



Forsyth County Historic Resources Commission

100 East First Street
 P.O. Box 2511
 Winston-Salem, North Carolina, 27101
 336.727.8000 Fax. 336.748.3163

LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

This application is based on North Carolina General Statute § 160A-400.5. Local Historic Landmarks are for the education, pleasure and enrichment of the residents of the City, County and the State as a whole. Landmark designation is an honor and it signifies recognition that the property is important to the heritage and character of the community and that its protection enriches the public. No property shall be recommended for designation unless it is deemed by the HRC to be of special significance and integrity in accordance with the information below.

Name of Property

Historic Name:	Alexander S. and Mary R. Hanes House
Any Other Historic Name(s):	
Current Name:	Ed and Melanie Broyhill House

Location

Physical Address	525 North Hawthorne Road		
City	Block (s)#	Lot(s)#	PIN (s)
Winston-Salem	1150	101C, 201	6825-59-7635, 6825-59-6410

Owner

Name	James Edgar Broyhill II and Melanie Pennell Broyhill
Mailing Address	525 North Hawthorne Road
City / State / Zip	Winston-Salem, NC 27104
Phone(s)	336-972-1000
Email Address	ed@broyhill.net

Applicant (If Other Than Owner)

Name	Same as above
Mailing Address	
City / State / Zip	
Phone(s)	
Email Address	

Consultant/Preparer (If Other than the Owner and/or Applicant)

Name	Heather Fearnbach, Fearnbach History Services, Inc.
Mailing Address	3334 Nottingham Road
City / State / Zip	Winston-Salem, NC 27104
Phone(s)	336-765-2661
Email Address	heatherfearnbach@bellsouth.net

Property Information	
Date of Construction	1923
Lot Size / Acreage	5.23 acres (4.72 acres and 0.51 acre)
Major Additions include date(s) of construction	1984, 2007
Exterior and Interior Alterations include date(s) of construction	1981, 1984, 2007
Outbuildings include date(s) of construction	Garage/Apartment, 1923, contributing building Stone walls, 1923, two contributing structures Playhouse, 1982, noncontributing building Pergola, 1989, noncontributing structure
Relocated Building (Yes or No)	No

Architect/Landscape Architect	Charles Barton Keen		
Builder	McNeill Construction Company		
Original Owner and/or Person for Whom the Building was Built	Alexander S. and Mary R. Hanes House		
Original Use	Residential		
Present Use	Residential		
Ownership (Check One):	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public	
Status (Check One):	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Work in Progress
Landmark Designation for (Check Appropriate Boxes)	<input type="checkbox"/> Complete Exterior	<input type="checkbox"/> Complete Interior	<input type="checkbox"/> Complete Site, includes any land or special features
	<input type="checkbox"/> Complete Exterior and Interior	<input checked="" type="checkbox"/> Complete Site, Exterior and Interior	<input type="checkbox"/> All Outbuildings
	<input type="checkbox"/> Partial Exterior or Interior , Explain: Original interior structural elements		
	<input checked="" type="checkbox"/> Other, Explain: Stone walls and garage/apartment		

Classification Category (Check at Least One):		
<input checked="" type="checkbox"/> Building	Created principally to shelter any form of human activity, such as a house, barn, hotel, church, school, theater, etc.	
<input type="checkbox"/> Structure	A term distinct from a building. A structure is generally created for purposes other than human shelter, such as a tunnel, bridge, highway, silo, etc.	
<input type="checkbox"/> Object	A term distinct from a building and structure. An object is primarily artistic or informative in nature. Although it may be movable, an object is typically associated with a specific setting or environment, such as a sculpture, monument, etc.	
<input type="checkbox"/> Site	The location of a significant event: of a prehistoric or historic occupation or activity; of a building or structure, whether standing, ruined, or vanished; of a landscape, whether professionally designed or publically/privately developed over time; of a location that itself possesses historic, cultural, or archaeological value regardless of the value of any existing building and/or structure, such as a battlefield, cemetery, etc.	
Number of Resources on the Property: 6		
	Number Proposed for Designation	Number Not for Designation
Buildings	2	1
Structures	2	1
Objects	0	
Sites	0	
Documentation	<input checked="" type="checkbox"/> County Inventory	FY01037
	<input type="checkbox"/> Other (explain below)	
National Register Status	<input type="checkbox"/> Listed	Year:
	<input type="checkbox"/> Within a National Register Historic District	Name:
	<input checked="" type="checkbox"/> None of the Above	National Register nomination in progress; pending SHPO review

Present Use (Check at Least One):			
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Commerce	<input type="checkbox"/> Education	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Government	<input type="checkbox"/> Industry	<input type="checkbox"/> Military	<input type="checkbox"/> Museum
<input type="checkbox"/> Park	<input type="checkbox"/> Religion	<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Transportation
<input type="checkbox"/> Other			
Condition (Check One):			
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins		
Moved from Original Site:	<input type="checkbox"/> Yes, what year:	<input checked="" type="checkbox"/> No	
Original Location:		Reason for the Move:	
Public Access: (Check One)			
<input checked="" type="checkbox"/> Restricted	<input type="checkbox"/> Unrestricted	<input type="checkbox"/> None	
Do any architect's plans or building accounts exist?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Give the location of any plans or building accounts. Give name of institution, address, phone, and collection identification. If in possession of property owner or someone else, state that.			

CRITERIA

<p>X Property Over Fifty Years Old</p> <p>Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate special significance.</p> <p>(Complete Sections A, B, & C)</p>	<p><input type="checkbox"/> Property Under Fifty Years Old</p> <p>Evidence of exceptional importance is required.</p> <p>(Complete Sections A, A.1, B, and C)</p>	<p><input type="checkbox"/> Relocation</p> <p>The building has been moved from its original site of construction.</p> <p>(Complete Sections A, B, and C)</p>	<p><input type="checkbox"/> Reconstruction</p> <p>(Complete Sections D and E)</p>
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A.1 Historical Significance

<p>Special Significance Area (Check All That Apply):</p>	<p><input type="checkbox"/> history</p>	<p><input checked="" type="checkbox"/> architecture</p>	<p><input type="checkbox"/> culture</p>	<p><input type="checkbox"/> archaeology</p>
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Significance Category (Check All That Apply):

<p><input type="checkbox"/></p>	<p>A.</p>	<p>Property is associated with events that have made a significant contribution to the broad patterns of our history</p>
<p><input type="checkbox"/></p>	<p>B.</p>	<p>Property is associated with the lives of persons significant in our past</p>
<p><input checked="" type="checkbox"/></p>	<p>C.</p>	<p>Property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction</p>
<p><input type="checkbox"/></p>	<p>D.</p>	<p>Property has yielded, or may be likely to yield, information important in prehistory or history</p>

A.2 Exceptional Importance

Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate special significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the landmark is truly a historic place. If the property is less than fifty years old, it must possess a level of significance greater than if it were more than fifty years old, that is, it must possess exceptional significance.

If applying for a property constructed less than fifty years ago, the criteria in Section A above as well as those below must be met.

<p><input type="checkbox"/></p>	<p>1. The property was constructed less than fifty years ago and is exceptionally important. As defined by the National Park Service, exceptional importance does not necessarily mean national significance; rather, it is a measure of a property's importance within the appropriate historic context, whether the geographic scale of that context is local, state, or national.</p>
<p><input type="checkbox"/></p>	<p>2. The property was constructed fifty years or more ago but achieved its exceptional importance less than fifty years ago.</p>

A. Integrity

The property has integrity if its significance can be seen or experienced, not just imagined.

Must meet at least five (5) of the criteria listed below:

Check the applicable boxes below.

X	1. Integrity of location – The historic location where the building was original constructed.
X	2. Integrity of design – The historic organization of form, space, proportion, scale, technology and materials can be seen or experienced.
X	3. Integrity of setting – The physical environment related to the property’s function, role, or design retains its historic character and its significance can be seen or experienced.
X	4. Integrity of workmanship – The physical evidence of a craft or crafts of the culture or people during the period of significance of the property can be seen or experienced.
X	5. Integrity of materials – The majority of historic materials that were combined to form the property have been preserved and not recreated, other than appropriate maintenance and repairs.
X	6. Integrity of feeling – The historic or aesthetic sense of the property’s period of significance can be experienced because its physical features evoke a sense of its historical character.
X	7. Integrity of association – The property is the location of a significant activity or event, or is the place where a significant person lived or engaged in significant historic actions. The property is sufficiently intact to allow such connection to be experienced.

B. Report Material and Layout

Architectural Description, Significance & Integrity Statements

Applications must include a report that includes items 1-7, and item 8 and 9 if applicable. Submit a clear, concise, complete narrative so that the HRC will be able to make a decision.

X	<p>1. Introduction Include a clear statement summarizing the property's significance and integrity level in two to four sentences.</p>
X	<p>2. Property Description Include a comprehensive description of all elements of the site proposed for designation. The description should delineate significant character-defining features of the setting, exterior, interior, and secondary resources.</p>
X	<p>3. Restoration/Rehabilitation Description (Completed or Currently Proposed) Include information about any restoration and/or rehabilitation efforts, additions, and/or alterations, including details of the date and scope of work. Include whether the work was completed under the supervision of an of experienced preservation professional or historic preservation organization.</p>
X	<p>4. Statement of Significance Include a statement of significance that explains in detail how the property meets the relevant criteria identified in the Significance section above (A). Clearly define the special significance of the property for each. Include all major owners and names of people known or believed to have worked on the structure (such as architects, carpenters etc.). A bibliography is required. Include an ownership chain of title, showing all known owners with deed book and page and other relevant documentation if the property is significant for its association with a historically significant person.</p>
X	<p>5. Integrity Statement Include a statement of integrity that explains in detail how the property meets the relevant criteria in the Integrity section above (B). Clearly define the level of integrity for all significant physical elements of the proposed property to be designed, including the exterior, interior, outbuildings, and/or the site. Explain how the property retains elements of its original or early design, materials, location, workmanship, setting, historic association and feeling.</p>
X	<p>6. Historical Background Summary Include an explanation of the property's place, time, and theme:, i.e. the context in the history of the community, the region, the state, or the nation. Once this is identified, show how the property relates to other properties that fall into that same context if the property is important due to its association with events that have made a significant contribution to the broad patterns of our history.</p>

X	<p>7. Architectural Context If the property is of architectural significance include biographical information for the architect(s) if known and explain why their work is important at the local, state, and/or national level.</p>
□	<p>8. Approved National Register Nomination If a National Register nomination for this property has been approved and is still accurate, specifically the description of the property, it may be submitted with the application form and other supporting documents; however, any special significance areas and/or integrity issues not included in the nomination must be addressed in supplemental information. Subsequent alterations must be submitted in photographs and other documentations to explain all changes in detail. This could include, but is not limited to, Federal and/or State Historic Preservation Tax Credit applications and approvals for Parts 2 and 3, along with a written summary of changes made since the nomination was approved.</p>
□	<p>9. Exceptional Importance Statement Attach a statement explaining how the property meets the identified criteria in the Exceptional Importance Section above (A.2.)</p>

C. RECONSTRUCTED PROPERTIES

The HRC will consider landmark applications only for reconstructions located in locally zoned Historic Districts (H), such as Old Salem or Bethabara. This does not include Historic Overlay Districts (HO), such as West End.

After the passage of fifty years, a reconstructed property may attain special significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. If that is the case, complete sections A, B, and C, not D and E.

Reconstruction is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Examples include: a property in which most or all of the fabric is not original or of historic period. Examples of properties that are NOT considered reconstructions are properties that have been remodeled or renovated and retain the majority of their original or early fabric.

The HRC will not designate a reconstructed property that necessitated or contributed to the demolition or relocation of a historic property which has been recommended for local designation by the HRC, is listed on the State Study List for the National Register of Historic Places, has been determined eligible for or is listed in the National Register of Historic Places and /or has any other type of local, State, or national historic designation.

Must meet all the criteria below.

<input type="checkbox"/>	<p>1. It is accurately executed in a suitable environment.</p> <p>The reconstruction must be based upon sound archaeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.</p> <p>The reconstructed property must be located on the original site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property. One approach to signify a reconstruction is to place a small sign that states the building is a reconstruction.</p>
<input type="checkbox"/>	<p>2. It is presented in a dignified manner as part of a restoration master plan.</p> <p>A restoration master plan is defined, for the purposes of this application, as a comprehensive or far-reaching written plan of action, encompassing a locally-zoned Historic District (H), and approved by a community, government, or organization/institution, and is designed to reintroduce something that existed before, specifically historic buildings or structures.</p> <p>A reconstructed property must be identified in the restoration master plan as a component of that historic district and part of the overall restoration plan for the district.</p>

<input type="checkbox"/>	<p>3. No other building or structure with the same associations has survived.</p> <p>A reconstruction is appropriate only if the historic property was the only one in the district associated with a particular activity or event of special significance or no other property with the same associative values has survived.</p>
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D. RECONSTRUCTION DOCUMENTATION

In order to be considered, the HRC must determine if there is enough information supporting the accuracy of the reconstruction, so that there could be a truly accurate portrayal.

Reconstruction Documentation

<input type="checkbox"/>	<p>1. Attach a report that explains in detail how the property meets each criterion identified in Section D. above. Include text, drawings, photographs, historic documents and other evidence as necessary.</p>
<input type="checkbox"/>	<p>2. A detailed history of the historic building or structure represented in the reconstruction.</p> <p>Include: Date(s) of original construction, early additions and pertinent alterations Date of demolition Year reconstruction represents and reason that date was selected History of original owners History of the original use(s), including that of the interpretation period Current use of reconstructed property Location of the historic building or structure Description of the interpretive use that coordinates with the restoration master plan</p>
<input type="checkbox"/>	<p>3. A detailed architectural description of the historic building or structure and of the reconstructed building or structure.</p> <p>Include the following in the descriptions of both the historic building or structure and of the reconstructed building or structure when known: Size of the building or structure Number of stories Material(s) of construction Construction method(s) Appearance of the building or structure including the placement of such features as doors and windows Detailed drawings of significant features reconstructed, such as architectural details, roofs, windows, doors, and porches Elevations noting known elements and/or features Elevations noting elements and/or features changed from the original Notation of reconstructed elements surmised from study but not known Explanation of approach when details or features were unknown Site plan or survey</p>

Reconstruction Research Documentation Types

A detailed report indicating thorough research and analysis of the below documentation types must be submitted. The report should include substantive information on the research gathered and sources. Resources searched but revealing no pertinent information must be discussed in the report. Copies of visual materials such as, but not limited to, photographs, maps, drawings, plans, and artwork should be labeled, with title, description, known or approximate year created, known or possible creator, and source.

