

**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 2, 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 for U-3609B, Widening US 13 from SR 1003 to SR 1572, Goldsboro, PA 18-02-0035, Wayne County, ER 19-1907

Thank you for your June 5, 2019, memorandum transmitting the above-referenced report. We have reviewed the report and concur that neither the Anderson House (WY0324) nor Best House and Store (WY0984) are eligible for listing in 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. In all future communication concerning this project, please cite the above referenced tracking number.

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

Received: 06/11/2019

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 19-1907

From: Vanessa E. Patrick, NCDOT

Due -- 7/3/19

Date: June 5, 2019

Subject: *Historic Structures Survey Report for TIP No. U-3609B, Widening US 13 (Berkeley Boulevard) from SR 1003 (New Hope Road) to SR 1572 (Saulston Road), Goldsboro, Wayne County, North Carolina. WBS No. 39026.1.1. PA Tracking No. 18-02-0035.*

*exc letters
6/24 pgs*

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 U-3609B, Wayne County project area (one hard copy and one CD). Survey photographs, GIS data, and site forms are included on the CD, and hard copies of the site forms are also provided.

The report considers two resources and recommends both as not eligible for listing in the National Register of Historic Places. 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.


V.E.P.

Attachments

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
HUMAN ENVIRONMENT SECTION
MSC 1598
RALEIGH, NC 27699-1598

Telephone: (919)-707-6000
Fax: (919)-212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE DRIVE
RALEIGH, NC 27610

Historic Structures Survey Report for
T.I.P. No. U-3609B, Widening US 13
(Berkeley Boulevard) from SR 1003
(New Hope Road) to SR 1572
(Saulston Road) in the City of
Goldsboro, Wayne County, North
Carolina

WBS# 39026.1.1
PA# 18-02-0035



Prepared for:

North Carolina Department of
Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:

Sandra DeChard
Senior Architectural Historian

and

Ellen Brady
Senior Principal Investigator

Stantec Consulting Services Inc.
1011 Boulder Springs Drive, Suite 225
Richmond, VA 23325
(804) 267-3474

May 31, 2019

This document entitled *Historic Structures Survey Report for T.I.P. No. U-3609B, Widening US 13 (Berkeley Boulevard) from SR 1003 (New Hope Road) to SR 1572 (Saulston Road) in the City of Goldsboro, Wayne 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 Steve Smallwood
(signature)

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 US 13 (Berkeley Boulevard) from SR 1003 (New Hope Road) to SR 1572 (Saulston Road) in the City of Goldsboro, Wayne County, North Carolina. 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. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct National Register eligibility evaluations for the two resources within the APE: the Anderson House (WY0324), located at 3191 N. US 13 Highway, and the Best House and Store (WY0984) located at 1801 N. Berkeley Boulevard. The Anderson House (WY0324) has been previously recorded, but not evaluated.

The evaluation of each property, at an intensive level, utilized established NRHP criteria to determine each resource's eligibility for listing. The Anderson House (WY0324) and the Best House and Store (WY0984), based on the fieldwork and subsequent research and evaluation, are both recommended as not individually eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource Name	HPO Survey #	Location	PIN	Date(s) of Construction	Recommendation
The Anderson House	WY0324	3191 N. US 13 Highway	3631225128	c. 1870	Not Eligible
Best House and Store	WY0984	1801 N. Berkeley Boulevard	3529171747	c. 1926; Addition c. 1959	Not Eligible

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1.0 PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) is proposing to widen US 13 (Berkeley Boulevard) from SR 1003 (New Hope Road) to SR 1572 (Saluston Road) in the City of Goldsboro, Wayne County, North Carolina (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 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. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct a National Register eligibility evaluation for two resources within the APE; the Anderson House (WY0324) located at 3191 N. US 13 Highway and the Best House and Store (WY0984) located at 1801 N. Berkeley Boulevard. The Anderson House had been previously recorded, but not evaluated.

On March 8, 2019, Emily Curme, Assistant Architectural Historian, surveyed the two resources 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 permitted by the tenant of the Anderson House and the owner of the Best House; 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 and subsequent historical research, and architectural and cultural context, are presented in the following report. The eligibility evaluation of the resources was based on established 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*.



Notes

1. Data obtained from: Aerial, Web Street View, North Carolina EPS 5000 Foot
 2. State boundaries produced under license from the State of North Carolina
 Resources: D. Turner's Public GIS, Oct 2013
 3. © Esri/DeLorme, Inc. 2014

Disclaimer: Stantec assumes no responsibility for data supplied in a cartographic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. This disclaimer applies to all Stantec, its affiliates, employees, consultants and agents, from any and all claims arising in any way from the control or provision of the data.

Legend

- U-3609B Study Area
- ~ Water Resources
- CountyBoundaryShoreline
- ~ Water Resources
- MunicipalBoundaries_polys

Miles

0 0.5 1 2

Project Location: Wayne County

STIP PROJECT # U-3609B

US 13 (BERKELEY BLVD) IMPROVEMENTS

SR 1003 (NEW HOPE ROAD) TO

NORTH OF SR 1705 (HOOD SWAMP ROAD)

Figure No. 1

Project Location Map

2.0 HISTORICAL BACKGROUND

Wayne County, formed from Dobbs County in 1779, is named after General Anthony Wayne, who fought in the Revolutionary War. The county is bordered by Johnston, Sampson, Wilson, Greene, Lenoir, and Duplin counties and comprises approximately 555 square miles. Its largest town is Goldsboro, which developed along the Wilmington and Weldon Railroad and has a current population of just under 36,000 residents. The town is also the home to Seymour Johnson Air Force Base (Smith 1997:1, 5 and 13; Militarybases.com 1998; Militarybases.us 2019; Shaeffer 2016; Pezzoni 1998:3).

