century, these stores continued to be the main shopping venue for local residents as secondary roads during this time were rarely maintained, making travel to larger towns along these roads difficult at best. During the late 1920s up to World War II, economic depression resulted in residents unable to pay taxes, let alone for foodstuffs and other supplies. General store owners often extended credit, but something larger stores did not, making the small community stores economically important and an integral part of rural communities. As the economy recovered during the 1940s and with the surge in factory jobs to support the war effort, large sections of the population were drawn to cities to work and shop. Though some stores remained in business after the war and through the increase in tourism and the rise of the automobile, later competition during the late twentieth and early twenty-first century from convenience stores, and larger grocery and chain stores had taken much of the business away from these smaller community stores. Few remain today (Fearnbach 2012:6-10).

Extant regional examples of stores include the S. G. Doub & Company Store (FY0601) located at 6119 Doral Drive in Tobaccoville, Long's Store (FY1490) located at 4916 Vienna-Dozier Road in Dozier, and a store (FY3049) at 1601 Sprague Street in Winston-Salem. The S. G. Doub & Company Store, constructed circa 1900 to 1910, is a one-story frame gable-roofed building with large one-story shed-roofed wing. The store, located near the railroad tracks across from the Tobaccoville Depot, was owned by Sidney G. Doub and Orren V. Pfaff, and originally functioned as a general store and post office during the early twentieth century (HPO Site Files). The building also features a full-width one-story, five-bay, shed-roofed porch supported by wood poles. The store/post office, although no longer functioning as such, still retains its weatherboard siding, and paneled shutters and wood entry door on the façade (Figure 16). Overall the resource retains a high degree of architectural integrity.

Long's Store, also known as Waller's Store, also served as a post office. The original building was constructed by John Long in the late nineteenth century, probably between 1880 and 1900. Around 1900, Ellis Long purchased the store. The property stayed in the Long family until sometime after 1926 when the store was transferred to the Wallers (HPO Site Files). The building, which appears to be currently vacant, is a one-story, front gable, frame structure with parapet on the façade. The exterior is clad in a combination of weatherboards and asbestos siding. The store also features a seamed metal roof, a one-story, corrugated metal clad-shed-roofed front porch supported by chamfered wood posts, and original

paired wood paneled entry doors and paneled wood shutters (Figure 17). The store, although vacant, retains a high degree of architectural integrity.

The third example is located in and is a contributing resource to the Waughtown-Belview Historic District (FY3012) in Winston-Salem. According to the NRHP district nomination, the building was owned by H. E. Mickey in 1927. City directories from 1936, 1945, and 1952 list the building as Nat Jones Grocery. In 1945 and 1952 the building also functioned as a post office (HPO Site Files; Wyatt 2004). Architecturally, the circa 1920 store is a one-story, frame building with hipped-roof clad in pressed tin and exterior walls sheathed in Bricktex over the original weatherboard siding (Figure 18). A one-story, hipped-roof porte-cochère, now in-filled, served as the fuel pump shelter. Several other additions have been constructed including a shed-roofed wing. Additionally, all the windows have been boarded-up and the building is currently vacant. The building's integrity has been slightly compromised by the in-fill of the fuel pump porte-cochère and the addition of the Bricktex, but does continue to retain a majority of its original architectural features.



Figure 16. S. G. Doub & Company Store (FY0601), 7119 Doral Drive, Tobaccoville, NC, Looking Northwest.



Figure 17. **Long's Store** (FY1490), 4916 Vienna-Dozier Road, Dozier, NC, Looking Southwest.



Figure 18. **Store** (FY3049), 1601 Sprague Street, Winston-Salem, NC, Looking Northwest.

INTEGRITY

The R. L. Hastings Store, constructed circa 1923, retains integrity of location, setting, feeling, association, materials, and workmanship. The store sits on its original location and maintains its spatial relationship with the road and the area surrounding the resource retains much of its rural landscape. The design, however, has been altered with the addition of the ell. The gas pump has also been removed, though the resource continues to function as a store. The merchandise has changed from groceries to antiques. The dwelling and garage located on the property also retain integrity criteria as the store, although the dwelling now functions as retail space. Both resources are considered contributing resources to the property. The property is one of the few surviving early twentieth century store and house pairs recorded in Forsyth County.