<input type="checkbox"/>	1. A copy of the section(s) of the restoration master plan pertinent to the subject property. Include the cover, date, and summary pages or sections that describe the purpose, approach, and physical boundaries of the plan.
<input type="checkbox"/>	2. Evidence that the historic property on which the reconstruction was based was the only one in the district associated with a particular activity or event of special significance or that no other property with the same associative values has survived.
<input type="checkbox"/>	3. Written archival records, including but not limited to diaries, journals, letters, deeds, legal documents, other primary sources and secondary sources.
<input type="checkbox"/>	4. Relevant historic photographs or artwork.
<input type="checkbox"/>	5. Relevant historic plans and/or drawings.
<input type="checkbox"/>	6. Archaeological findings.
<input type="checkbox"/>	7. Any other historical information used as a basis for the reconstruction.

REQUIRED SUPPORTING DOCUMENTATION FOR ALL APPLICATIONS

Property Boundary

The property may represent part of or the entire original parcel boundaries.

X	Describe the land area to be designated and identify any prominent landscape features.
X	Explain its significance and historical relationship to the building(s), structure(s), object(s) or sites located on the property.

Photograph Requirements

X	Buildings & Structures (main and outbuildings) Include photos of all facades for all buildings or structures. Include photos that show the main building or structure within its setting. If the interior is being nominated, include at least one (1) photo of each room. Include examples of all architectural details, interior and/or exterior, which add to the property's special significance.
<input type="checkbox"/>	Objects Include overall views and a variety of representative views, as well as a view of the object within its setting.
X	Sites Include overall views and any significant details.
X	Include copies of any historic photographs of the property and dates of photos, if known.
X	The images should be submitted digitally on a flash drive, CD, DVD, or current format used for such items.
X	Images and labeling should meet the current <i>Policy and Guidelines for Digital Photography for Historic Property Surveys and National Register Nominations</i> established by the North Carolina State Historic Preservation Office (NC SHPO). The guidelines can be found on the NC SHPO website.

Maps	
X	Include a map clearly indicating the location of the property in the community.
X	Include a tax map, which is a document showing the location, dimensions, and other information pertaining to a parcel of land subject to property taxes. Show street names and all structures on the property. Label all resources on the map.
Bibliography/Source Citations	
X	Include a bibliography of sources consulted.
Fee	
X	Due at the time of submission is a non-refundable application fee of \$50.00. The City of Winston-Salem accepts all forms of legal tender and checks should be made payable to the City of Winston-Salem.

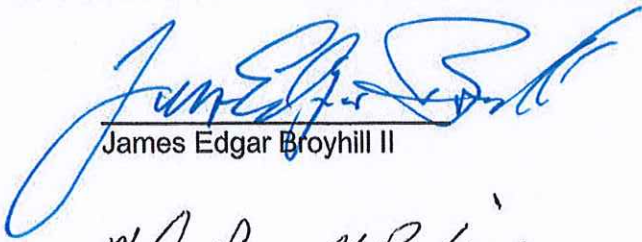
All application materials must be complete prior to consideration.

The application and accompanying materials becomes the property of the Forsyth County Historic Resources Commission and can be used for any public purpose.

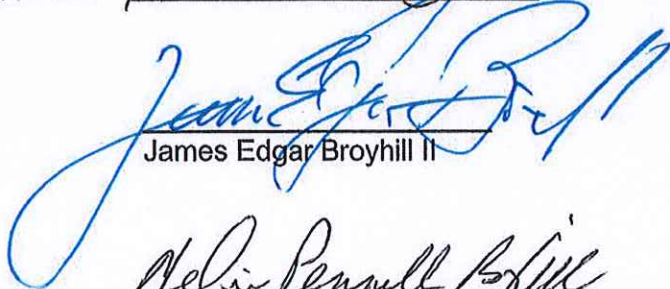
The following information submitted is true and correct to the best of my knowledge.

I have read the general information on landmark designation provided by the Forsyth County Historic Resources Commission and affirm that I support landmark designation of the property defined herein.

Signatures


James Edgar Broyhill II

Applicant Melanie Pennell Broyhill Date 1/18/2022 _____


James Edgar Broyhill II

Owner Melanie Pennell Broyhill Date 1/18/2022 _____

Preparer Heather Fearnbach Date 1/18/2022 _____
Heather Fearnbach
Fearnbach History Services,
Inc.

Winston-Salem City Council Questionnaire
LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

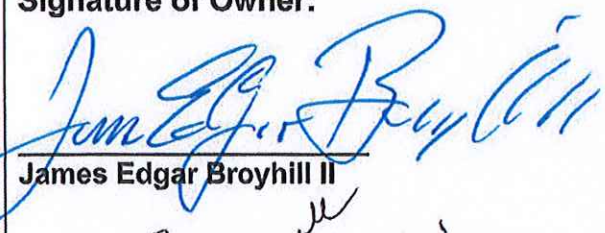
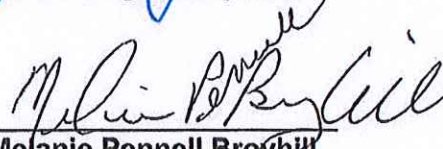
Historic Name:		Alexander S. and Mary R. Hanes House		
Current Name:		Ed and Melanie Broyhill House		
Physical Address:		525 North Hawthorne Road, Winston-Salem		
Zoning: Residential	Ward: North	Block (s)#: 1150	Lot(s)#: 101C, 201	PIN#(s): 6825-59-7635, 6825-59-6410
Date of Construction:		1923		
Lot Size / Acreage:		5.23 acres (4.72 acres and 0.51 acre)		
Original Use:		residential		
Present Use:		residential		
Restoration/Rehabilitation (Check One):		<input type="checkbox"/> No		
		<input type="checkbox"/> Yes, year completed: 1984, 2007	Cost:	
		<input type="checkbox"/> Yes, in the next Five Years	Estimated Cost:	
Ownership (Check One):		<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public	
Status (Check One):		<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Unoccupied	
Is the building currently for sale?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Public Access (Check One):		<input checked="" type="checkbox"/> Restricted	<input type="checkbox"/> Unrestricted	
Requested Landmark Designation for (Check Appropriate Boxes):		<input type="checkbox"/> Complete Exterior	<input type="checkbox"/> Complete Interior	<input checked="" type="checkbox"/> Complete Exterior & Interior
		<input type="checkbox"/> Partial Exterior or Interior or Other, Explain:		
How will the applicant make the property available to the public for the enjoyment, pleasure, & education?				
Applicant is willing to open the property at least once every five years to the public by hosting an event; OR,			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant is willing to open the property at least once every five years to the public by hosting a meeting of a preservation or similar group, or tour; OR,			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant is willing to open the property at least once every five years to the public by hosting a house tour or participating in a neighborhood tour, or any other type of educational tour that includes the Landmark property. OR,			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant is willing to have the designated portions of the Landmark photographed (in any format) and placed on the City/County's website.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
List any other ways the applicant plans to allow an opportunity for the public to be educated about the Local Historic Landmark in its entirety:				

STAFF COMPLETION

Meets Special Historic Significance Requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Meets Integrity Requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Potential Motions that can be made by the Elected Body

1. Designation of the portion of the property as proposed;
2. Designation of a portion of the proposed designation (ex: Designation of the exterior of the building only);
3. Deny the entire designation.

Signature of Owner:  James Edgar Broyhill II  Melanie Pennell Broyhill	Date: 1/18/2022

**Alexander S. and Mary R. Hanes House
525 North Hawthorne Road
Winston-Salem, Forsyth County, North Carolina**



**LOCAL HISTORIC LANDMARK
DESIGNATION REPORT**

**Prepared by:
Fearnbach History Services, Inc.
3334 Nottingham Road
Winston-Salem, NC 27104**

April 2022

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slopes down to a creek. The wood pergola in the grass lawn south of the house replaced an earlier wood pergola destroyed by Hurricane Hugo in 1989.¹

The garage northwest of the house is original. The playhouse east of the garage and the playground to the north were added in 1982. As the playground is at a lower elevation than the house, garage, and playhouse, a straight run of wood steps with wood railings was erected to facilitate access. Mid-twentieth-century concrete-block greenhouses in poor condition were removed to allow for the playground's construction. The asphalt-paved area west of the playground and north of the garage was created in 1982 to provide supplemental parking.²

Resource List

Alexander S. and Mary R. Hanes House, 1923, 1984, 2007, contributing building
Garage/Apartment, 1923, contributing building
Stone walls, 1923, two contributing structures
Playhouse, 1982, noncontributing building
Pergola, 1989, noncontributing structure

Alexander S. and Mary R. Hanes House, 1923, 1984, 2007, contributing building



Façade (west elevation)

all photographs taken by Heather Fearnbach on June 1, 2021

Exterior

The Georgian Revival-style Hanes House conveys a refined, subtle sense of permanence and wealth. The spacious residence encompasses a two-and-one-half-story, gable-roofed, ten-bay-wide main block; one-

¹ James Edgar Broyhill II and Melanie Pennell Broyhill, telephone conversation with Heather Fearnbach, November 15, 2001.

² Ibid.

Statement of Significance

The Alexander S. and Mary R. Hanes House possesses local architectural significance due to its refined Georgian Revival-style design rendered by Charles Barton Keen's Philadelphia-based firm. The remarkably intact residence erected by McNeill Construction Company occupies a sizable prominent corner lot in the Buena Vista subdivision. Although abodes influenced by those on American and European country estates are plentiful in Winston-Salem, with Tudor, Georgian, and Classical Revival styles being the most typical throughout the city's early- to mid-twentieth-century subdivisions, the Hanes House is distinguished by its scale, sophisticated execution, and estate-like setting. The spacious dwelling encompasses a two-and-one-half-story, gable-roofed, ten-bay-wide main block; one-story, hip-roofed, three-bay north service wing; and inset northeast and south two-story porches. The exterior is characterized by white weatherboarded walls, a Ludowici-Celadon tile roof, and classical details. The slightly projecting pedimented central entrance bay, full-height paneled pilasters, carved consoles supporting the flat hood above the entrance, molded cornices, pedimented dormers, and multi-pane double-hung wood windows and French doors are hallmarks of the late Georgian style as executed in the United States during the late eighteenth century. The formal spaces—reception hall, dining room, living room, and library—feature classical cornices, door and window surrounds, and mantels. Single- and double-leaf raised-panel wood doors and wood-framed multi-pane French doors and transoms possess original hardware. Intact finishes include smooth plaster walls and ceilings, tongue-and-groove oak floors, and molded baseboards and chair rails. The nearly freestanding, half-round, curving staircase is characterized by twisted and straight cast-iron balusters capped by molded wood handrails that terminate in a spiral at the bottom. The period of significance is 1923, the dwelling's construction date.

Setting

The expansive Alexander S. and Mary R. Hanes House is located at the southeast corner of the intersection of North Hawthorne and Buena Vista roads in the Buena Vista subdivision approximately two miles northwest of downtown Winston-Salem. The residence designed by architect Charles Barton Keen's Philadelphia-based firm is situated near the center of a 5.23-acre tract encompassing 4.72-acre and .51-acre parcels. The adjacent area is primarily residential, with some commercial development along Reynolda Road to the east. Richard J. Reynolds High School and Memorial Auditorium is south of the Hanes House at 301 North Hawthorne Road.

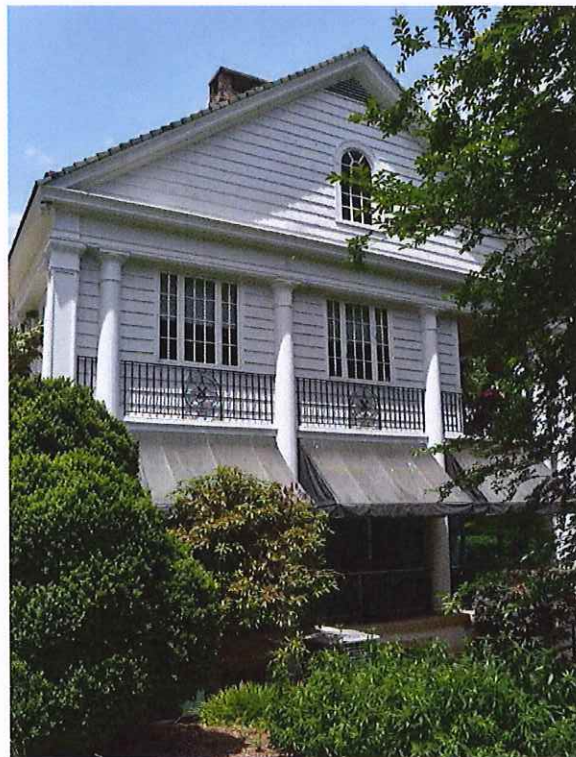
Landscape

The sizeable lot provides an estate-like setting in keeping with the dwelling's Georgian Revival character. The house faces west, shielded from public view by rolling topography that necessitates lengthy rough-face granite retaining walls bordering the granite-edged concrete municipal sidewalk as well as the crescent-shaped asphalt-paved driveway. Square granite posts flank driveway entrances. As the front lawn is at a higher grade than the house, slate-capped granite steps rise from the driveway's west edge to the lawn. The retaining walls were constructed in conjunction with the house.

A short, straight, formed-concrete-edged slate walk spans the distance between the driveway and the concrete steps at the north entrance on the west elevation. A red-brick-edged-slate curved step provides access to the primary entrance to the south. Planting beds containing perennials and deciduous and evergreen trees and shrubs line the dwelling's perimeter and punctuate the lawn. The nature of Philadelphia landscape architect Thomas Warren Sears' design for the gardens is unknown. However, ivy-covered remnants of walkways and a fountain remain in the wooded east portion of the parcel, which

story, hip-roofed, three-bay north service wing; and inset northeast and south two-story porches. As seen in many of Keen's Winston-Salem commissions, the exterior color palette comprises white walls and a green Ludowici-Celadon tile roof. However, the Hanes House is weatherboarded rather than stuccoed and features a slightly projecting central entrance bay featuring a shield-shaped window flanked by swags in the pedimented gable. Carved consoles support a flat-roofed entrance hood beneath a round-arched double-hung multi-pane window. A wide single-leaf six-raised-panel door is inset within a paneled recess. Original wrought-iron lantern sconces flank the entrance. A three-pane transom tops the single-leaf six-raised-panel door at the auxiliary entrance to the north. Wood-frame glazed storm doors with lattice-pattern bases and single-pane transoms hang at each opening's outer edge. Full-height paneled pilasters with fluted capitals rise to the molded cornice, delineating seven façade sections. Three tall, rectangular, corbelled red brick chimney stack pierce the roof. Gutters are concealed within the eaves. Square white-painted downspouts empty into underground drains.