At its establishment, Wayne County comprised rural agricultural land with no formal towns; however, by the early nineteenth century, small villages had grown up mainly along crossroads (Smith 1997:15; Pezzoni 1998:8). Throughout the nineteenth century, Wayne County's landscape remained agrarian. Main crops grown include Indian corn, oats, wheat, potatoes and flax. Lumber was also a main industry, particularly during the earlier part of the century. Livestock included mainly cattle, sheep, and swine as well as equines. Textile manufacturing, as a cottage industry, also provided a source of income. Although the industry was small by comparison to farming, 855 looms were in operation by 1811 (Smith 1997:19).

Towards the mid-nineteenth century, with the coming of the Wilmington and Weldon Railroad in the late 1830s, the county's growth accelerated, and the landscape changed as a result. Towns grew along the railroad line including Waynesborough, the county seat, and Goldsboro. Residents invested in the establishment of hotels and stores, among other businesses, often located near the train depots. Goldsboro's growth, however, was perhaps the most dynamic. In 1847, the town was incorporated, and three years later became the county seat, replacing Waynesborough. The population of Goldsboro in 1850 had reached approximately 175 residents and continued to grow, by-passing Waynesborough. The prosperity of city continued with the construction of the North Carolina Railroad's (NCRR) east-west route in 1858 (Smith 1997:30-32; Pezzoni 1998:8 and 17).

By 1850, the population of Wayne County had increased to just under 13,500 residents (Smith 1997:34). During this time agricultural production focused on tobacco, cotton, and rice. Of 100 farms in 1860, 38 raised cotton, which far exceeded the number of farms growing tobacco (Smith 1997:45-46).

Wayne County did not fare well during the Civil War and was in ruins at the war's close. The War had essentially wiped out the Antebellum communities and numerous pre-1865 dwellings in the rural areas. The county's agriculture had also suffered and the process of rebuilding after the war was challenging. By 1870; however, cash crops including cotton, rice and tobacco had surpassed pre-war levels of production. Technological developments in agricultural machinery further increased production and surpassed the surrounding counties in pounds of tobacco harvested (Smith 1997:46-47).

By the closing decades of the nineteenth century, truck farming, growing a single type of vegetable for shipment to regional markets and beyond, became increasingly profitable, particularly in the Mount Olive area. One example of the success of truck farms was James A. Westbrook's strawberry farm, which made a profit of \$14,000 in 1904 on as little as 20 acres. The increase of truck farming also saw the development of produce brokerages in the early twentieth century (Smith 1997:50).

Industrial development also increased, particularly in Goldsboro, in the late nineteenth century with the increase in agricultural production. Large-scale manufacturing was centered along the railroad including the J. H. Strauss Rice Mill and a Planing Mill and Sash and Blind factory in Goldsboro. By 1890, 23 manufactories were listed in the business directory of that year in Wayne County. Towns, such as Fremont, had a number of grist and saw mills still in operation at the end of the nineteenth century (Smith 1997:48-49 and 51).

In the early twentieth century, the county's growth continued including in the agricultural sector. During this time, Wayne County boasted over 3,290 farms, a majority of which contained between 20 and 50 acres. Crops grown during the second half of the nineteenth century were still profitable and continued to be grown in the twentieth century. Livestock continued to be a profitable source of income as well, particularly swine and dairy cattle. Additionally, the lumber industry still thrived (Smith 1997:53). The prosperity did not last and the downturn in agriculture during the Great Depression resulted in a number of farmers losing their farms due to economic hardship (Smith 1997:60).

In the mid- to late twentieth century, truck farming was in decline as the railroads declined and tractor trailers became a popular mode of freight transportation. Farms were also no longer growing produce on a large scale and focused more on tobacco which continued to be profitable during this time. In the later decades of the twentieth century, turkey and hog farming dominated the livestock sector of the agricultural economy. Many farms transitioned to corporations such as the Anderson House property (see below), which is currently owned by Maxwell Foods, LLC, a hog and poultry processing business based in Goldsboro (Smith 1997:1 and 71-72; Wayne County Registry of Deeds 3358:707-709; Bloomberg 2019).

Wayne County, in the area around Goldsboro, also saw an influx of families in the mid-twentieth century as a result of the Seymour Johnston Air Force Base, which also created a need for housing (Smith 1997:70). The base, opened in 1942 as a technical training command for the Air Force, also contributed to the local economy. Home to the 326th Fighter Group, the base trained pilots for the P-47 Thunderbolt. Although deactivated at the end of World War II, the base was reopened to support the war efforts in Vietnam and the Cold War as well as Operation Desert Storm (Militarybases.com 1998; United States Air Force 2019; Shaeffer 2016).

Today, the agricultural economy is still strong and includes crops such as tobacco, wheat, soybeans, cotton, cucumbers and other vegetables as well as corn and oats. Livestock raised included mainly hogs, dairy cattle, and poultry. Manufacturing concerns included The Mount Olive Company established in 1926 in Mount Olive and a manufacturer of pickles and also businesses producing furniture and textiles, and electric transformers (Slappey 2016; Shaeffer 2016). In addition, the Johnson Air Force Base continues to be a major employer in Goldsboro and the surrounding area (militarybases.us 2019).