EVALUATION

Criterion A: The R. L. Hastings Store, under NRHP Criterion A, reflects the rural development of the community store along transportation corridors during the early twentieth century in Forsyth County. The store was constructed at a time when community stores still provided essential goods to the surrounding area as well as a venue for social interaction and often provided fuel for travelers. The store, located on a well-traveled transportation route in the area of Abbotts Creek, still functions as a store, although sells antiques. Although community stores are extant in Forsyth County, none noted continue to be active businesses and are currently vacant. Two examples of a store and house on the same property have been surveyed; one has been demolished and the second, determined not eligible and is also vacant. As a surviving and functioning example of a store, it is recommended that the R.L. Hastings Store and House property is eligible under Criterion A for its association with the commercial history of Forsyth County as an early-twentieth-century road-side rural store, which supported the local community of Abbotts Creek as well as travelers passing through this area of Forsyth County. Additionally, the dwelling and garage located on the property, reflect the early twentieth century rural development pattern of store owners residing on the same property as the store.

Criterion B: Under Criterion B, the store can be considered eligible if it is associated with a person or persons of significance within the context of the community, state, or nation. The persons associated with the R. L. Hastings Store do not appear to have been of transcendent importance on a local, state, or national level. Therefore, it is recommended that the resource does not meet the criteria necessary for listing on the NRHP under Criterion B.

Criterion C: The R. L. Hastings Store, 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 resource is characteristic of type as a small rural store and retains original architectural features, such as doors and windows and exterior siding, the ell has compromised the integrity of the resources original design. The interior was not able to be assessed for its architectural integrity as the building was unable to be accessed. Based on the current available information it is

recommended that the property does not meet the criteria necessary for listing on the NRHP under Criterion C.

Criterion D: 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 2002:21). The R. L. Hastings Store is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D.

The R. L. Hastings Store and House is representative of the small rural commercial general stores, where the owner’s house was part of the property, that once dotted Forsyth County in the early twentieth century and is therefore recommended as eligible for listing on the NRHP under Criterion A at a local level. The dwelling and garage constructed during the early 1920s and mid-1930s, respectively, are recommended as contributing resources to the property.

NRHP Boundary Description and Justification

The proposed boundary of the R.L. Hastings Store and House (FY0327) encompasses the whole of the current tax parcel (6875-17-3935.00; Figure 19). The boundary joins the existing right-of-way of Kernersville Road and measures approximately 174.35 along the right-of-way, extends 285.95 feet to the rear of the property, and 124.29 feet across the rear property boundary then extending northwest to the point of beginning (Figure 19). The boundary includes the R.L. Hastings Store as well as the historically significant dwelling and garage, which are contributing resources, and the modern shed, which is recommended as a non-contributing resource.

Ebert House (FY9128)

Resource Name	Ebert House	
HPO Survey Site #	FY9128	
Location	4418 Old Winston Road	
PIN	6865-55-0450.00	
Date(s) of Construction	1926	
Recommendation	Not Eligible	

DESCRIPTION

Setting

The house is set back from the road on a relatively level lot. The lot itself is slightly above the road surface and is bounded by a stone retaining wall. The house is surrounded by a manicured lawn and accessed by a paved driveway. The driveway is flanked by several large trees. Shrubs, mostly boxwood, have been planted in front of the house, while a wooded area is located behind and to the northeast. Diagonally across the street to the west/northwest is the Sedge Garden Elementary School and behind the house and to the southwest are several small commercial buildings. Residential buildings comprise the remaining landscape surrounding the resource (Figures 20-22).



Figure 20. Aerial Depicting Landscape Surrounding Resource FY9128 (Bing Maps 2018).



Figure 21. View from Ebert House, Looking Northeast.



Figure 22. View from Ebert House, Looking Northwest.