Original multi-pane wood windows, most of which are double-hung, light the interior. Sash configuration varies on each elevation. On the primary façade's first story, six-over-nine sash flank the central entrance and eight-over-twelve sash with four-over-six sidelights fill the intermediary bays. Windows in the north first-story bay and eight second-story bays have six-over-six sash. A canvas dome awning tops the round-arched central second-story window. Operable louvered wood shutters frame all double-hung windows and the multi-pane French doors on the east elevation.



South elevation

A round-arched double-hung multi-pane window with a molded classical surround embellished with keystone and impost blocks pierces the pedimented south gable. The two-story porch spanning the south elevation was initially open on both levels. The second-story southeast corner porch remains open. The west two second-story bays were enclosed in 2007 with weatherboarded walls and three-section wood windows with twelve-pane sash flanked by eight-pane sash on the west and south elevations. Architect

Bobby Patterson of Architectural Design Associates of Clemmons planned the 2007 modifications.³ The full-height white-painted-metal-frame curtain walls of the first-story sunporch were installed in the mid-twentieth-century. The enclosure and sunporch walls are inset and constructed in a manner that preserves original full-height porch columns and paneled pilasters with fluted capitals as well as ornamental black wrought-iron railings with central medallions. Three straight-slope canvas awnings top the south sunporch bays. The basement entrance stairwell at the south elevation's east end contains a straight run of below-grade concrete steps. A tubular-steel railing tops the formed-concrete walls.



Southeast oblique (above) and east elevation (below)



³ Ibid.

The three central bays of the east (rear) elevation contain first-story multi-pane double-leaf doors with transoms and second-story eight-over-eight sash. The intermediary bays each encompass a first-story double-leaf door flanked by matching single-leaf doors and second-story eight-over-eight sash with four-over-four sidelights. The northeast first-story porch was enclosed with full-height white-painted-metal-frame curtain walls during the mid-twentieth-century. The weatherboarded and paneled second-story walls of the second-story sleeping porch are original. Mid-twentieth-century jalousie windows were replaced with eight-over-eight sash windows in 1981. Six-over-six sash in five gabled dormers on the east roof slope and two matching dormers on the west roof slope light the attic. An original slate terrace edged with slender black wrought-iron railings and a parged foundation spans the east elevation. Central semicircular brick-capped steps with circular red-brick-edged-slate landing provide east lawn egress.



North elevation

Two multi-pane lunettes pierce the north pedimented gable. West of the two-story corner porch, one first-story and two second-story six-over-six sash windows light the main block. The one-story hip-roofed service wing projects from the north elevation's west bays. In 1984, the wing's conditioned square footage was increased by one-third by enclosing the inset screened porch at the north end. The green Ludowici-Celadon tile roof was replaced with a standing-seam metal roof at that time. Fenestration encompasses three six-over-six sash on the west elevation; a high multi-pane casement window on the north elevation; and a six-over-six sash, multi-pane casement window, and six-pane sash on the east elevation and the projecting bay at the wing's southeast corner. A straight run of below-grade concrete steps with formed-concrete walls topped with a tubular-steel railing leads to the basement entrance in the projecting bay. Slender black wrought-iron railings secure the straight run of concrete steps and concrete landing that provide access to the service wing's north entrance, a single-leaf door with a paneled base and nine-pane upper section and a wood-frame storm door.

Interior

First Floor

The Hanes House is characterized by a finely crafted interior. Most rooms in the main block retain original volumes and finishes. On the first floor, the main block's central section comprises a west reception and stair hall and an east library. To the south, an expansive living room spans the dwelling's full depth and opens into the sunporch. The north dining room is accessible from the library as well as the north service wing and the enclosed northeast corner porch, which serves as a breakfast room. West of the dining room, a restroom and closet are located on the west side of the service corridor, which extends from the reception hall to a secondary stair, the auxiliary entrance, and the north wing. The service stair supplies second floor and basement egress.

The formal spaces—reception hall, dining room, living room, and library—feature classical cornices, door and window surrounds, and mantels. Single- and double-leaf raised-panel wood doors and wood-framed multi-pane French doors and transoms retain original hardware. Intact finishes include smooth plaster walls and ceilings, tongue-and-groove oak floors, and molded baseboards and chair rails. The large windows and doors provide ample light and views of the picturesque landscape, thus affording connectivity with the natural world.



Reception hall, looking north

The reception hall walls are painted with the exception of the east wall's upper two-thirds, which is papered above the chair rail and plaster wainscot. The plaster ceiling cornice, the most elaborate in the house, features an egg-and-dart band and guttae beneath soffits with alternating guttae blocks and flower-filled lozenge shapes. The nearly freestanding, half-round, curving staircase is characterized by twisted and straight cast-iron balusters capped by molded wood handrails that terminate in a spiral at the bottom. Keystones and impost blocks embellish the round-arched powder room vestibule and service hall entrance surrounds at the hall's northwest corner as well as the basement stair entrance at the southwest corner. Tall double-leaf doors on the east, south, and north elevations provide library, living room, and dining

room egress. Interior doors in formal spaces are topped with blind panels. The reception hall has a black-and-white marble checkerboard-patterned floor.



Reception hall, looking south (above) and living room, looking east (below)



South of the reception hall, the living room's commodious size and proximity to the sunporch facilitates entertaining. Narrow molding applied to the plaster walls above and below the chair rails creates a paneled wall and wainscoting effect. The molded plaster cornice features a punched and gouged band. The plaster ceiling is embellished with a central medallion and banded edge. Tall multi-pane French doors and transoms on the east and west elevations provide ample light. Wood covers with painted metal screens disguise the radiators recessed in the east wall. In the south elevation's slightly projecting central

bay, a classical wood mantel ornamented with urns, ribbon and bellflower swags, medallions, and foliage serves as the focal point. The fireplace surround is veined black marble. Blind panels surmount the two double-leaf doors on the south elevation that lead to the sunporch.

The sunporch retains original square gray Cortona marble floor tiles. The fireplace wall is paneled above a wide firebox framed with Delft tiles and robust molding. The built-in cabinets with open and enclosed shelving and paneled doors that line the north wall around the fireplace and door openings were added in the mid-twentieth century, likely in conjunction with the room's enclosure with full-height glazed west, south, and east curtain walls.



Sunporch, looking west (above) and library, looking north (below)



In the library between the living and dining rooms, bookcases recessed in the south and west walls on either side of the deep paneled doorways have round-arched keystone surrounds. Wood covers with painted metal screens disguise the radiators recessed in the base of the south bookcases. The west bookcases have base cabinets with paneled doors. The north wall's slightly projecting central section is paneled above a mantel with a molded shelf, ogee-edge frieze, and crossed molding bordering a bird-motif-tile firebox surround. Three French doors with transoms punctuate the east wall.



Dining room, looking southeast

Dining room embellishment includes a robust molded cornice, plaster ceiling medallion, and papered walls above plaster wainscot. The fireplace at the south elevation's center encompasses a veined-yellow-marble firebox surround and hearth framed by a tall classical mantel elaborately carved with urns, swags, and foliage. The single-leaf paneled door at the north wall's west end provides butler's pantry and kitchen access. The tall door opening at the wall's east end door originally contained a double-leaf door and transom removed in the mid-twentieth century when the northeast corner porch was enclosed to create a breakfast room. The black-and-white ceramic-tile breakfast room floor and single-leaf louvered-panel patio door and matching shutters were added at the same time.

The butler's pantry north of the dining room and kitchen in the north wing were remodeled in 1984. Original full-height cabinets with multi-pane upper doors and paneled bases line the butler's pantry's south wall. Base cabinets span the east wall below the pass-through opening to the breakfast room created in 1984. A counter projects from the north wall, which wraps around a chimney. The small room in the projecting northeast bay serves as an office. The open kitchen to the west is lined with full-height paneled cabinets. The door at the kitchen's northwest corner provides egress to the 1984 laundry room addition that occupies the footprint of the original north porch. The small restroom at the laundry room's southeast corner has white porcelain fixtures.

The corridor south of the kitchen leads to the auxiliary entrance and service stair as well as a small powder room and closet. The powder room's white porcelain sink with a tapered pedestal base, hexagonal green ceramic-tile floor, and square white ceramic-tile wainscoting are original. The white

porcelain toilet was installed in the mid-twentieth century. The powder room is also accessible from the small vestibule and coat room to the south at the reception hall's northwest corner.



Butler's pantry, looking south

Second Floor

The second floor contains five simply finished bedrooms and four full bathrooms. The reception hall stair terminates in the second-story hall's south section, where a railing with twisted and straight cast-iron balusters capped by molded wood handrails secures the opening. The two-arm crystal sconce at the stair landing is original. Molded cornices, plaster walls, six-panel doors with brass hardware and faceted-glass door knobs, simple door and window surrounds with mitered corners, baseboards capped with molded trim, and oak floors are intact throughout the second floor. Beneath the windows, wood covers with painted metal grates disguise radiators. Bedroom and corridor closets have original built-in shelves, rods, and cedar-lined drawers. All of the woodwork is painted. Three bathrooms retain original medicine cabinets, white porcelain fixtures and towel bars, and square white ceramic tile wainscoting. The hexagonal-green-ceramic-tile northwest and east bathroom floors are original. The central bathroom's square-green-ceramic-tile floor was installed in 1981.

The Broyhills made minor modifications to the original floor plan in 2007 by enclosing the west two-thirds of the south porch to create two dressing rooms lined with closets and remodeling the master bathroom. The master suite now encompasses the southeast bedroom and what had been the southwest porch, bathroom, and dressing room. The southwest bathroom and dressing room became an expansive bathroom with two toilet rooms, a shower, and a jacuzzi tub. The west dressing room entrance is at the bathroom's south end. The east dressing room, accessible from the master bedroom, retains an original multi-pane French door and four-pane transom at what was the porch entrance. The matching door to the east leads to the open southeast porch. Between the doors, a simple classical mantel with fluted pilasters, a paneled frieze, and foliate corner blocks ornaments the fireplace, which has a veined-gray-marble surround and hearth. The fireplace in the northeast bedroom is identical. The northeast dressing room's built-in counter with central drawers on the east wall and closets lining the west wall were added in 1981.

At the same time, a full-height bookshelf unit with base cabinets was erected on the west bedroom's south wall. The room now serves as den.



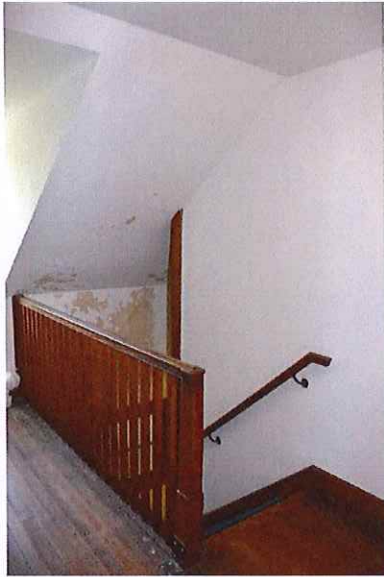
Northeast bedroom mantel on south elevation (above) and south bedroom, looking southeast (below)



Third Floor

The northwest service stair connects the second and third floors. A wood railing with square balusters, a molded handrail, and a tapered square newel secures the landing opening. Plaster walls and ceilings, heart pine floors and lacquered-wood baseboards, window and door surrounds, and five-horizontal-panel doors with brass hardware are intact. Seven dormers and three gable-end windows illuminate the third floor. The storage room that spans the attic's north end features two sets of drawers recessed in both the

east and west walls and built-in closets with double-leaf two-panel doors on the south wall. A large walk-in storage closet is south of the stair. Although most of the attic was designed to provide storage, a servant's room and full bathroom are located on the east side of the corridor in the north section. The bathroom's original white porcelain toilet, wall-mounted sink, and claw-foot tub remain. The closet south of the bathroom contains a light well for the bathroom below. The corridor opens into a large unfinished south storage room.



Service stair landing, looking northwest



North room, looking east

Basement

The basement's utilitarian north section, accessed via the service stair and north entrance, contains boiler, storage, and laundry rooms. The corridor and laundry room have black-and-white checkerboard-pattern vinyl-composition-tile floors and painted plaster walls and ceilings. Beadboard wainscot protects the lower half of the corridor walls. Simple wood door trim and five-horizontal-panel doors remain. The boiler room and adjacent storage room have concrete floors and hollow-terra-cotta-block walls. Most walls and ceilings are parged and painted. The Broyhills finished the southeast section in 1985 to create an expansive recreation room with an elevated wood floor and gypsum board ceiling. The at-grade recreation room that spans the basement's south end has a carpeted floor. Two pairs of six-over-six sash and the single-leaf door with a two-panel base, two-over-two sidelights, and a three-pane transom on the south wall provide ample light. Three storage rooms and the south stair are accessible from the west corridor, which has a large-square-ceramic-tile floor. The Broyhills maintain the original steam heating system, but added supplemental heat and central air conditioning in phases during the 1980s.



Basement, south room, looking east (above) and garage/apartment, southwest oblique (below)

Secondary Resources



Garage/Apartment, 1923, contributing building

A one-and-one-half-story, weatherboarded, three-bay garage with a second-floor apartment stands northwest of the house. Pedimented dormers (three on the west roof slope and one on the east roof slope) pierce the side-gable green Ludowici-Celadon tile roof above a molded cornice with gable-end returns. Louvered attic vents fill the gable peaks. Double-hung six-over-six wood-sash windows illuminate the apartment, which is accessed via a single-leaf six-panel wood door at the building's southeast corner. The wood-frame glazed storm door has a lattice-pattern base. The winding wood staircase empties into a short corridor adjacent to the bathroom and north and south bedrooms. The apartment retains plaster walls and ceilings, hardwood floors, baseboards with molded upper edges, simple window and door trim with mitered corners, and four-horizontal-panel doors with original brass hardware and faceted-glass knobs. The bathroom, remodeled in the 1970s, has a sheet-vinyl floor and replacement fixtures. One multi-pane

wood casement window on each of the north, east, and south elevations lights the single garage room, which is secured by replacement roll-up metal doors with exterior faces that emulate weatherboards and a horizontal nine-pane window. The garage has a plaster ceiling and walls and a concrete floor. HVAC ductwork and plumbing pipes for the apartment hang from the ceiling. A deep closet fills the area beneath the apartment stair. The grade decline to the north allows for a basement storage room. Low round-stone walls flank the asphalt-paved walk leading to the single-leaf board-and-batten basement door at the north elevation's center.