3.0 NATIONAL REGISTER EVALUATIONS

The Anderson House (WY0324)

Resource Name	The Anderson House	
HPO Survey Site #	WY0324	
Location	3191 N. US 13 Highway	
PIN	3631225128	
Date(s) of Construction	c. 1870	
Recommendation	Not Eligible	

DESCRIPTION

Setting

The Anderson House is located down a long gravel and dirt driveway on a flat open agricultural landscape. A large tree is located to the east of the house and immediately surrounding the house is a lawn. Beyond the lawn are agricultural fields with a farm lane directly behind the house, which provides access to the fields and a wooded area to the northwest. The area beyond the property is mainly rural with agricultural fields and some modern residential development (Figures 2-4).



Figure 1. Aerial Depicting Landscape Surrounding Resource WY0324 (Bing Maps 2019).



Figure 2. View from the Anderson House, Looking Northeast.



Figure 3. View from the Anderson House, Looking Southwest.

Structure

Anderson House (c. 1870)

The Anderson House is a one-and-a-half-story, three-bay dwelling clad in weatherboards with a side gable roof sheathed in a standing seam metal. The house is supported by what appears to be parged stone piers with brick in-fill. A one-story, three-bay porch extends across the façade and features a brick foundation, turned wood posts, and a hipped roof. An exterior, single-shouldered brick chimney is located on the dwelling's northeast gable end and is laid in a stretcher bond pattern. Fenestration includes six-over-six double-hung wooden sash windows and a wooden panel door with four vertical lights flanked by four-light sidelights. The door appears to be a replacement as the opening has been reduced and the style of the door is from the 1920s or 1930s. A one-story gable-roofed ell and one-story shed-roofed ell have been added to the dwelling. Both ells are clad in weatherboards with their roofs are sheathed in v-crimp metal, which appears to have been replaced recently. The shed-roofed ell is supported by brick piers with brick in-fill and also features two-over-two horizontally divided and six-over-six wooden sash windows. The gable-roofed ell features a one-story shed-roofed wing, which appears to be an enclosed porch, with two-over-two horizontally divided wooden sash windows, characteristic of the late 1950s and early 1960s, and a brick exterior flue. The southwest elevation features six-over-six wooden double-hung sash windows and a wood and glass panel entry door with single-bay, shed-roofed porch (Figures 5-13).

Although the interior was not accessible, the dwelling is likely a center hall plan. The northeastern room, as evidenced by the chimney, was historically the only heated room. A coal or wood stove was added to the southeastern room in the mid-to late twentieth century. The long gable-roofed ell likely contains the kitchen to the house, while the mid-twentieth century shed-roofed ell may function as additional living space.



Figure 4. Anderson House, Looking Northwest.



Figure 5. Anderson House, Looking Northeast.



Figure 6. Anderson House, Looking Southwest.



Figure 7. Anderson House Shed-Roofed Ell, Looking South.



Figure 8. Anderson House Gable-Roofed Ell with Enclosed Porch, Looking Southwest.



Figure 9. Detail of Front Porch, Looking Northwest.



Figure 10. Detail of Foundation of Main Block and EII, Looking Southwest.



Figure 11. Detail of Window on Southeastern Gable End, Looking Southwest.



Figure 12. Detail of Front Entry, Looking Northwest.

Garage (c.1960)

The garage is a one-story, single-bay frame building. The front gable roof of the building and exterior walls are clad in metal. The garage's structural integrity has been compromised and the building is leaning to the northeast (Figure 14).



Figure 13. Garage, View Looking Northwest.

Workshop/Washhouse (c. 1935)

The building, which appears to have formerly been a workshop and/or washhouse, is a one-story, frame building immediately to the northeast of the garage. The exterior walls and roof are clad in metal. Several areas of the metal cladding on the roof have lifted up and several holes are present (Figure 15). Projecting through the northeast roof slope is a brick chimney. Currently, the building appears to function as a chicken coop.



Figure 14. Workshop/Washhouse, View Looking Northwest.

Barn (c. 1940)

The barn is a two-story, frame building with gable-roofed core and one-story shed-roofed wings. The exterior walls, similar to the garage and workshop/washhouse, is clad in metal, including the doors and front gable roof. The large shed-roofed wing off the southeastern elevation features two large open bays, one of which serves as a horse stable, while the wing off the northwest elevation is enclosed and features an open livestock shelter (Figure 16).



Figure 15. Barn, Looking North.

HISTORY

The Anderson House property, as depicted in current tax records, was historically part of a larger agricultural parcel acquired by the Anderson family from the Gardener and Butts families in the early twentieth century. The parcel was farmed by former owners Josiah Willoughby Gardner, W. M. Gardner, and George F. Butts. Jessie Anderson, and his son, John were also farmers (United States Federal Census Records 1880, 1910, and 1940). The house on the property appears to have been constructed during or prior to the late nineteenth century ownership of Josiah Gardner. None of the extant outbuildings from the nineteenth century survive to provide an indication of the types of agricultural activities that took place on the farm during that time.

Josiah Willoughby Gardner, close to his death, drafted a will in July 1896 and bequeathed 280 acres of land in Saulston Township to his wife Martha, who was also given life estate on the property. At her death, the land transferred to their children. Deeds transferring the property during the early to mid-twentieth century often refer to the land division of the Josiah Willoughby Gardner estate. Although not specifically known what crops were grown on the property, reference to a mulberry orchard was made in a 1913 deed transaction from the Gardners to Jessie P. Anderson (Wayne County Registry of Deeds 115:310; www.ancestry.com).

The Andersons took possession of the property in the early decades of the twentieth century. The surviving outbuildings, barn, garage, and workshop/washhouse appear to have been constructed during their ownership. The window configuration, two-over-two horizontally divided sashes, suggest the shed-roofed ell was added during the Anderson's time as well as the enclosure of the porch off the one-story gable-roofed ell.