Structures

House (1926; Carport Addition pre-1999)

The house is a one-story, three-bay dwelling with a one-story gable-roofed wing and a later frame, one-story ell/carport. The exterior walls are brick veneer with a soldier row at the intersection with the eaves and near the bottom of the wall. The gable ends feature board-and-batten stucco panels. The one-story wing is clad in wood shingles similar to the hip-roofed garage on the property (see below). The façade of the dwelling features tripartite windows with ten-over-one wood sashes in the middle flanked by four-over-one wood sashes. The windows flank a center entry which features a single-leaf wood paneled entry door with a French-style storm door and minimally fluted surround. The single-bay, off-center porch extending from the facade features paired wood Tuscan-style columns. Windows on the wing are six-over-nine wood sashes. Remaining fenestration of the original dwelling includes single, paired, and triple six-over-one wood sashes and a bay window with fixed and six-over-six vinyl sashes. Additional features of the house include wide overhangs and two exterior end brick chimneys. The addition to the house extends from the rear of the northeast elevation to form a large wing/ell. The exterior of the addition is clad in vinyl siding and features a carport and a brick foundation. Windows, while the same scale as those on the façade of the dwelling, are one-over-one vinyl sashes (Figures 23-33). Attempts to gain access to the interior for architectural survey were unsuccessful.



Figure 23. Ebert House, Looking Southeast.



Figure 24. Ebert House, Looking South.



Figure 25. Ebert House, Looking Northeast.



Figure 26. Ebert House, Looking Northwest.



Figure 27. Detail of Northeast Gable End, Looking Southwest.



Figure 28. Detail of Chimney, Looking Northeast.



Figure 29. Detail of Front Porch, Looking Southeast.



Figure 30. Detail of Tripartite Window on the Facade, Looking Southeast.



Figure 31. Detail of Paired Window on West Elevation, Looking Northeast.



Figure 32. Detail of Bay Window on East Elevation, Looking Southwest.



Figure 33. Detail of Entry Door on Front Facade, Looking Southeast.

Garage (c. 1926)

The garage, located to the southwest of the house, is a one-story, frame, hip-roofed building clad in shingles and Bricktex siding. The roof features asphalt shingles and exposed rafter ends. A one-story, shed-roofed addition with a sliding wood door is located off the building's south elevation. The east elevation of the main block features an exterior brick flue, four-light wood-framed window, and a five cross panel wood entry door (Figure 33). The building does not seem to function as a garage but appears to have been converted into a workshop.



Figure 34. Garage, Looking West.

Shed (c. 1940)

The shed is a one-story frame building supported by a continuous brick foundation. The exterior walls are clad in vertical wood boards with the gable roof in asphalt shingles. The building also features exposed rafter ends and a one-over-one wood sash window (Figure 34).



Figure 35. Shed, Looking West.

HISTORY

The lot on which the house is sited has been adjusted several times since the early twentieth century. The house lot (Lot 34B below) appears to have belonged to Elias J. Sapp. The 1910 and 1930 United States Federal Census lists Sapp on Kernersville Road and employed as a farmer. His father, Henry, was also a farmer in Abbotts Creek Township in 1870 with Elias listed as farm hand (United States Federal Census 1870, 1900, and 1930). The parcel, prior to the construction of the house, may have been used for agricultural purposes.

The original parcel has been split and the boundaries adjusted several times (Figure 35) with whole of parcels 33, 34, and 35 eventually coming under the ownership of the Ebert family. Lot 33 was purchased in 1936 by E. J. Ebert and in 1951 by Billie J. Ebert. Lot 34 was purchased by E. J. Ebert in 1936 from the estate of Elias J. Sapp. Lot 35 was purchased by the Eberts in 1925 from Elias Sapp prior to his death. The house and garage appear to have been built during the ownership of E. J. Ebert. Ebert was an automobile machinist and most likely under the ownership of the Eberts, the parcel ceased its function as an agricultural lot. By 1956, Lot 34 was split into 34A and 34B and a small section of Lot 35 was parceled off and designated Lot 35A. Currently, Lots 33 and 34A belong to the adjacent property at 4405 Kernersville Road (Forsyth County Registry of Deeds 393:33 and 635:382). By 1968, Lot 34C has been set off and the remaining portion of Lot 35 designated as 35B. Lot 34A was owned by Billie J. Ebert, while Lots 34B, 34C, 35A, and 35B were owned by George D. Ebert. In 1999, George Ebert transferred Lots 34B, 34C, and 35B to Patsy A. Ebert, the current owner of 4418 Old Winston Road. It appears that the rear carport alteration occurred during the ownership of George Ebert (Forsyth County Registry of Deeds 250:224, 393:33, 733:6 and 8, and 970:682 and 684; United States Federal Census 1930).