Stone walls, looking northeast (above) and west (below)



Stone walls, 1923, two contributing structures

The lot's rolling topography necessitated the lengthy rough-face granite retaining walls that border the granite-edged concrete municipal sidewalk as well as the crescent-shaped asphalt-paved driveway. Square granite posts flank the driveway entrances. As the front lawn is at a higher grade than the house, slate-capped granite steps rise from the driveway to the lawn. The retaining walls were constructed in conjunction with the house.



Playhouse, west elevation (above) and pergola, looking south (below)



Playhouse, 1982, noncontributing building

The one-story, side-gable-roofed, weatherboarded, one-room playhouse is east of the garage at a slightly lower elevation. Square posts support the inset porch that spans the façade (west elevation), sheltering a single-leaf six-panel wood door and two windows framed by shutters with central heart motif cut-outs. A gabled screened porch with slender square posts and railings extends from the south elevation. Both porches have narrow-board floors. Double-hung six-over-six wood west and north windows, an east multi-pane bay window, and a Dutch door with a six-pane-upper section and two-vertical-panel base light the interior. The playhouse has a sheet-vinyl floor, faux-wood wall paneling, and a gypsum-board ceiling. A stone-bordered gravel walkway leads to the west entrance.

Pergola, 1989, noncontributing structure

The vine-covered pergola with painted square posts and rafters covers a circular concrete patio bordered by a planting bed with low stone walls. The existing pergola replaced an earlier wood pergola destroyed by Hurricane Hugo.

Integrity Statement

The Hanes House possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for local historic landmark designation. The dwelling maintains integrity of location as it stands on its original site. The pergola, playhouse, and playground are inconspicuously situated north and south of the house. Although the planting and hardscape configuration has evolved, original retaining stone walls have been maintained. The 5.23-acre property provides appropriate estate-like surroundings in keeping with the dwelling’s Georgian Revival-style character, thus allowing for integrity of setting, feeling, and association.

The Hanes House also retains integrity of design, materials, and workmanship. The 1923 exterior, characterized by white weatherboarded walls, a green Ludowici-Celadon tile roof, and classical details such as the slightly projecting pedimented central entrance bay, full-height paneled pilasters, carved consoles supporting the flat hood above the entrance, molded cornices, pedimented dormers, and multi-pane double-hung wood windows and French doors remain. Modifications including the south sunporch’s glazed enclosure, the enclosure of the west two-thirds of the second-story south porch to create dressing rooms, and the enclosure of the northeast porch to serve as a first-floor breakfast room and second-floor dressing room were executed in a sympathetic manner that preserves original full-height porch columns and paneled pilasters with fluted capitals as well as ornamental black wrought-iron railings with central medallions.

Most rooms in the 1923 residence maintain original volumes and finishes. The formal spaces—reception hall, dining room, living room, and library—feature classical cornices, door and window surrounds, and mantels. Single- and double-leaf raised-panel wood doors and wood-framed multi-pane French doors and transoms possess original hardware. Intact finishes include smooth plaster walls and ceilings, tongue-and-groove oak floors, and molded baseboards and chair rails. The nearly freestanding, half-round, curving staircase is characterized by twisted and straight cast-iron balusters capped by molded wood handrails that terminate in a spiral at the bottom. Service wing expansion and remodeling in 1984 and dressing room and master bathroom suite creation in 2007 were designed to minimize impact on historic fabric.

Historical Background

House Ownership History

Alexander Stephens Hanes (1882-1944), known as Alex, and Mary Leigh Robinson (1886-1964) were the first owners of the house at 525 North Hawthorne Road. The couple wed in Mary’s northeastern North Carolina hometown, Elizabeth City, on December 18, 1907. Alex, the eldest son of Anna Hodgin Hanes and Winston industrialist John Wesley Hanes’ eight children, studied at Horner Military Institute in Oxford and University of North Carolina at Chapel Hill (1889-1901). Upon returning home, he resided with his family at 435 Cherry Street and worked at Shamrock Hosiery Mills, established by his father in 1901. He assumed the company’s leadership following his father’s 1903 death and, with his mother and siblings, incorporated the business in January 1904. Alex served as president of the concern, which was reorganized as Hanes Hosiery Mills Company in 1914, for eleven years. He was active in local politics

and civic affairs, becoming the youngest person ever elected to the Winston Board of Aldermen in 1905. He also invested in local businesses such as clothier Fletcher Brothers, organized in 1906.⁴

In 1910, Alex and Mary Hanes' West Fourth Street household included their infant daughter Elizabeth; fifty-two-year-old white nurse Maggie Brock, and forty-two-year-old Black cook Malissa Hobson. The family grew with the birth of Charles in 1912 and Alexander Jr. in 1913. By 1920, nineteen-year-old Black Davidson County native Daisy E. Smoot and forty-two-year-old Lillie Glenn, who was mixed-race, lived with the family and assisted with household management.⁵

Alex Hanes resigned from Hanes Hosiery Mills in 1916 to pursue other business interests, including real estate speculation and tire manufacturing. He established Hanes Rubber Company that year and commissioned Fogle Brothers to construct a two-story brick building 3401 Indiana Avenue to house the company's office and tire manufacturing factory. The contractors commenced work in October 1916 and completed the project in June 1917 at a cost of \$35,640.28. The plant generated the first Hanes Cord tires that year and grew to become one of the South's largest producers by 1924, employing one hundred workers in a facility valued at \$617,000 before it closed in late 1928. Many employees resided in a company-owned village on Patterson Avenue's east side between Thirty-Second and Thirty-Fourth streets, where stuccoed frame dwellings designed by prominent engineers Lockwood, Greene, and Company were erected beginning in 1919. Although Hanes Rubber Company was short-lived, the surrounding area remained known as "Tire Town" for many years.⁶

Alex and Mary Hanes joined their elite peers in the 1920s migration from the city's center to newly created suburbs west of town. Alex was one of the principal stockholders of the Standard Improvement Company, established in 1917 to develop property amassed by industrialist Henry W. Fries west of downtown. As a result, he acquired a prime tract encompassing six lots spanning the distance between Hawthorne and Reynolda roads on Buena Vista Road's south side in the Buena Vista subdivision, platted in September 1919. The Haneses commissioned architect Charles Barton Keen to design the expansive Georgian Revival-style house at 525 North Hawthorne Road completed in 1923 at a cost of \$35,000 by McNeill Construction Company.⁷ The residence manifested their prosperity and provided much-needed

⁴ Brothers John Wesley Hanes and Pleasant Henderson Hanes were Winston's leading tobacco manufacturers in the late nineteenth century, but as Richard J. Reynolds consolidated local tobacco factories, they sold him their business in 1900 and used the proceeds to invest in the textile industry. "Hanes-Robinson," *Twin City Sentinel* (abbreviated TCS after first mention in notes), December 18, 1907, p. 1; "Two Notable Charters," *Morning Post* (Raleigh), January 5, 1904, p. 6; "Municipal Election," *Western Sentinel*, May 4, 1905, p. 4; "Winston's Alderman Inducted Into Office," *WSJ*, May 9, 1905, p. 1; "Formation of Limited Partnership," *Union Republican*, February 8, 1906, p. 3; Smith, *Industry and Commerce*, 9, 13-15; Gwynne S. Taylor, "Shamrock Mills," National Register of Historic Places nomination, 1978; Jo White Linn, *People Named Hanes* (Salisbury: privately published, 1980), 80-81, 155.

⁵ Alex and Mary Hanes' address changed from 953 to 1113 West Fourth Street in the 1910s. U. S. Census, Population Schedules, 1910 and 1920.

⁶ "Auto Tires and Inner Tubes Now Being Made Here," *TCS*, July 28, 1917, pp. 1 and 5; "A Vital New Factor in Motor World," *WSJ*, July 29, 1917, p. 16; Sanborn Map, vol. 1, sheet 112, 1917; " 'Tire Town' Name of New Village," *Western Sentinel*, April 1, 1919, p. 7; Fogle Brothers Collection, folder VIII-D, "Contract Ledger, 1915-1932," pp. 453-469, MASP; Reverend Edward Rondthaler, *The Memorabilia of Fifty Years: 1877-1927* (Raleigh: Edwards & Broughton, 1928), 349; *WSCD*, 1918; Charles S. Siewers, *Forsyth County: Economic and Social* (Chapel Hill: University of North Carolina, Department of Rural Social Economics, May 1924), 35, 41; John D. Langston Jr., "Twin City Carton Manufacturers Now on Another Globe-Girdling Attempt," *TCS*, December 8, 1937; James Howell Smith, *Winston-Salem in History, Vol. 8: Industry and Commerce, 1896-1975* (Winston-Salem: Historic Winston-Salem, 1977), 27; Forsyth County Deed Book 309, p. 217; Plat Book 6, p. 192; Deed Book 1914, p. 2308; Sanborn Map, vol. 2, sheet 221, 1950.

⁷ The area known as Buena Vista encompasses many plats, only some of which officially bear that name. *WSJ*, February 18, 1917, p. 19; "Building Operations in City Total \$4,166,877," *WSJ*, January 1, 1924, p. 8; "McNeill Construction

room for their growing family, as well for entertaining. The property included a garage with a two-room second-floor staff apartment. Forty-five-year-old Black South Carolina native and gardener Jake Roberson, enumerated with the Haneses in 1930, was likely an occupant. Daisy Smoot, who served as the Hanes' cook, and twenty-four-year-old African American maid Annie Lee probably occupied bedrooms on the third floor of the main house. Daisy, who never married, was employed by the Hanes family until her 1951 death at the age of forty-nine.⁸

During the 1920s, Alex Hanes advocated for road improvements as chair of the Winston-Salem Chamber of Commerce's Good Roads Committee. He was appointed by Governor Morrison to represent the seventh district on the North Carolina Highway Commission in January 1923, a position he held until resigning in late 1929.⁹ Earlier that year, Hanes dissolved Hanes Rubber Company and partnered with three of his brothers to establish Hanes Brothers, Inc., an investment banking firm. He served as the company's president, James G. Hanes and Fred M. Hanes vice presidents, Robert M. Hanes treasurer, J. D. Maver secretary, and Charles D. Barney manager. The office was in the Farmers Bank and Trust Building in downtown Winston-Salem. Alex Hanes also continued to speculate in real estate, serving as vice-president of Realty Exchange and president of West End Properties. He was a founding director of the Morris Plan Industrial Bank's Winston-Salem branch, located at 206 West Fourth Street. The Haneses were active in myriad civic organizations and West End Methodist Church, which became Centenary Methodist Church, and were members of Twin City, Old Town, and Forsyth Country clubs.¹⁰

Alex Hanes died in July 1944 after suffering a heart attack. Thomas Holt Haywood and his wife Mary Louise Bahnson Haywood purchased the house at 525 North Hawthorne Road from Mary Hanes and her children in March 1948.¹¹ The Haywood and Holt families shared myriad civic and business interests. T. Holt Haywood's endeavors included tenure as Selected Dairies, Inc.'s president and Southern Steel Stamping's vice president. He served on the boards of directors for those businesses as well as Washington Mills, Piedmont Publishing Company, American Enka Corporation, Leward Cotton Mills, Wachovia Bank and Trust Company, and the Winston-Salem Foundation. Although the couple's primary residence was in Winston-Salem, they spent a significant amount of time at their Clemmons farm, established in 1931. Arden Farm workers produced fruit, vegetables, pork, poultry, eggs, and dairy products processed at Arden Farm Packing Company in Clemmons and sold at venues including the 1867 Elias A. Vogler Store at 612-614 South Main Street in Salem, which the Haywoods leased from the Moravian Church in 1936. Louise Haywood was E. A. Vogler's great-niece. Arden Farm Packing Company was one of Clemmons' largest employers during the 1930s and 1940s.¹²

Company," *WSJ*, February 6, 1927, p. B12; Sid Bost, "Buena Vista: The City's Beautiful View," *TCS*, March 26, 1962; Forsyth County Plat Book 2, p. 17; Plat Book 2, p. 94; Plat Book 3, p. 8; Plat Book 4, pp. 13, 175; Plat Book 7, pp. 103, 136.

⁸U. S. Census, Population Schedules, 1930 and 1940; Daisy Smoot death certificate, 1951.

⁹"Good Roads Council to Meet Thursday," *TCS*, October 20, 1920, p. 12; "Our New Highway Commissioner," *Danbury Reporter*, January 31, 1923, p. 1.

¹⁰Clarence E. Weaver, *Winston-Salem, "City of Industry": Illustrated, Historical, Biographical Facts and Figures* (Winston-Salem: Winston Printing, 1918), 21; Winston-Salem city directories; Frank Bennett Jr., "What We Think of Morris Plan," *WSJ*, July 1, 1926, p. 12.

¹¹Alex S. Hanes death certificate; Forsyth County Deed Book 580, p. 337.