Still relatively rural during this time (Figure 17), by the mid-twentieth century, N US 13 Highway, running in front of the property had been paved; however, Saulston Road, along the northeast side of the property, was classified as a “graded and drained” road (North Carolina State Highway and Public Works Commission 1938). The State Highway map also depicts several buildings adjacent to the road on the property, which are no longer extant. The rural areas surrounding the property, by this time had been further developed as farms and communities expanded. In 1983, the house was classified as a business enterprise (Figure 18), suggesting that the property may have functioned as a larger commercial farm, reflecting the mid-twentieth century trend of farming in Wayne County, instead of the truck farms, which were popular in the late nineteenth and early twentieth centuries.

In 1975, the property left the Anderson family and was purchased by Robert and Lois Parks (Figure 19). Several buildings were demolished in the late twentieth or early twenty-first century including what was noted during the 1996 survey as a privy and a gable-roofed shed with wings sheltering chickens and turkeys. The Parks sold the agricultural fields to Maxwell Foods LLC in 2018, but appear to retain ownership of the house, which is currently rented (Wayne County Registry of Deeds 881:735 and 3358:707-709).

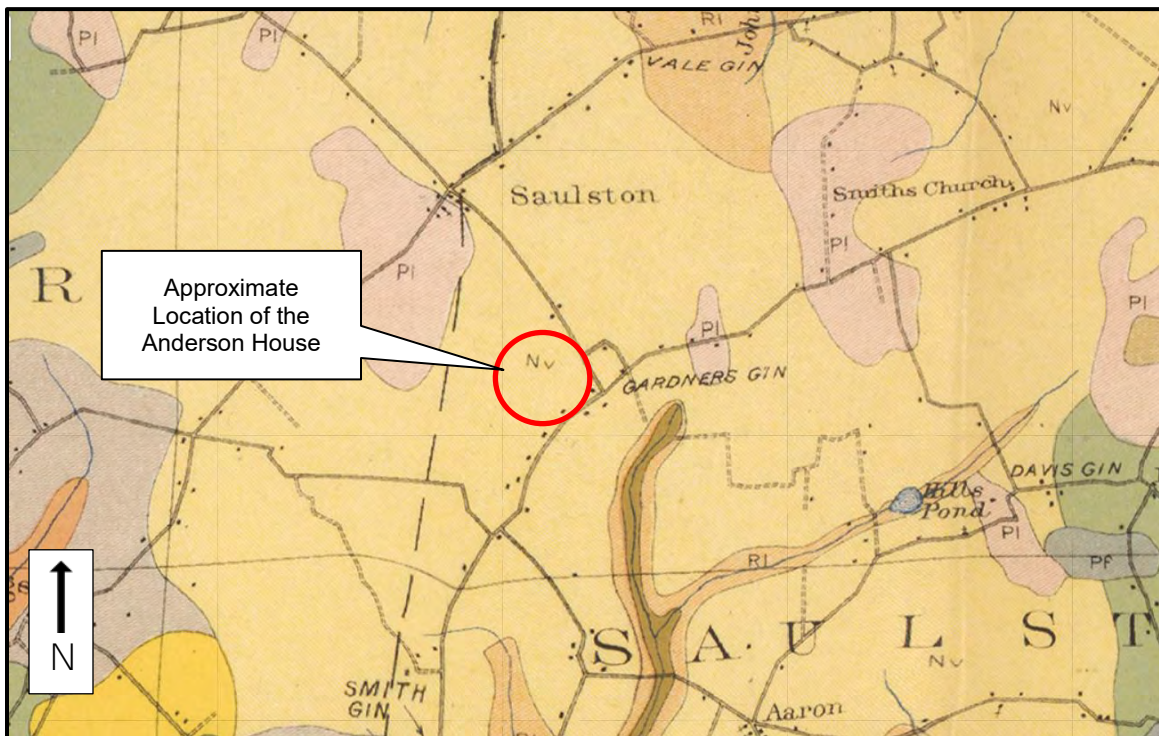


Figure 16. Detail of *Wayne County Soil Map, 1916*. https://web.lib.unc.edu/nc-maps/interactive/Cm912-96_1916.php.