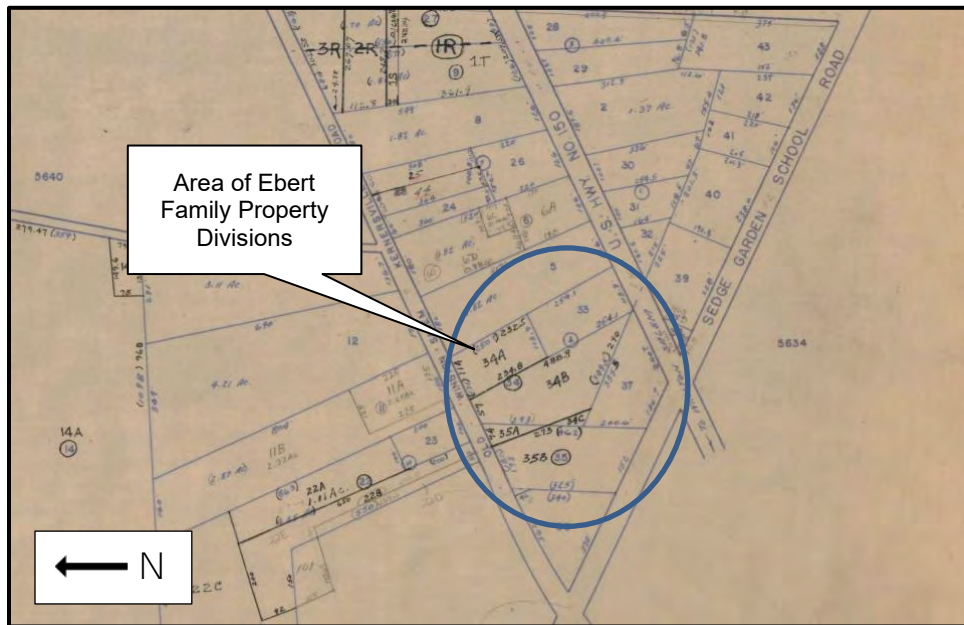


Figure 36. Detail of 1952 Abbotts Creek, Forsyth County Tax Map (http://maps.co.forsyth.nc.us/Map_PDF/MapBooksPDF/56/5639.pdf)

ARCHITECTURAL CONTEXT

The Craftsman style, developed in California, is inspired by the designs stemming from the English Arts and Crafts movement of the early twentieth century. The intention of the style is to be in harmony with natural environment. The characteristics of the style include one-and-a-half stories, horizontal lines, wide projecting eaves with brackets, exposed rafter ends, and tapered square columns on brick, or sometimes stone, bases. Front gable or shed-roofed dormers located on the front roof slope are also characteristic of this style. One of the most well-known architects designing in this style was the team of Charles Sumner Greene and his brother, Henry Mather Greene. The earliest of their designs, constructed around 1903, is located in Pasadena, California. The style spread from west to east by the popular magazines of the time period such as *House Beautiful*. The small scale of the houses, as well as their availability, often through mail order, and affordability for the growing middle class made this style of architecture popular during the early twentieth century (Pennsylvania Historical and Museum Commission 2015). The house form was also ideal as it could be sited on the narrow lots of the rapidly expanding planned suburban areas of the time period. Ubiquitous in the south, as well as other areas of the country, during this time period were front gable bungalows. This variation was often less ornate than the Craftsman bungalows. Typically, these bungalows featured front gables, instead of side gable roofs, often no dormers, interior brick flues, either projecting through the ridge line or the roof slope, and hip-roofed porches, which extend across the entire façade. Both types of bungalows featured rectangular plans with the front door opening up into the living space.