¹²In 1953, following the death of Josh Quinn, who had overseen dairy and swine production, Haywood sold 590 acres of his approximately 1,000-acre farm west of Muddy Creek, called Upper Arden Farm, and his Guernsey herd and invested in Hereford cattle. Clay Hunter managed that herd as well as chickens, sheep, and swine on the remaining 423 Forsyth County acres. After purchasing Hickory Hill, a 1,050-acre Davie County farm, in 1959, which he named West Arden Farm, the Forsyth County property was known as East Arden Farm. The Haywoods died from injuries sustained during a February 6, 1964 automobile accident. "Vogler Store Building," 1936, Map File B, Moravian Archives Southern Province; "Arden Farm Store," undated brochure, Forsyth County Public Library; Lynn Sharpe Hill, "Market Place for Piedmont Craftsmen," undated article, FCPL; "Haywood will sell 590-acre Arden Farm," *WSJS*, Clemmons Development Council Scrapbook, 1953; Martin

Arden Farm was located in close proximity to Middlebrook Farm, property owned by the Hanes family since the eighteenth century. During the mid-twentieth century, the Haneses utilized their Clemmons farm as a weekend retreat. Alex Hanes' cousin P. H. Hanes Knitting Company executive P. Huber Hanes Jr., known as Huber, and his wife Jane Hopkins Hanes remodeled the 1798 Philip and Johanna Hoehns (Hanes) House at Middlebrook Farm in the late 1940s. Farm employees raised Hereford cattle on the property and oversaw an Arabian horse breeding and training service initiated in 1958. In July 1951, the Haywoods conveyed their home at 525 North Hawthorne Road to Huber and Jane Hanes, who had previously resided at 526 Glade Street.¹³

Pleasant Huber Hanes Jr. (1915-1974), the son of Evelyn Hanes and P. H. Hanes Knitting Company co-founder Pleasant Huber Hanes Sr. (1880-1967), graduated from Woodberry Forest School and Duke University and attended the Harvard School of Business Administration. He joined the family hosiery business in 1938 and in August 1941 married Titusville, Pennsylvania native Jane Knox Hopkins (1917-2009), an alumna of Abbott Academy in Andover, Maryland and Sweet Briar College in Virginia. Following U. S. Navy service during World War II, he held a series of management roles at the company before becoming president in February 1954. Upon the January 1965 merger of P. H. Hanes Knitting Company and Hanes Hosiery Mills to create Hanes Corporation, Huber Hanes was elected president and chief executive officer. However, due to complications from the heart attack he suffered on the day of the merger, he headed the company for only two years before stepping down to serve as chairman of the board. His second cousin Gordon Hanes, formerly the president of Hanes Hosiery Mills, assumed leadership of Hanes Corporation, which then had approximately nine thousand employees. Huber Hanes was a director until his April 1973 retirement. He was active in civic affairs and politics, serving in leadership roles including a Forsyth County Board of Commissioners member and chair from 1952 until 1960; president of Winston-Salem Chamber of Commerce, Forsyth County Land Company, and North Carolina Breeders Association; and member and officer of the Community Chest, National Association of Manufacturers, North Carolina Textile Foundation, Winston-Salem Foundation, and Old Salem, Inc. Hanes coordinated fundraising efforts for Duke University's alumni association and advocated for the creation of Pilot Mountain State Park, heading the preservation committee that in 1968 raised \$281,000 toward land acquisition cost.¹⁴

Howard, "Holt Haywood Buys Hickory Hill," *WSJS*, Clemmons Development Council Scrapbook, 1959; "T. Holt Haywoods Killed in Wreck," *Courier*, February 13, 1964, pp. 1 and 4; "T. Holt Haywood Estate is Listed at over \$1.7 million," *Courier*, June 25, 1964, p. 1.

¹³ In 1973, Huber and Jane Hanes sold approximately 462 acres of Middlebrook Farm to W. Bryan White and Associates Co-op, retaining 7.8 acres surrounding the house. Clemmons West, a large residential subdivision, was subsequently developed. Forsyth County Deed Book 1043, p. 156; Forsyth County Plat Book 27, p. 5; Mimi Howard, "Harness Racing at Pinehurst," *Charlotte Observer*, March 1, 1959, p. E3; Nita Hillard, "White & Associates Proposed Planned Unit Development," and "Land Developers Buy Hanes Farm," Clemmons Development Council Scrapbook, 1973; Forsyth County Deed Book 637, p. 130.

¹⁴ P. Huber Hanes Jr.'s grandfather Pleasant Henderson Hanes and his sons Pleasant Huber and William Marvin Hanes founded P. H. Hanes Knitting Company in 1902, initially producing ribbed-cotton men's underwear in a factory on Stratford Road. "P. H. Hanes Knitting Co.," *WSJ*, May 14, 1910, p. 8; "Hopkins-Hanes Marriage Told In Titusville," *Pittsburgh Post-Gazette*, August 18, 1941, p. 10; "Hanes Named Family Firm President," *Charlotte Observer*, February 11, 1954, p. 12; "New Hanes Company Will Begin Operation," *Statesville Record and Landmark*, February 24, 1965, p. 10; "\$1 Million Grant Made For Park," *News and Observer* (Raleigh), July 20, 1968, p. 13; "Key Textile Exec To Quit," *Charlotte Observer*, February 17, 1973, p. B3; "Huber Hanes Dies at 59," *WSJ*, February 1, 1974, pp. 1-2; "Ex-Hanes Corp. Chairman Dies," *News and Observer*, February 1, 1974, p. 26; "Jane Knox Hopkins Hanes," *WSJ*, January 17, 2009; Linn, *People Named Hanes*, 119-124.

Modifications to the house at 525 North Hawthorne Road during Huber and Jane Hanes' tenure included enclosure of the sunporch and northeast first-story porch with glazed curtain walls. They engaged influential Greensboro interior designer Otto Zenke to update the residence. The couple donated the eastern 1.36 acres of their parcel, a wooded area adjacent to Reynolda Road, to the City of Winston-Salem on December 16, 1971. Huber Hanes's health continued to decline after his retirement. Six months after his January 31, 1974 death, Jane conveyed the house and remaining 5.23 acres to Elizabeth and Marcus Frank Sohmer Jr., a physician, on June 11, 1974. A collection of the Hanes family's antiques and household furnishings was sold at an August 1975 auction at Memorial Coliseum.¹⁵

The current owners of 525 North Hawthorne Road, James Edgar Broyhill II, known as Ed, and Melanie Pennell Broyhill, purchased the property from the Sohmers on August 14, 1981. Ed, the son of Louise Robbins Broyhill and James Thomas Broyhill, a Broyhill Furniture Industries executive (1945-1962), U. S. Representative and Senator (1963-1986), and North Carolina Department of Commerce secretary (1989-1991), grew up in Lenoir and Washington D. C. In July 1976, after graduating from Wake Forest University, he married Winston-Salem native and Virginia Intermont College alumna Melanie Pennell Broyhill, the daughter of Jacquelynne Clay Pennell and surgeon Timothy Clinard Pennell. The couple settled in Winston-Salem, where they established The Broyhill Group, an investment banking company, and pursued other ventures including real estate development.¹⁶

Early-twentieth-century West Winston-Salem Subdivision Development

West Highlands and Stratford Place

Brothers and business partners Pleasant Henderson Hanes, John Wesley Hanes, and Benjamin Franklin Hanes (P. Huber Hanes Jr.'s grandfather and great-uncles) purchased numerous tracts west of Winston in the late nineteenth century. In 1912, Pleasant Henderson Hanes began subdividing a sizable portion of his holdings as the West Highlands neighborhood. New York landscape architects Buckenham and Miller, the original designers of R. J. and Katharine Reynolds's estate and gardens, created the first seventy-five-acre plat in September of that year. On January 27, 1913, the Winston-Salem Board of Alderman voted to expand the city limits to encompass the new subdivision, which comprised approximately 140 parcels. West Highlands' second phase includes a long central park, designed as a series of landscaped medians, on Runnymede Road. A creek spanned by bridges with arched stone railings runs through the park's center. Pleasant Henderson and Lizora Hanes reserved Section Two's Blocks Three and Five for use by their children.¹⁷

By the mid-twentieth century, developers had expanded West Highlands eight times, in some cases surrounding smaller plats such as Stratford Place, which occupies the northwest corner of the Five Points intersection where West First and Miller Streets and Runnymede, Stratford, and Country Club Roads meet. Stratford Place encompasses land acquired by industrialist John Wesley Hanes in several transactions prior to his 1903 death and conveyed in August 1924 by his widow Anna, the couple's children, and their spouses to the Wachovia Bank and Trust Company in order to facilitate its

¹⁵ Taylor, *From Frontier to Factory*, 208; Forsyth County Deed Book 1027, p. 317; North Carolina General Assembly, 1973 Session, A Joint Resolution Honoring the Life and Memory of P. Huber Hanes Jr.,” Resolution 129, Senate Joint Resolution 1107, February 27, 1974; Forsyth County Deed Book 1128, p. 1405; Deed Book 1342, p. 545.

¹⁶ Forsyth County Deed Book 3108, p. 1950; Plat Book 2, page 17 (5) and Plat Book 4, p. 13; “James Thomas Broyhill,” Biographical Directory of the United States Congress <https://bioguide.congress.gov/search/bio/B000966> (accessed October 2021); *Charlotte Observer*, January 21, 1976, p. 10.

¹⁷ Forsyth County Plat Book 2, p. 46; Plat Book 4, p. 5; “Development Work in City,” *WSJ*, April 13, 1913.

improvement. Civil engineer J. E. Ellerbe's May 1926 Stratford Place plat illustrates Philadelphia landscape architect Thomas Sears's design for twenty-six lots along curving streets lined with large trees. Only twenty-two parcels ranging in size from approximately seven-tenths of an acre to one acre were available to prospective buyers at that time, however, as Thurmond and Lucy Hanes Chatham, Fred M. and Elizabeth Hanes, Robert M. and Mildred Hanes, and Bunyan S. and Edith Womble had purchased the four largest lots facing Stratford Road and commissioned Philadelphia architect Charles Barton Keen's firm to design their homes.¹⁸ Keen undoubtedly influenced the Chathams' and Haneses' decisions to engage the Philadelphia-based McNeill Construction Company to erect their residences.¹⁹

Buena Vista

Industrialist Henry W. Fries was among the investors who amassed considerable acreage on the city's outskirts in anticipation of ensuing development. The Buena Vista Company organized in 1915 to handle the sale of his estate west of downtown. The area's name reflected its scenic views. The Standard Improvement Company, established in 1917 with principal stockholders C. D. Ogburn, A. S. Hanes, and W. F. Shaffner Sr., developed the property, engaging civil engineers Pegram, Ellerbe, and Reynolds to survey the subdivision's first plat in September 1919. Atlantic Coast Realty promoted an adjacent tract in March 1920 as Buena Vista Heights.²⁰

Numerous 1920s newspaper advertisements extolled Buena Vista's amenities, which included city water and sewer, electric lines, telephone service, cement sidewalks and driveways, and large flat lots. A February 19, 1921, *Twin City Sentinel* ad claimed that "there is more natural beauty on Carolina Circle . . . than in any other high-class development anywhere." By March 12, 1921, contractors were erecting Buena Vista's seventh home. Development continued at a rapid pace: agents Buena Vista Annex, Inc. had sold 197 lots by November 4, 1922. Pilot Real Estate Company and Atlantic Coast Realty also marketed property. Richard J. Reynolds High School and Memorial Auditorium's construction on Buena Vista's eastern edge made the area particularly desirable for families with children. An article detailing the neighborhood's development claimed that the close proximity to new schools and the subdivision's many "natural advantages" made it "a safe place for children and a playground for grownups." Buena Vista Annex, Inc. operated a bus system from 6:30 a.m. to 8:00 p.m. by 1923, transporting neighborhood residents to and from downtown.²¹

¹⁸ Samuel B. and Maggie J. Ziglar sold Pleasant Henderson Hanes 41.5 acres adjacent to Shallowford Road on July 16, 1884. This tract may have included the property upon which his son William Marvin Hanes (1882-1931) in 1920 commissioned the construction of a house designed by Charlotte architect Louis H. Asbury at what is now 1920 and 2000 West First Street (One and Two Piedmont Plaza). Developers demolished the Hanes residence in 1963 to make way for South Stratford Road's commercial development. Other family members eventually lived close by, erecting three dwellings in Stratford Place and three in West Highlands. Forsyth County Deed Book 20, p. 129; Deed Book 65, p. 460; Deed Book 70, p. 126; Deed Book 204, p. 199; Deed Book 239, p. 8; Plat Book 4, p. 188; Plat Book 7, p. 20; "W. M. Hanes House," 1920 drawings in the Louis H. Asbury Papers, 1906-1975 (UNCC MC00145), J. Murrey Atkins Library Special Collections at the University of North Carolina at Charlotte; Margaret Supplee Smith, "Database of Charles Barton Keen Houses," research notes, 2011; *Durham Morning Herald*, March 20, 1927.

¹⁹ McNeill Construction also erected other Keen-designed buildings in Winston-Salem including the Carl W. and Annie Harris, Alex S. and Mary R. Hanes, and Owen Moon Jr. residences, the Reynolda power plant, and Bowman Gray's greenhouse. The company opened a Winston-Salem office in mid-February 1927. "McNeill Company Locates in City," February 15, 1927, p. 16; McNeill Construction Company," *WSJ*, February 6, 1927, p. B12.

²⁰ The area known as Buena Vista encompasses many plats, only some of which officially bear that name. *WSJ*, February 18, 1917, p. 19; Sid Bost, "Buena Vista: The City's Beautiful View," *TCS*, March 26, 1962; PB 2, p. 17; PB 2, p. 94; PB 3, p. 8; PB 4, pp. 13, 175; PB 7, pp. 103, 136.

²¹ "Will Develop Large Tract West of Town," *TCS*, August 15, 1921, p. 5; "Buena Vista Keeping Pace with the Growth of Winston-Salem," *WSJ*, January 14, 1923; "Buena Vista" ad, *TCS*, June 30, 1923.

Some early residents were not pleased by the growing density. Ino Milling Company manager Luther C. Hobson and his wife Maude advertised the sale of their eight-room, Colonial Revival–style, 1920 house and garage at what is now 2005 Buena Vista Road in January 1923 in reaction to Buena Vista’s impending incorporation into the municipal limits. The Hobsons’ large garden, chicken lot, orchard, vineyard, and pine grove reflected their desire for a bucolic country life. They sold their home to Julia E. Surratt in 1925, soon after the City of Winston-Salem annexed Buena Vista on January 29, 1924. City administrators changed the name of Lovers Lane to Stratford Road on February 19, 1926.²²

East of Stratford Road, the neighborhood features large lots, winding roads, and naturalistic landscaping. In contrast, surveyors laid out the 1921 Buena Vista Annex, Inc. plat and subsequent company developments on North Stratford Road’s west side in a grid plan encompassing smaller parcels, so prospective homeowners usually purchased two or more lots. The Ferrell Estate’s Buena Vista Section, Second Release, has an expansive curvilinear plan.²³

In the 1920s and 1930s, property owners commissioned architects including Charles Barton Keen, William Roy Wallace, Willard C. Northup, Leet O’Brien, C. Gilbert Humphreys, Luther Lashmit, and Harold Macklin to design their homes, many of which are stately brick edifices with symmetrical façades and classical features. Local builders such as C. F. Benbow, Frank L. Blum Construction Company, J. L. Crouse and Brothers, Fogle Brothers, J. H. Grubbs, Kesler Construction Company, Phillips Lumber Company, B. C. Shore, and out-of-state contractors erected numerous neighborhood residences, ranging from Craftsman bungalows to Revival–style houses exhibiting the period’s most up-to-date architectural features. Finely detailed dwellings occupy prominent sites on Buena Vista, North Stratford, Oaklawn, Arbor, and Roslyn Roads. Parcels include garages, greenhouses, and gardens. Concrete sidewalks and landscaped medians encourage residents to enjoy the picturesque setting.