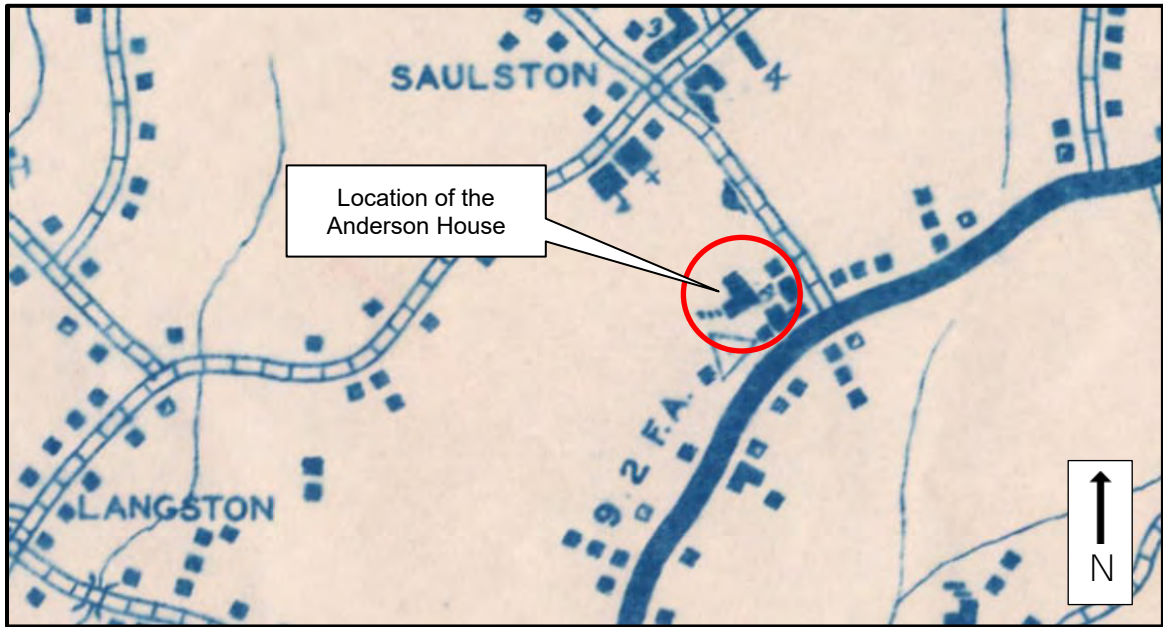


Figure 17. Detail of *Wayne County, North Carolina (State Highway and Public Works Commission) Map (1938)*. <https://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/1702/rec/1>.

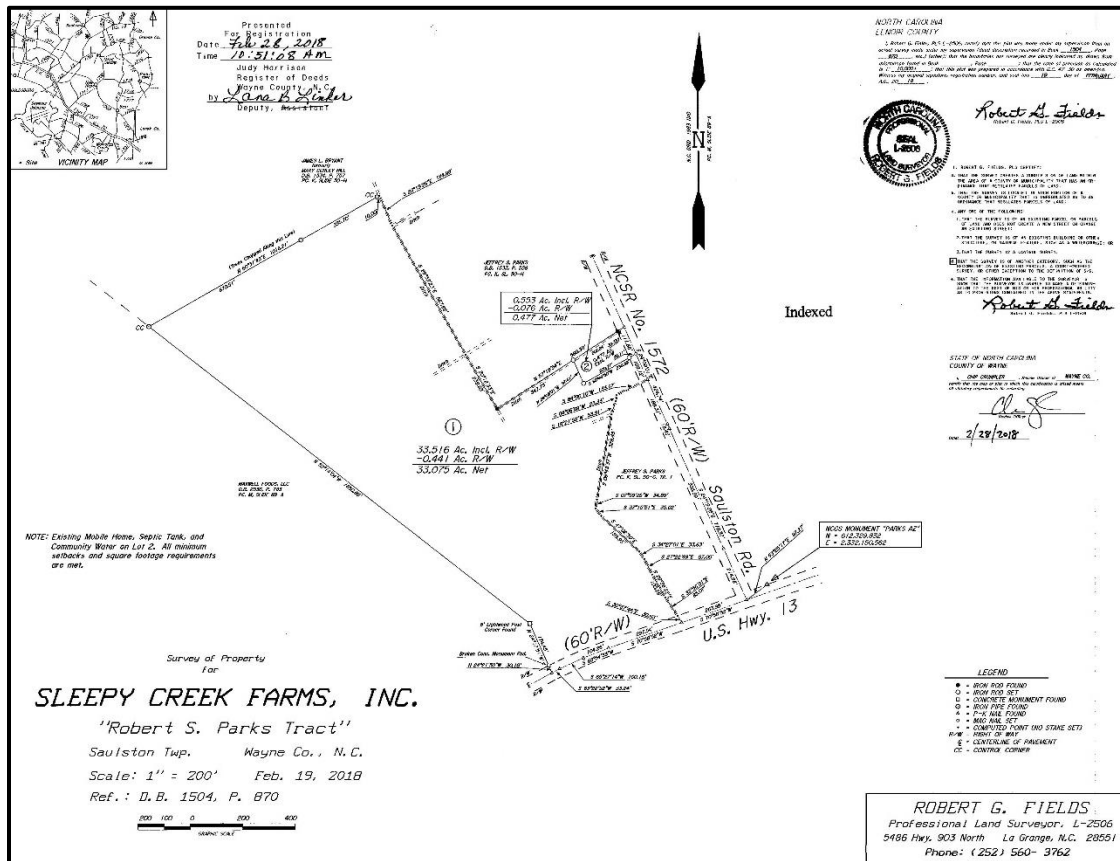


Figure 18. Plat of Sleepy Creek Farms, Inc., Property of Robert Parks (Wayne County Registry of Deeds, Plat Book O:78).

ARCHITECTURAL CONTEXT

The vernacular, two-story, frame dwellings constructed during the early to mid-nineteenth century reflects, in part, the transition from earlier log construction, often the first house on the property, to more substantial frame farmhouses, some reflecting the basic log house in configuration (Bishir et. al. 1999:2, 20-21, 24-25, and 299; Ager 1981:12; Swaim 1981:50, 54, 65-66). The Anderson House, formerly part of a larger agricultural parcel, reflects the early frame building traditions of the area's early to mid-nineteenth century farmhouses, which endured into the early twentieth century. A number of early nineteenth century farmhouse were constructed as one-and-a-half-story buildings including the dwelling constructed circa 1803 by Benjamin Best, Marjor Uzzell, and Daniel Kornegay, among others (Smith 1997:17; Pezzoni 1998:10).

Comparative examples of vernacular houses similar to the Anderson House (WY0324) include the Yelverton Tenant House (WY0211), the Napoleon Hagans House (WY0234), and the Williams Sherard House (WY0117). Additional comparative examples located during the HPO file search included the c. 1877 James H. Davidson House (WY0024), the mid-nineteenth century Davidson-Jordon House

(WY0113), and the mid-nineteenth century Old Patton Homestead (WY0038), and WY0026; however, the four resources which are comparable in date to the Anderson House had been demolished. An attempt to locate a fifth resource in the field subsequent to the HPO file search, the Earnest Smith House (WY0320), which was noted as being the same configuration as the Anderson House during the previous survey, determined that it had also been demolished.