Regional examples of bungalows similar to the Ebert House (FY9128) include the Felix and Clarice Huffman Farm (FY3316) at 1010 Conrad Road near Lewisville, the Fielden Hale Jennings House (FY3314) at 6235 Shallowford Road in Lewisville, and the Zeb and Sallie Snipes House (FY3709) at 2326 Okalina Avenue in Winston-Salem. The Felix and Clarice Huffman Farm was constructed in 1934-1935. The bungalow features brick veneer exterior walls, similar to the Ebert House; however, it features wood shingles in the clipped gable ends (Figure 37). The house features a wrap-around porch with tapered square columns on brick piers characteristic of the Craftsman style. A one-story wing extends from the dwelling's southeast elevation and features wood shingles in the clipped gable roof and German-style weatherboards. The main block of the dwelling and the wing both feature four-over-one wood sash windows. In 1970, the porte-cochère was added to the rear of the dwelling and the porch enclosed. The house was placed on the HPO study list in 2008 (HPO Site Files). The resource retains its integrity of design, location, workmanship, materials, association, and feeling.



Figure 37. Felix and Clarice Huffman Farm (FY3316), 1010 Conrad Road, Lewisville Vicinity, NC, Looking Northwest.

The Fielden Hale Jennings House (FY3314), constructed in the late 1920s, also features a brick exterior, although instead of wood shingles, the dwelling has stucco in the upper front gable. Similar to the Huffman Farm, the dwelling incorporates a wrap-around porch with characteristic tapered square columns on brick piers (Figure 38). The posts are stucco. Between the posts is a pierced brick balustrade. Fenestration includes Craftsman-style single, paired, and triple wood sash windows with brick sills and soldier course brick lintels. A narrow shed-roofed rear porch has been added to the dwelling and is

supported by modern square wood posts. Although the dwelling retains its architectural integrity as well as its integrity of materials and workmanship, modern commercial buildings have been constructed on adjacent parcels, which has diminished the resource's integrity of association, feeling, and setting.



Figure 38. Fielden Hale Jennings House (FY3314), 6235 Shallowford Road, Lewisville, NC, Looking Southwest.

The Zeb and Sallie Snipes House (FY3709) is part of a residential neighborhood of 1920s through 1940s dwellings with uniform set-backs, poured concrete driveways, and lawns. The bungalow, similar in configuration to the Fielden Hale Jennings House, is constructed with brick exterior walls with aluminum siding in the gable ends (Figure 39). A row of bricks in a parquet pattern with a header row underneath is located above the foundation. Across the façade is a porch with tapered square wood columns, now clad in aluminum, on brick piers and pierced brick knee wall. Fenestration includes original four-over-one wood sash windows with brick sills and soldier course brick lintels. While the resource retains its integrity of setting, location, association, and feeling, the addition of the aluminum siding has diminished the dwelling's integrity of materials, workmanship, and design.



Figure 39. Zeb and Sallie Snipes House (FY3709), 2326 Okalina Avenue, Winston-Salem, NC, Looking Northwest.

INTEGRITY

The Ebert House (FY9128) possesses integrity of setting, association, location, materials, and workmanship. The building sits on its original location and retains, for the most part, its spatial relationship to the road and wooded areas and maintains its original set-back. The house appears to retain, on the exterior, its original materials; however, the large frame wing/ell sided in vinyl and the addition of the bay window diminishes the resource's integrity of design and feeling.

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 Ebert House, under NRHP Criterion A, reflects the general development of Forsyth County during the early twentieth century and is not associated with any event or pattern of history that would meet the level of significance required for meeting Criterion A. Therefore, it is recommended that the Ebert House is not eligible for listing on the NRHP under Criterion A.

Criterion B: Under Criterion B, the Ebert 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. The known persons, the Ebert family, associated with the house do not appear to have been of transcendent importance within historic contexts on a local, state or national level. Therefore, it is recommended that the resource does not meet the criteria necessary for listing on the NRHP under Criterion B.

Criterion C: The Ebert 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 house retains its original windows and porch columns, the house does not embody distinctive characteristics of style, is a common building type constructed in the early twentieth century and utilizes typical construction methods from the time period. 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, 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 2002:21). The Ebert House is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D.

The Ebert House, as a resource, is a common architectural style, does not embody distinctive characteristics of type nor is it a work of a master or possess high artistic value. It is therefore recommended as not eligible for listing on the NRHP under Criteria A, B, C, and D.

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