Architectural Context

Architect-Designed Colonial Revival-style Residential Architecture in Winston-Salem during the 1920s and 1930s

Alexander S. and Mary R. Hanes’ decision to build a Georgian Revival-style dwelling demonstrates the popularity of the nationally prevalent Colonial Revival aesthetic among Winston-Salem business and civic leaders and the architects they patronized. Architectural historians have documented that between 1910 and 1940 Colonial Revival elements were more often utilized in American houses than any other style. Events such as the United States’ 150th anniversary celebration in 1926 fueled emulation of iconic American buildings. Noted architectural historian Richard Guy Wilson asserts that the Colonial Revival is “the United States’ most popular and characteristic expression. Neither a formal style or a movement, Colonial Revival embodies an attitude that looks to the American past for inspiration and selects forms, motifs, and symbols for replication and reuse.”²⁴

²² Physician Samuel W. Hurdle’s name appears on this lot on the September 1919 Buena Vista plat, but the Hurdles resided in West End. Joel A. and Claudette B. Weston purchased the property in July 1969. Forsyth County Plat Book 2, p. 17; Deed Book 250, p. 128; Deed Book 989, p. 98; *TCS*, January 13 and 14, 1923; *WSCD*, 1923; Board of Commissioners Minute Book 15, p. 441, and Book 17, p. 472; “*WSGMN*, 1920–1929,” p. 13.

²³ Forsyth County Plat Book 4, p. 19; Plat Book 7, p. 58.

²⁴ Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 6, 89.

Winston-Salem's elite erected residences that emulated American and European estates within the city limits and in outlying areas. In 1906, R. J. Reynolds Tobacco Company founder Richard J. Reynolds and his wife Katharine Reynolds, who then resided in an expansive granite Queen Anne-style house on Fifth Street close to their tobacco company factories, initiated the construction of a country retreat known as Reynolda, which encompassed an employee village and model farm in a bucolic setting three miles northwest of downtown. Nationally recognized architects, engineers, designers, and hundreds of laborers, many local and others from Boston, New York, Philadelphia, and Lynchburg, Virginia, participated in the estate's execution.²⁵ The Reynoldses commissioned Philadelphia architect Charles Barton Keen to design their home in an "informal bungalow style" intended to complement the bucolic setting and naturalistic landscaping. Finished in 1917, Reynolda House's signature green Ludowici-Celadon tile roof, white stuccoed walls, and loggia supported by substantial columns inspired numerous local residences as well as the estate's dependencies.

Reynolda Park, created when Katharine Reynolds subdivided approximately sixty-five acres on the southeastern edge of Reynolda in the early 1920s, epitomizes the country estate ideal. She engaged Philadelphia landscape architect and Reynolda Gardens designer Thomas Warren Sears to lay out streets and lots, and Winston-Salem civil engineer J. E. Ellerbe surveyed Reynolda Park's three sections in September 1925. High-level R. J. Reynolds Tobacco Company employees, the Reynolds's relatives, and other prominent Winston-Salem families purchased land in Sections One and Three. Reynolda, Inc., executed the neighborhood plat as planned, although many residents situated their homes on more than one multi-acre parcel.²⁶

The expansive residences situated on large lots in Reynolda Park Sections One and Three reflect Winston-Salem's early-twentieth-century wealth and growth to a greater extent than any other suburb of the period. Winding roads, deep setbacks, and dense landscaping create estate-like settings for an eclectic mixture of finely detailed dwellings commissioned from nationally recognized architects. Winston-Salem architect Luther Lashmit of Northup and O'Brien rendered plans for the 1930 expansion and remodeling of Alex M. and Mamie Gray Galloway's 1926 Georgian Revival residence at 1040 Arbor Road, which features ironwork forged by Philadelphia blacksmith J. Barton Benson. Charles Barton Keen's Georgian Revival-style Reynolda Park projects include the 1929 O'Hanlon House at 1056 West Kent Road and the 1930 Norman V. and Emorie Barber Stockton House at 1065 East Kent Road. A drawing of George W. and Mary Coan's 1928 two-story, brick, Georgian Revival residence at 1121 Arbor Road is included in William Roy Wallace's papers, likely indicating that Wallace and Keen collaborated on the design.²⁷

²⁵ Barbara Babcock Millhouse, *Reynolda: 1906–1924* (Charleston, SC: Arcadia, 2011), 29; Barbara Mayer, *Reynolda: A History of an American Country House*. Winston-Salem: John F. Blair, 1997, *Reynolda*, 18, 56; Michele Gillespie, *Katharine and R. J. Reynolds: Partners of Fortune in the Making of the New South*. Athens: University of Georgia Press, 2012), 225, 244–245.

²⁶ The parcels ranged in size from around two to six acres. By 1928 Reynolda, Inc., had conveyed property to owners including R. J. Reynolds Tobacco Company's leaf department director James B. Dyer; Charles A. Kent, an R. J. Reynolds and Brown-Williamson Tobacco Company executive who married R. J. Reynolds's niece Senah Critz; Wachovia Bank and Trust Company vice-president Richard G. Stockton and his brother Norman V. Stockton, president-treasurer of men's clothing store Norman Stockton, Inc.; O'Hanlon-Watson Drug Company owner Edward W. O'Hanlon, R. J. Reynolds's niece Nancy Critz's husband; R. J. Reynolds Tobacco Company's traffic manager Louis F. Owen; R. J. Reynolds Tobacco Company secretary-treasurer George W. Coan Sr.; George W. Coan Jr., a Winston-Salem mayor and Miller Municipal Airport's president; and Owen Moon Jr., president of the Winston-Salem Journal and Sentinel Companies as well as the Carolina Theatre Company. Forsyth County Plat Book 4, p. 1; Plat Book 7, p. 28.

²⁷ "George W. Coan Jr., residence and garage," Oversize Box 40, 1927, William Roy Wallace Architectural Papers, MC 00517, North Carolina State University, Raleigh.

Alexander S. and Mary R. Hanes were among the earliest residents of Buena Vista, a subdivision southeast of Reynolda Park platted in 1919. Their neighbors included R. J. Reynolds Tobacco Company executive Robert D. Shore, his wife Marie, and their children, who occupied the 1927 dwelling at 2025 Buena Vista Road designed by Charles Barton Keen's firm and constructed by Fogle Brothers.²⁸ The expansive stuccoed Georgian Revival-style house features a green Ludowici-Celadon tile roof and exhibits a tripartite form: a two-story central block flanked by two slightly shorter wings. Two one-story sunrooms project from the façade at the wings' intersection, and French doors on the façade's first-story open onto a front terrace, facilitating connectivity with the outdoors. Classical elements include carved consoles supporting the pedimented hood above the main entrance's leaded-glass transom and a denticulated cornice.

South of Buena Vista, Stratford Place is distinguished by the estate-like residences of three of Alexander Hanes' siblings and their spouses—Thurmond and Lucy Hanes Chatham, Frederick M. and Elizabeth Hanes, and Robert M. and Mildred Hanes—as well as Bunyan S. and Edith Womble, all designed by Charles Barton Keen's firm.²⁹ Physician Frederick Hanes and Elizabeth selected the Tudor Revival style for the residence that they built and occupied from 1927 until 1933, when Duke University recruited him to head their newly-established medical school.³⁰ Robert and Mildred Hanes' 1927 Georgian Revival-style house at 140 North Stratford Road (National Register 2012) features Flemish bond walls, a side-gable slate roof, modillion cornice, a classical entrance surround, gabled dormers, six-over-six sash, and a south porch and northeast sunroom, both one-story with Tuscan columns. Ellen Biddle Shipman conceived the formal garden encompassing a flagstone terrace, brick and stone walls, water features, planting beds, and brick walks leading to a garden house behind the home in 1937, building upon Thomas Sears's overall site plan.³¹ The Thurmond and Lucy Hanes Chatham House to the south at 112 North Stratford Road (NR 2014) manifests an austere French Eclectic style that is quite different from the more popular period revival styles common in Winston-Salem during the 1920s. However, the Chatham residence is characterized by a stuccoed exterior, hip roof, classical entrance surround, large eight-over-eight and six-over-six sash windows, multi-pane French doors, and hipped dormers like the Classical Revival-style Bunyan S. and Edith Womble House at 200 North Stratford Road (NR 2019).

Nearby in West Highlands, the Georgian Revival-style residence of Ruth Hanes and her husband, physician S. Douglas Craig, designed by architects Northup and O'Brien, stands at 1935 West First Street. Landscape engineer Louis L. Miller laid out the site plan, which includes a boxwood parterre and a no-

²⁸ Robert D. Shore, born August 31, 1889, died on October 1, 1939. His wife Marie Merritt Shore, born on December 8, 1888, donated the house to Salem College. She died on June 2, 1968. Shore House plans in the collection of William Roy Wallace Jr.; "Robert D. Shore to Build Home," *Winston-Salem Journal* (abbreviated *WSJ* after first mention in notes), March 10, 1927; Forsyth County Plat Book 2, p. 17; Salem Cemetery gravemarkers; "Shore Residence Fine Gift to Salem College," *Winston-Salem Sentinel* (abbreviated *WSS* after first mention in notes), January 1, 1955; Gwynne Stephens Taylor, *From Frontier to Factory: An Architectural History of Forsyth County* (Raleigh: NC Department of Archives and History, 1981), 209.

²⁹ Margaret Supplee Smith, "Database of Charles Barton Keen Houses," research notes, 2011; *Durham Morning Herald*, March 20, 1927.

³⁰ "Dr. Frederick Hanes will erect house costing around \$45,000," *WSJ*, August 26, 1926, p. 10; "McNeill Construction Company," *WSJ*, February 6, 1927, p. B12; Forsyth County Deed Book 238, p. 8; Deed Book 275, p. 69; Deed Book 379, p. 248; Plat Book 13, p. 57; Deed Book 828, p. 257; Deed Book 1036, p. 732; William S. Powell, ed., *Dictionary of North Carolina Biography, Volume 3, H-K* (Chapel Hill: University of North Carolina Press, 1988), 23.

³¹ "Schedules for Gardens Announced," *WSJ*, April 9, 1939, p. 27; "Winston-Salem Gardens Open for the Pilgrimage," *WSJ*, March 10, 1940; Laura A. W. Phillips, "Robert M. Hanes House," National Register of Historic Places nomination, 2012.

longer-extant bulb garden rendered by Ellen Biddle Shipman for Mrs. Craig in 1933.³² Also in West Highlands, Ruth Hanes Craig's brother P. Huber Hanes Sr. and his wife Evelyn engaged Fogle Brothers to erect their Georgian Revival-style dwelling at 2000 Georgia Avenue on a 7.72-acre lot. The Haneses commissioned Charles Barton Keen to design the residence finished in February 1930. William Roy Wallace facilitated the project's execution due to Keen's declining health. Ellen Biddle Shipman created the landscape plan.³³

All of the aforementioned residences, like the Alexander S. and Mary R. Hanes House, display ornament drawn from classical precedents, which was a fashionable choice intended to embody permanence and refinement. Ancient Grecian and Roman architecture served as the archetypes for overall composition and details. Symmetry and balance are important components of the Colonial Revival style, as reflected in the regular fenestration of the Hanes House. One- or two-story wings and porches were also common features, as seen in the dwelling's one-story hip-roofed north service wing and northeast and south porches. Georgian Revival-style elements manifested in the Hanes House and comparable Winston-Salem dwellings include terra-cotta-tile or slate roofs, molded cornices, classical entrance surrounds, paneled wood doors, multi-pane double-hung wood sash, and operable louvered wood shutters. The slightly projecting pedimented central entrance bay, full-height paneled pilasters, carved consoles supporting the flat hood above the Hanes House entrance, molded cornices, pedimented dormers, and multi-pane double-hung wood windows are hallmarks of the late Georgian style as executed in the United States during the late eighteenth century. The Vassall-Craigie-Longfellow House, built in Cambridge, Massachusetts in 1759, displays similar features. The exterior color scheme—white walls and green Ludowici-Celadon tile roofs—of the Hanes House and comparable dwellings was likely inspired by Charles Barton Keen's specification of the same palette for R. J. and Katharine Reynolds's 1917 Reynolda House. The formal interior spaces—reception hall, dining room, living room, and library—are distinguished by finely crafted cornices, door and window surrounds, and mantels that epitomize the classical style. Single- and double-leaf raised-panel wood doors and wood-framed multi-pane French doors and transoms possess original hardware. Intact finishes include smooth plaster walls and ceilings, tongue-and-groove oak floors, and molded baseboards and chair rails. The half-round, curving staircase at the reception hall's southwest corner features slender twisted and straight cast-iron balusters capped by molded wood handrails that terminate in a spiral at the bottom.

Charles Barton Keen

Philadelphia native Charles Barton Keen attained an architecture degree at the University of Pennsylvania in 1889 and briefly found employment in Philadelphia architect Theophilus P. Chandler's office. From 1890 through 1892 he gained drafting experience at his cousin Frank Miles Day's firm, but established his own Philadelphia practice in 1893. The following year Keen partnered with Frank E. Mead, a fellow Day colleague, garnering predominantly residential commissions until Mead's 1901 departure. Keen then operated a sole proprietorship, opening an office in the Bailey, Banks, and Biddle Building on Chestnut Street in 1904 that he retained until moving to Winston-Salem in 1923.³⁴ Keen employed many

³² Ruth Hanes Craig was the daughter of Pleasant Henderson and Lizora Hanes. Forsyth County Plat Book 7, p. 134; Plat Book 12, p. 160; S. D. and Ruth Craig house and landscape plans were in the possession of property owner Chad Davis in 2009.

³³ "Guide to the Ellen McGowan Biddle Shipman (1869-1950) Papers, 1914-1946," Collection Number 1259, Division of Rare and Manuscript Collections, Cornell University Library, Ithaca, New York; Fogle Brothers Collection, Folder VIII-D, "Contract Ledger, 1915-1932," pp. 169-172, Moravian Archives, Southern Province.