The Yelverton Tenant House, circa 1866 to 1885, is a one-and-a-half-story, three-bay frame dwelling supported by brick piers (Figure 20; HPO Site Files). The exterior walls are sided in weatherboards and the side gable roof clad in standing seam metal. A one-story, three-bay, hip-roofed porch extends across the façade supported by square wood posts. Two of the posts are no longer extant. As a result, the porch roof is beginning to collapse. The house also features an exterior brick chimney off the dwelling's eastern gable end and a one-story, frame rear ell. The house is currently vacant and in disrepair, and the windows and doors are no longer extant. The condition of the house has diminished the resource's integrity of material, workmanship, and design; however, the dwelling retains its integrity of setting, location, association, and feeling.

The circa 1880 Napoleon Hagans House, located at 702 Napoleon Road, was constructed by Napoleon Hagans, who appears to have been a free African American. According to historical records, Napoleon, born around 1840, was living with a free black woman by the name of Lucy Hagins in 1850. Hagans was a prosperous farmer. In 1880, the farm was valued at \$4,000.00. The main crop on his farm was cotton, although additional crops included wheat, corn, and potatoes. He also raised swine (Pezzoni 1998:22 and 104-105). The house Hagans constructed is a one-and-a-half-story, frame, three-bay dwelling supported by brick piers with concrete block in-fill. The foundation has been parged. The exterior walls are sided in vinyl and the side-gable roof in standing-seam metal, which appears to have been recently redone (Figure 21). Extending across the façade is a one-story, three-bay, hip-roofed porch supported by square wood posts. The house also features an exterior end parged brick chimney, a concrete block flue, gable end returns, and one-story, shed-roofed ell. Fenestration includes tall, six-over-six sash windows with gabled surrounds and a single-leaf entry door with four-light transom and three-light sidelights. The house was altered in the 1930s with the removal of the original gable-roofed ell and the renovation of the interior (Pezzoni 1998:104). Although the dwelling's integrity of design, materials, and workmanship have been diminished by the 1930s renovation and removal of the ell, the resource's integrity of setting, association, feeling, and location has been retained. Additionally, the resource has been placed on the NCHPOs Study List (HPO Site Files).

The circa 1825 Williams Sherard House, although two stories, shares some architectural elements with the Anderson House including an exterior end chimney and a one-story, three-bay, hip-roofed porch (Figure 22). Sherard owned a water-powered sawmill, once located on the property, and was a successful farmer with a 3,000-acre farm. Sherard's main crops included corn, rye, peas, and beans. He also raised sheep (Pezzoni 1998:56; Smith 1997:18). Since the house's documentation in the late 1990s, the brick chimney on the southern gable end has been parged, the chimney on the northern gable end removed, the original nine-over-six wood sash windows, as previously noted (Pezzoni 1998:56-57), have been replaced by one-over-one vinyl sashes, and the front entry door replaced with a modern door with fanlight. As a result of significant alterations to the resource, the dwelling's integrity of materials, workmanship, design, and feeling have been compromised. Additionally, the modern residential

development surrounding the property has diminished the resource's integrity of association and setting, although the house retains integrity of location.



Figure 19. Yelverton Tenant House (WY0211), NC 222, Vicinity of Eureka, NC, View Looking Northeast.



Figure 20. Napoleon Hagans House (WY0234), 702 Napoleon Road, Vicinity of Fremont, NC, View Looking Northwest.



Figure 21. Williams Sherard House (WY0117), 1158 Antioch Road, Vicinity of Goldsboro, NC, View Looking Northeast.

INTEGRITY

The Anderson House, constructed c. 1870, retains integrity of location, association, materials, workmanship, and design. The house sits on its original location and maintains its spatial relationship with the road. The resource's integrity of setting and feeling of the house has been diminished by the construction of late nineteenth and early twenty-first century housing along Saulston Road and to the south/southeast along US 13 Highway.

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 Anderson House, under NRHP Criterion A, reflects the general development of Wayne County during the mid-to late nineteenth 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 Anderson House is not eligible for listing on the NRHP under Criterion A.


Criterion B: Under Criterion B, the Anderson 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 Gardeners, Butts, and Anderson families 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 Anderson 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 some original architectural features, the house has been altered with the addition of a mid-twentieth century ell and the enclosure of the rear porch, which has somewhat diminished the architectural integrity of the resource. Additionally, the dwelling is a common building type constructed in the mid-nineteenth 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 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 2002:21). The Anderson House is unlikely to yield new information about building technology and design and therefore is not recommended as eligible for listing under Criterion D.

The Anderson House, as a resource, reflects the general development of Wayne County. It is an example of a common house type and is not the work of a master, nor does it possess high artistic value. Additionally, the resource has been altered which has diminished its architectural integrity. It is therefore recommended as not eligible for listing on the NRHP under Criteria A, B, C, and D.

Best House and Store (WY0984)

Resource Name	Best House and Store	
HPO Survey Site #	WY0984	
Location	1801 N. Berkeley Boulevard	
PIN	352917147	
Date(s) of Construction	c. 1926; Addition c. 1959	
Recommendation	Not Eligible	

DESCRIPTION

Setting

The Best House sits on a level lot at the corner of N. Berkeley Boulevard and Burtus Drive in the City of Goldsboro. Surrounding the house is a lawn with several shrubs dotting the landscape as well as several trees. The property is accessed by a gravel driveway which leads from both Berkeley Boulevard and Brutus Drive. To the northwest of the house is a store, a garage, a shed, and a well. To the north and northeast of the property is an area of modern commercial development with mid- to late twentieth century residential development on the lots along Burtus Drive (Figures 23-25).