³⁴ Frank E. Mead subsequently traveled in North Africa documenting vernacular architecture and moved to San Diego by 1906, where he joined architects William Sterling Hebbard and Irving John Gill's firm. Charles Barton Keen established a brief association with Harry G. McMurtrie in 1912. *Philadelphia Real Estate Record and Builders' Guide*, June 29, 1904;

draftsmen in Philadelphia, three of whom, William Roy Wallace, Gorrell R. Stinson, and William W. Pollock, would later establish prolific Winston-Salem practices.³⁵

During the twentieth century's first decades Charles Barton Keen became nationally-known for his rural retreat commissions featuring finely-articulated dwellings in surroundings designed by landscape architects such as Thomas Warren Sears of Philadelphia. Periodicals including *Architectural Record* and *House and Garden* highlighted many of their projects.³⁶ R. J. Reynolds Tobacco Company executive Robert E. Lasater and his wife Nancy Lybrook engaged Keen to design their expansive half-timber and stone Tudor residence at 720 West Fifth Street in Winston, completed in 1913.³⁷ The couple's home stood near that of Nancy's uncle R. J. Reynolds and his wife Katharine, who likely met Charles Barton Keen in the context of his planning the Lasater project. The Reynoldses commissioned Keen to design a very different dwelling for their model farm west of town, requesting an "informal bungalow style" to compliment the bucolic setting and naturalistic landscaping. Finished in 1917, Reynolda House's signature green Ludowici-Celadon tile roof, white-stuccoed walls, and loggia supported by substantial columns inspired numerous local residences as well as the estate's dependencies. Although local architect Willard C. Northup prepared plans for the 1912 farm office and early employee cottages, Keen designed most of the support village: a school, senior staff housing, the power plant, a blacksmith shop, agricultural buildings, and Reynolda Presbyterian Church, finished in 1915.³⁸

Charles Barton Keen's North Carolina commissions multiplied exponentially as the Reynolda estate developed, prompting his move to Winston-Salem in 1923 to oversee the execution of the firm's plans for R. J. Reynolds High School and Auditorium. William Roy Wallace accompanied him, and the pair operated from an office in the Wachovia Bank and Trust Building. They remained only ten months before returning to Philadelphia, however. Wallace attained associate partnership in 1924, but departed four years later and collaborated with Harold Macklin to form the Winston-Salem practice Macklin and Wallace.³⁹

Charles Barton Keen, "Application for Membership" and associated correspondence, 1917-1928, AIA Archives, Washington, D. C.; Lu Ann Jones, "Roy Wallace," Reynolda House Oral History Project, July 8, 1980, interview; Bruce Kamerling, "Hebbard and Gill, architects," *San Diego Historical Society Quarterly*, Summer 1990; Sandra L. Tatman, "Charles Barton Keen (1868-1931)," *American Architects and Buildings* database, http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/25028, accessed in August 2021; Margaret Supplee Smith, "Charles Barton Keen (1868-1931)," *North Carolina Architects and Builders: A Biographical Dictionary*, <http://ncarchitects.lib.ncsu.edu/people/P000380>, accessed in August 2021.

³⁵ Gorrell Robert Stinson, "Application for Membership" and associated correspondence; "Office of Northup and O'Brien," AIA Architects' Roster Questionnaire, May 7, 1946; William Roy Wallace, "Application for Membership," "Application for Corporate Membership," and associated correspondence, 1928-1965, AIA Archives, Washington, D. C.

³⁶ *Hendricks' Commercial Register of the United States* (New York, Chicago: S. E. Hendricks, 1891-1928); Harold D. Eberlein, "Five Phases of the American Country House," *Architectural Record* 36 (October 1914): 272-341; Thomas Nolan, "Recent Suburban Architecture in Philadelphia," *Architectural Record* 19 (March 1906): 167-193.

³⁷ Architectural historian Margaret Supplee Smith's research confirmed that Philadelphia architect Charles Barton Keen designed the Lasater residence, which was "nearly finished" on January 31, 1913, as Keen noted in a letter to Winston architect Willard C. Northup. Keen advertised the plan preparation in the *Philadelphia Real Estate Record and Builders' Guide* on January 3, 1912, p. 3. On April 11, 1912, the *Manufacturers' Record* announced that Northup would be supervising the dwelling's construction by local carpenter A. H. Wall. As Keen and Northup worked together on a few early buildings at R. J. and Katharine Smith Reynolds's estate, Reynolda, it is possible that the men also collaborated on some of Keen's other early North Carolina projects.

³⁸ "Reynolda Farm," *TCS*, July 7, 1917; Mayer, *Reynolda*, 24-27, 45-47; Millhouse, *Reynolda: 1906-1924*, 84-89, 104, 113-115; Gillespie, *Katharine and R. J. Reynolds*, 238-241, 244-247.

³⁹ *Philadelphia Real Estate Record and Builders' Guide*, April 25, 1923, p. 271; *Miller's Winston-Salem City Directory*, 1924; William Roy Wallace, "Application for Membership," "Application for Corporate Membership," and associated correspondence, 1928-1965, AIA Archives, Washington, D. C.; Lu Ann Jones, "Roy Wallace," Reynolda House

Gwynne Taylor, Margaret Supplee Smith, and other architectural historians have attributed approximately thirty Winston-Salem residences to Charles Barton Keen's firm, most erected in picturesque early-twentieth-century subdivisions such as Buena Vista, Reynolda Park, Stratford Place, and West Highlands. Stratford Place contains a significant collection of such residences, as Thurmond and Lucy Hanes Chatham, Fred M. and Elizabeth Hanes, Robert M. and Mildred Hanes, and Bunyan S. and Edith Womble purchased the four largest lots facing Stratford Road and engaged Keen's services to design their commodious Renaissance, Tudor, Georgian, and Classical Revival-style dwellings.⁴⁰ The firm's plans for R. J. Reynolds High School and Auditorium and City Memorial Hospital's wings, all completed in 1924, as well as Wiley Middle School, finished the next year, manifest a classical influence. The 1925 Carl W. and Annie M. Harris House, a distinctive Spanish Revival-style residence characterized by a pink stucco exterior and a red Ludowici-Celadon tile roof, is similar to buildings that Keen designed for clients in other locales, but atypical in terms of his Winston-Salem projects and unusual for the city in general.⁴¹ Charles Barton Keen's North Carolina commissions include expansive estates in Charlotte, Concord, Durham, Greensboro, Roaring Gap, and Pinehurst. His career was cut short by his death in February 1931 at the age of 63 following a period of declining health.⁴²

William Roy Wallace

After graduating from high school, Lancaster, Pennsylvania, native William Roy Wallace (1889-1983) received an academic scholarship sufficient to cover his freshman year at Swarthmore College. However, realizing that his family would be unable to subsidize the remaining three years' tuition, Wallace pursued other options. Acting on the advice of his Sunday School teacher, who was architect Charles Barton Keen's chief draftsman, he secured employment as an office assistant at the Philadelphia firm. Wallace undertook evening drafting classes at the city's Drexel Institute in 1909 and 1910 and studied Beaux Arts design at the T-Square Club atelier with instructors such as influential French architect Paul Philippe Cret from 1910 through 1914. That year, Keen promoted him to the position of "outside superintendent," a role he maintained until becoming a chief draftsman in 1916. Keen's North Carolina projects during the period included R. J. and Katharine Reynolds's home, Reynolda, completed in 1917, after which his Winston-Salem commissions multiplied exponentially.⁴³ Wallace may have rendered some of the drawings for the Alexander S. and Mary R. Hanes House.

William Roy Wallace perpetuated the classical building tradition he had learned from his mentors, becoming highly regarded for revival-style designs as well as meticulous restorations. One early Winston-Salem commission, orchestrated for industrialist Hugh Gwyn Chatham's widow Martha Thurmond Chatham, involved moving Middleton House from South Carolina to approximately one hundred acres on Reynolda Road's west side in 1930. Wallace oversaw the circa 1829 Savannah River

Oral History Project, interview on July 8, 1980, at the Reynolds Building in Winston-Salem; Virtie Stroup, "Work at What Makes You Happy, He Says," *The Sentinel*, May 13, 1980, p. S2.

⁴⁰ Forsyth County Deed Book 20, p. 129; Deed Book 65, p. 460; Deed Book 70, p. 126; Deed Book 239, p. 8; Deed Book 204, p. 199; Plat Book 4, p. 188; Plat Book 7, p. 20; Margaret Supplee Smith, "Database of Charles Barton Keen Houses," research notes, 2011; *Durham Morning Herald*, March 20, 1927.

⁴¹ *The American Contractor*, November 26, 1921, p. 69, and December 31, 1921, p. 66; *Manufacturers Record*, June 29, 1922, pp. 51-52.

⁴² Margaret Supplee Smith, "Charles Barton Keen (1868-1931)," *North Carolina Architects and Builders: A Biographical Dictionary*, <http://ncarchitects.lib.ncsu.edu/people/P000380>, accessed in August 2021.

⁴³ The Drexel Institute of Art, Science, and Technology, created in 1891, became Drexel University in 1970. William Roy Wallace, "Application for Membership," "Application for Corporate Membership," and associated correspondence, 1928-1965; Jones, "Roy Wallace;" Stroup, "Work at What Makes You Happy, He Says."

plantation house's disassembly, relocation, reconstruction, and renovation to serve as Mrs. Chatham's residence. He also designed the one-story weatherboarded garage and apartment behind the house in coordination with New York landscape architect Ellen Biddle Shipman. Many residential projects followed. Wallace also facilitated the completion of Charles Barton Keen's final Winston-Salem commissions as Keen's health declined prior to his 1931 death.⁴⁴

Wallace's longest-tenured employees were his son William Roy Wallace Jr., known as "Bill," and James Malcolm Conrad. The practice rendered plans for residential, commercial, educational, ecclesiastical, and industrial buildings throughout the eastern United States. Conrad, a Forsyth County native, began working for the firm the year following his 1938 graduation from R. J. Reynolds High School. After a four-year World War II enlistment in the US Army Air Forces, he returned to Wallace's employ. Bill Wallace gained architectural experience at Norfolk Naval Shipyard's Hull Drafting Department in Portsmouth, Virginia, during the war. He then assisted with his father's practice. Both men remained with Wallace until his 1982 retirement, operating from the R. J. Reynolds Tobacco Company Headquarters Building, where the firm's office had been located since the building's 1929 completion. They were the structure's last tenants other than Reynolds American. After William Roy Wallace Sr. died in 1983 at the age of ninety-three, Bill Wallace and James Conrad partnered to accept residential commissions until Conrad's 1996 retirement. Wallace ceased practicing soon thereafter.⁴⁵

⁴⁴ Laura A. W. Phillips, "Middleton House," National Register of Historic Places nomination, 2000; "Ellen McGowan Biddle Shipman (1869-1950) Papers, 1914-1946," Collection #1259, Division of Rare and Manuscript Collections, Cornell University Library.

⁴⁵ William Roy Wallace Jr. and Carolyne Wallace, conversation with Heather Fearnbach, January 25, 2014; WWII draft registration cards, 1942; Stroup, "Work at What Makes You Happy, He Says;" Bill East, "Winston Architect Dies at 93," *WSJS*, February 11, 1983; Brian Louis, "When Tobacco Was King," *WSJ*, April 29, 2004.

Boundary Description and Justification

The local historic landmark boundary encompasses the 1923 Alexander S. and Mary R. Hanes House, garage/apartment, stone retaining walls, and associated historic landscape. Although the planting configuration has evolved and a pergola and playhouse have been added, the property retains an appropriate estate-like setting in keeping with the dwelling's Georgian Revival character. The 5.23-acre boundary encompasses Forsyth County tax parcels 6825-59-7635 (4.72 acres) and 6825-59-6410 (0.51 acre) as indicated by the heavy solid line on the enclosed map. Scale: one inch equals approximately one hundred feet.

Designation Parameters

Property owners James Edgar Broyhill II and Melanie Pennell Broyhill are seeking local historic landmark designation for the entire Alexander S. and Mary R. Hanes House exterior and interior and its site, including stone retaining walls and the garage/apartment erected in 1923 to recognize the property's architectural significance. Character-defining features are enumerated below. Jurisdiction of the Historic Resources Commission over interior spaces is limited to the features delineated in the following list.

Alexander S. and Mary R. Hanes House

Exterior

Green Ludowici-Celadon tile roof
Tall, rectangular, corbelled red brick chimney stacks
White weatherboarded walls
Molded cornices
Slightly projecting central entrance bay featuring a shield-shaped window flanked by swags in the pedimented gable
Full-height paneled pilasters and porch columns
Carved consoles supporting the flat hood above the entrance
Original wrought-iron lantern sconces flanking the entrance
Wood window and door trim
Pedimented dormers
Multi-pane double-hung wood sash of various sizes
French doors
Operable louvered wood shutters
Ornamental black wrought-iron porch railings with central medallions
Slate terrace edged with slender black wrought-iron railings

Interior

First Floor

Smooth plaster walls and ceilings
Tongue-and-groove oak floors
Wood baseboards, chair rails, and cornices
Molded plaster cornices in the living room and reception hall
Nearly freestanding, half-round, curving, reception hall staircase with twisted and straight cast-iron balusters capped by molded wood handrails that terminate in a spiral at the bottom
Black-and-white marble checkerboard-patterned reception hall floor

Single- and double-leaf raised-panel wood doors with original brass hardware
Narrow molding applied to the plaster walls above and below the chair rails in the living room to create a paneled wall and wainscoting effect
Classical wood living room mantel ornamented with urns, ribbon and bellflower swags, medallions, and foliage and veined black marble fireplace surround
Plaster ceiling medallions in the living and dining rooms
Original square gray Cortona marble sunporch floor tiles
Library bookshelves and base cabinets with paneled doors
Library mantel with a molded shelf, ogee-edge frieze, and crosseted molding bordering a bird-motif-tile firebox surround
Dining room fireplace with a veined-yellow-marble firebox surround and hearth framed by a tall classical mantel elaborately carved with urns, swags, and foliage
Original full-height cabinets with multi-pane upper doors and paneled bases lining the butler's pantry's south wall
Original white porcelain sink with a tapered pedestal base, hexagonal green ceramic-tile floor, and square white ceramic-tile wainscoting the powder room

Second floor

Plaster walls
Molded wood cornices
Molded plaster cornice in the central stair hall
Baseboards capped with molded trim
Tongue-and-groove oak floors
Simple door and window architraves with mitered corners
Six-panel doors with brass hardware and faceted-glass door knobs
Railing with twisted and straight cast-iron balusters capped by molded wood handrail that secures the stair opening
Simple classical mantels with fluted pilasters, paneled friezes, and foliate corner blocks and veined-gray-marble surrounds and hearths at fireplaces in south and northeast bedrooms
Original medicine cabinets, white porcelain fixtures and towel bars, and square white ceramic tile wainscoting in three bathrooms
Original hexagonal-green-ceramic-tile floors in northwest and east bathrooms

Third Floor

Service stair with a wood railing with square balusters, a molded handrail, and a tapered square newel at the landing opening
Heart pine floors
Plaster walls and ceilings
Lacquered-wood baseboards, window and door surrounds, and five-horizontal-panel doors with brass hardware are intact
Two sets of drawers recessed in both the east and west walls and built-in closets with double-leaf two-panel doors on the south wall in the north storage room
Original white porcelain toilet, wall-mounted sink, and claw-foot tub in bathroom

Garage/Apartment

Exterior

Green Ludowici-Celadon tile roof
White weatherboarded walls
Molded cornice
Double-hung six-over-six wood-sash apartment windows
Multi-pane wood casement garage windows
Single-leaf six-panel wood door
Wood window and door trim

Interior

Winding wood staircase
Plaster walls and ceilings
Hardwood floors
Baseboards with molded upper edges
Simple window and door trim with mitered corners
Four-horizontal-panel doors with original brass hardware and faceted-glass knobs

Stone walls

Lengthy rough-face granite retaining walls that border the granite-edged concrete municipal sidewalk as well as the crescent-shaped asphalt-paved driveway
Square granite posts flanking the driveway entrance
Slate-capped granite steps rising from the driveway to the lawn

Tax Value

In April 2022, the taxable value of Forsyth County parcel 6825-59-7635 (4.72 acres) was \$1,197,700 and parcel 6825-59-6410 (0.51 acre) was \$234,700.