Figure 22. Aerial Depicting Landscape Surrounding Resource WY0984 (Bing Maps 2019).



Figure 23. View from the Best House, Looking Northeast.



Figure 24. View from the Best House, Looking Southwest.

Structures

House (c. 1926)

The Best House is a one-story, three-bay, frame dwelling supported by a brick pier foundation with brick in-fill. The exterior walls are sided in vinyl and the roof in standing seam metal. A one-story, five-bay porch extends across the façade and features tapered square columns clad in aluminum on brick piers and a three-light fixed wood-framed window in the front gable. Additional architectural features include an interior brick chimney with corbelled cap and an exterior brick flue, which has been integrated into a low, shed-roofed bulkhead on the southwestern elevation. Fenestration on the original section of the house includes four-over-one wooden sash windows and a wooden paneled entry door with transom. A large one-story, gable-roofed wing was added to the house in the late 1950s and features a large interior end brick chimney, brick veneer on the gable end and lower portion of the southeast and northwest elevations with vinyl siding above. The wing also features a Chicago-style window with six-over-six wooden sashes flanking a 24-light fixed window (Figures 26-35). The interior was not accessible; however, the plan would most likely exhibit a typical layout of 1920s bungalows. The entry door would likely open directly into the living room with the dining room accessed from the living room. The kitchen is likely located behind the dining/living room.



Figure 25. House, Looking Southeast.



Figure 26. House, Looking South.



Figure 27. House, Looking Northeast.



Figure 28. House, Looking Northwest.



Figure 29. Detail of Bulkhead, Looking North.



Figure 30. Detail of Porch and Front Entry Door, Looking Northwest.



Figure 31. Detail of Chimney, Looking Northeast.



Figure 32. Detail of Foundation, Looking East.



Figure 33. Detail of Paired Window on Façade, Looking West.



Figure 34. Detail of Windows on Southeast Elevation and Ell, Looking West.

Well (c. 1980)

The well appears to be a late twentieth century addition to the property and is a low poured concrete structure with poured concrete cap (Figure 36).



Figure 35. Well, Looking West.

Garage (c. 1950)

The garage, located to the northwest of the house, is a one-story, frame building with weatherboard exterior and front gable roof clad in v-crimp metal. The garage features a dirt floor, exposed rafter ends, and large open bay with chamfered corners. The building appears to currently be used for storage (Figure 37).



Figure 36. Garage, Looking North.

Shed (c. 1940)

The shed is a one-story, frame building supported by piers, possibly poured concrete, with brick infill. The exterior walls are sided in weatherboards with a wide reveal and the front gable roof is clad in v-crimp metal. A large patch in the roof is evident on the northern roof slope. Additional architectural features include exposed rafter ends, four-light wood-framed windows, and a four-panel wood entry door. A covered stove pipe hole is visible on the southern elevation (Figure 38).



Figure 37. Shed, Looking North.

Store/Storehouse (c. 1920)

The store/storehouse, which may pre-date the house, is a two-story, frame structure supported by brick (at corners) and concrete block piers. The exterior walls are clad in weatherboards with the gable roof sheathed in metal. A one-story, shed-roofed wing with open bay has been added to the building's northwest elevation. Off the northeast gable end is a low, brick addition with shed roof, which functions as a pump house. Fenestration consists of a single-leaf wood paneled entry door with four vertical lights and an Art Deco style lock plate with glass knob, in the southwest gable end. The door was formerly accessed by a set of poured concrete steps. To the southeast of the door is a three-over-one wooden double-hung sash window and above the entry door is a one-over-two wooden sash window with corrugated plastic functioning as a storm window. The mullion in the upper sash appears to be missing. Sheltering the entry was a shed-roofed hood, now decayed. On the southeast elevation, the fenestration on the first floor comprises a three-over-one wooden sash window and a single-leaf board-and-batten entry door. Above the first-floor entry is an additional board-and-batten entry door on the second floor flanked by two-over-one wooden double-hung sash windows. Both board-and-batten doors are hung with strap hinges. The building also features exposed rafter ends. The air conditioning unit, digital tv dish, and the pump house suggests the building most recently functioned as a dwelling (Figure 40).



Figure 38. Store/Storehouse, Looking Northwest.

Ornamental Pond (c. 1980)

The ornamental pond is overgrown and no longer in use. The pond appears to have been lined with rock and poured concrete and features a tall, stone waterfall at one end (Figure 41).



Figure 39. Abandoned Ornamental Pond, Looking North.

HISTORY

The house was once situated on a large approximately 91-acre farm belonging to the Best family in the early twentieth century, who appear to be the original owners of the house. The last members of the family to own the parcel, Matthew, who was a farmer, and Elizabeth, appear to have had financial difficulties, most likely resulting from the Great Depression, and defaulted on a deed to trust to the Mutual Benefit Insurance Company in 1933/1934. As a result, the property went to auction and was purchased by John Henry Benton Smith. Smith was a large landowner in Wayne County during the early to mid-twentieth century (Wayne County Registry of Deeds 217:492, 228:524-525).

John Henry Benton Smith was listed as a grocer in 1930, prior to his purchase of the Best House parcel in 1934. Smith, as a grocer, may have utilized the store on the property as a grocery, although documentary evidence to this effect was not located at the time of the survey. By 1940, Smith and his son, John Henry Smith were listed as farm laborers. It appears that Smith did well in his farming pursuits as his annual income was \$2,000.00 (United States Federal Census 1930 and 1940). Similar to the Anderson House, it is not specifically known what crops were grown and/or livestock raised on the property.

In 1959, J. H. B. Smith deeded several parcels to his children, with the guarantee of life estate for himself. In 1961, the Smith family subdivided the property into approximately 23 lots. Brutus Drive was also created to provide access to the newly divided residential lots, while the larger corner lot, Lot 15, became a commercial parcel. The heirs appear to have retained ownership of the house lot through the twentieth

century. Currently the property is owned by Rebecca Boyd and Bruce A. Weisiger (Wayne County Registry of Deeds 1035:780, 1570:784, and 2328:130; Wayne County Tax Assessment Records 2019).

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 c. 1903, is located in Pasadena, California. The style spread from west to east by the popular magazines of the time period including *House Beautiful*, among others. 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 was also ideal as a style of architecture that could be sited on the narrow lots of the rapidly expanding planned suburban areas of the time period. According to Smith (1997:62) and Pezzoni (1998:34) Craftsman-style dwellings were one of the most popular styles during the 1920s through the 1940s.

Comparative examples of Craftsman-style bungalows similar to the Best House (WY0984) include the Thad Yelverton House (WY0769) located at 115 N. Church Street, Eureka, a Craftsman-style bungalow (WY207) located at 207 South Carolina Street, Goldsboro, and a Craftsmen-style bungalow (WY0936) located at 701 West Walnut Street, also in Goldsboro. The Thad Yelverton House, constructed in 1921 by a Wilson based architect, according to the Yelverton family, is a one-story, frame dwelling with three bays (Figure 42). The dwelling features characteristics typical of the Craftsman-style including a large overhang and bracketed cornice. A front gable porch extends across the facade and features stone posts and ornate spindle work in the gable end. A one-story gable-roofed porte-cochère is located off the southeast gable end and also features stone piers. The dwelling also features two interior stone chimneys. According to the Yelverton family, the stone work was done by Oliver Nestus Freeman, a prolific stonemason from Wilson County, North Carolina, known particularly for his work on bungalows during the early to mid-twentieth century. The dwelling retains its integrity of workmanship, materials, design, location, setting, feeling and association. The resource has been placed on the NCHPO Study List (Ohno 2009; HPO Site Files).

The circa 1924 Craftsman-style bungalow located at 207 South Carolina Street is well maintained example of its type and features a bracket cornice, three-bay front porch with square wood posts on brick piers, a front gable-roofed dormer with three-over-one wood sash windows, and exposed rafter ends (Figure 43). The gable ends, including the gable of the dormer, are sheathed in wood shingles while the remaining areas of the exterior walls are sided in vinyl. The original three-over-one wood sash windows and entry door are extant. The area where the dwelling is sited was part of the 1907 F. K. Borden Subdivision. The neighborhood grew as a result of the construction of Goldsboro's Union Station. The dwelling is located within the NRHP-eligible Goldsboro Historic District Extension (WY0974) and is

considered a contributing resource to the district (Henry 2012:A-26; HPO Site Files). The dwelling retains its integrity of location, materials, workmanship, and design. The area to the southwest of the house as well as across the street now contains late-twentieth and early twenty-first commercial and industrial development and as a result the resource's setting and association has been diminished.

The Craftsman-style bungalow located at 701 West Walnut Street was constructed pre-1918 and is also located within the 1907 F. K. Borden Subdivision; however, the dwelling falls outside of the NRHP-eligible Goldsboro Historic District Extension boundary (Henry 2012:A-46; HPO Site Files). Architectural features of the dwelling include a parged foundation, cross-gable roof with projecting gable, a two-bay porch with narrow square wood posts on brick piers, breeze blocks between the second and third pier, and an interior brick flue (Figure 44). The exterior walls are sided in vinyl and the roof in asphalt shingles. Additional alterations to the building include replacement windows and entry doors. The dwelling's integrity of materials, design, workmanship, and feeling have been compromised by the alterations; however, the resource retains its integrity of location, association, and setting.



Figure 40. Thad Yelverton House (WY0769), 115 N. Church Street, Eureka, NC, Looking Southwest.



Figure 41. Craftsman-Style Bungalow (WY0916), 207 South Carolina Street, Goldsboro, NC, Looking Northwest.



Figure 42. Craftsman-Style Bungalow (WY0936), 701 West Walnut Street, Goldsboro, NC, Looking Northeast.

INTEGRITY

The Best House (WY0994) possesses integrity of association, location, design, 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 dwelling's setting and feeling have been compromised by the commercial development across the street and to the northeast as well as the mid-to late twentieth century residential development behind.

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 Best House, under NRHP Criterion A, reflects the general development of Wayne County during the early to mid-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 Best House is not eligible for listing on the NRHP under Criterion A.

Criterion B: Under Criterion B, the Best 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 Best and subsequent owner 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 Best 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 has been altered with the addition of a mid-twentieth century wing, which has diminished the architectural integrity of the resource. Additionally, the dwelling is a common building type constructed in the early to mid-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 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 2002:21). The Best House is unlikely to yield new information about building technology and design and therefore is not recommended as eligible for listing under Criterion D.

The Best House, as a resource, reflects the general development of Wayne County. It is an example of a common house types and is not the work of a master, nor does it possess high artistic value. Additionally, the resource has been altered which has diminished its architectural integrity. It is therefore recommended as not eligible for listing on the NRHP under Criteria A, B, C, and D.

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