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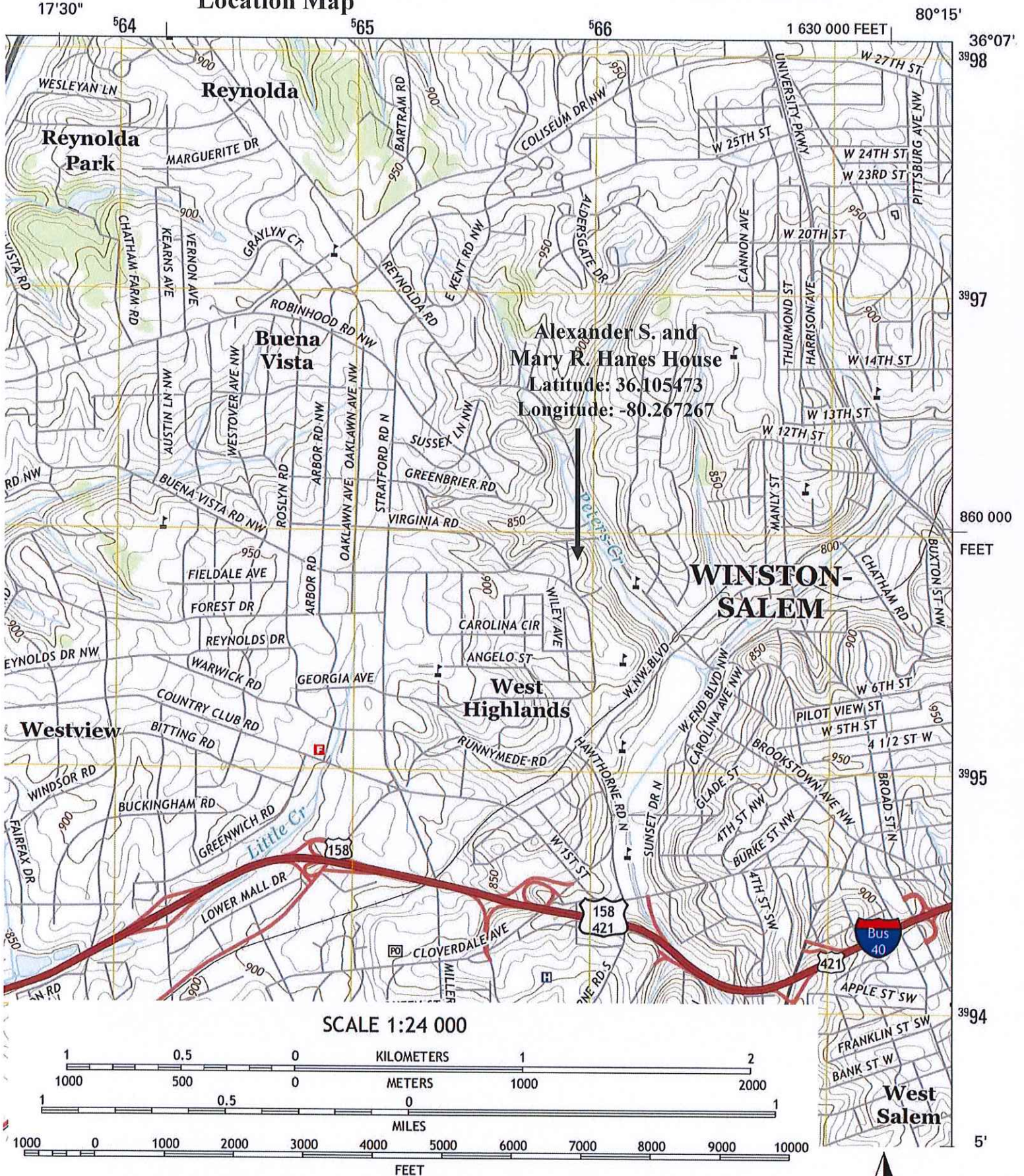
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World War II Draft Registration Cards

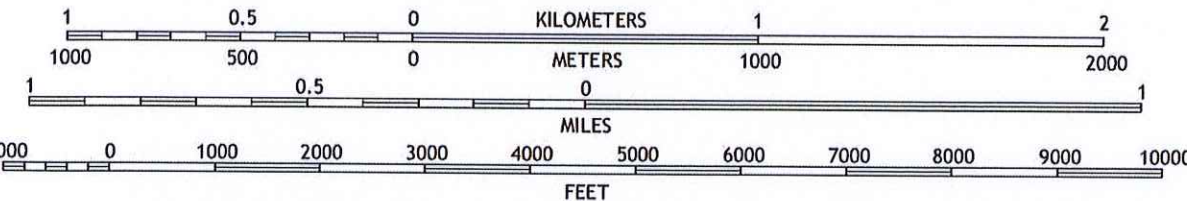
Alexander S. and Mary R. Hanes House
525 North Hawthorne Road,
Winston-Salem, Forsyth County, NC

WINSTON-SALEM WEST QUADRANGLE
NORTH CAROLINA-FORSYTH CO.
7.5-MINUTE SERIES

Location Map



SCALE 1:24 000



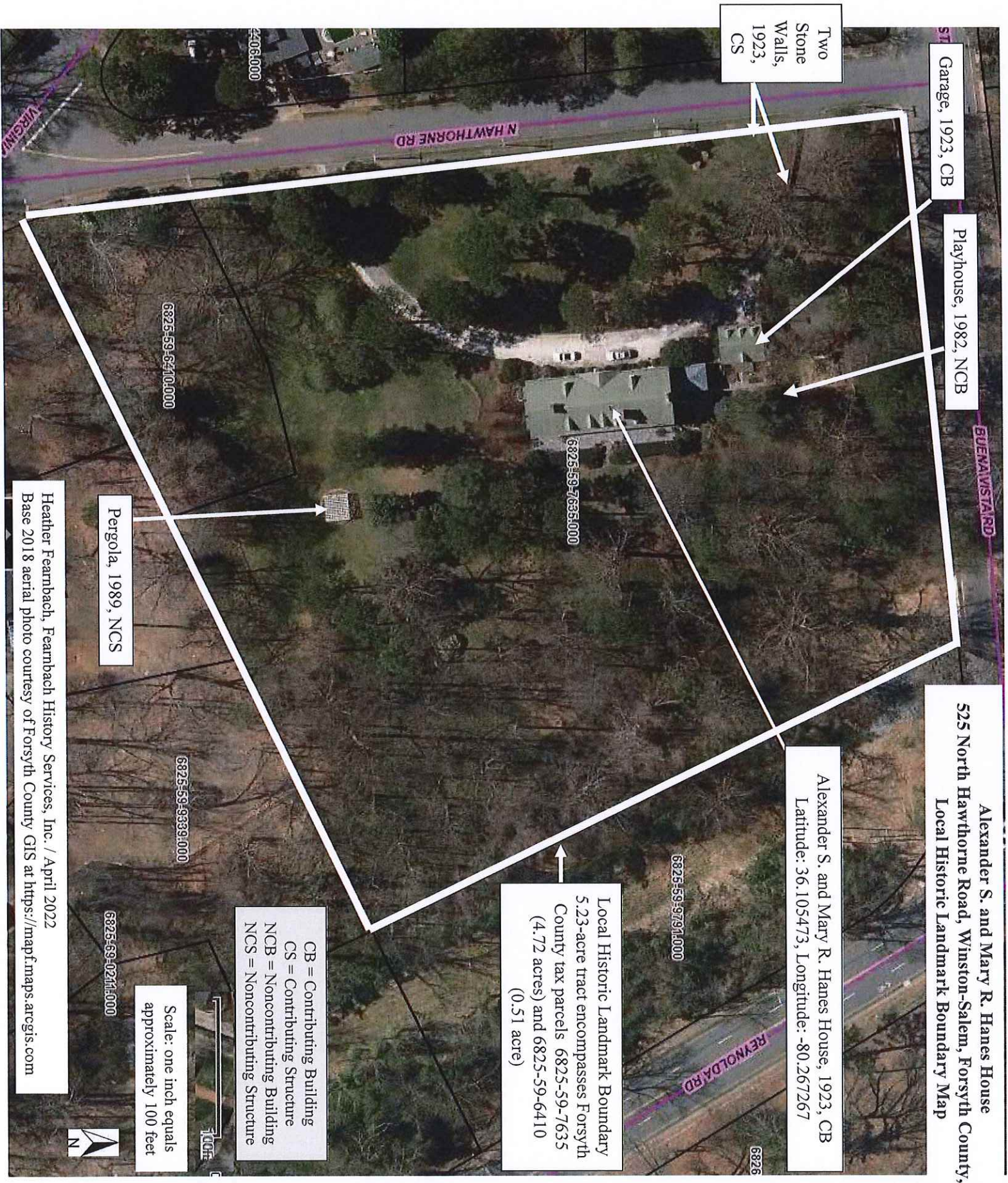
Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Local Historic Landmark Boundary Map

Alexander S. and Mary R. Hanes House, 1923, CB
 Latitude: 36.105473, Longitude: -80.267267

Local Historic Landmark Boundary
 5.23-acre tract encompasses Forsyth
 County tax parcels 6825-59-7635
 (4.72 acres) and 6825-59-6410
 (0.51 acre)

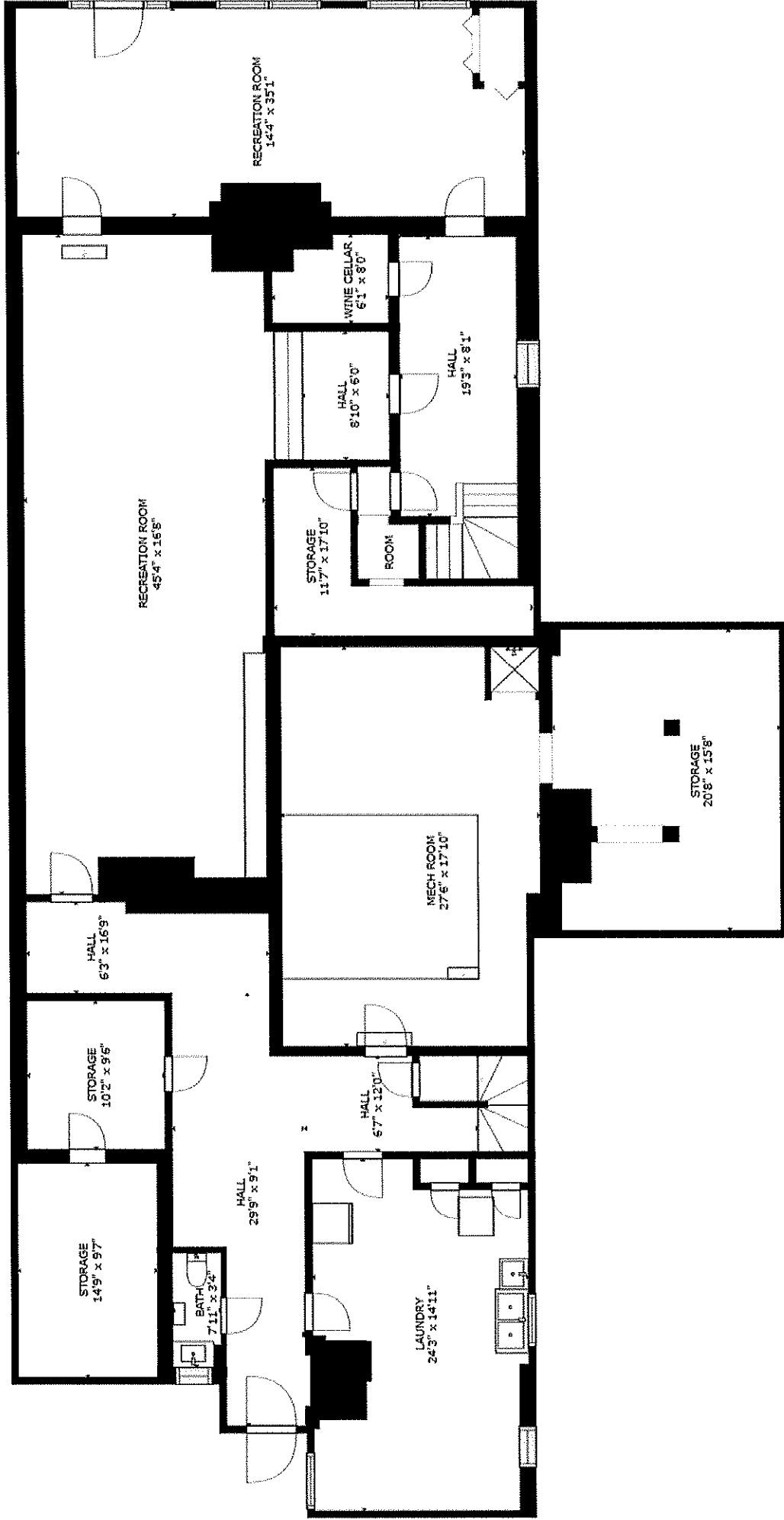
CB = Contributing Building
 CS = Contributing Structure
 NCB = Noncontributing Building
 NCS = Noncontributing Structure

Scale: one inch equals
 approximately 100 feet



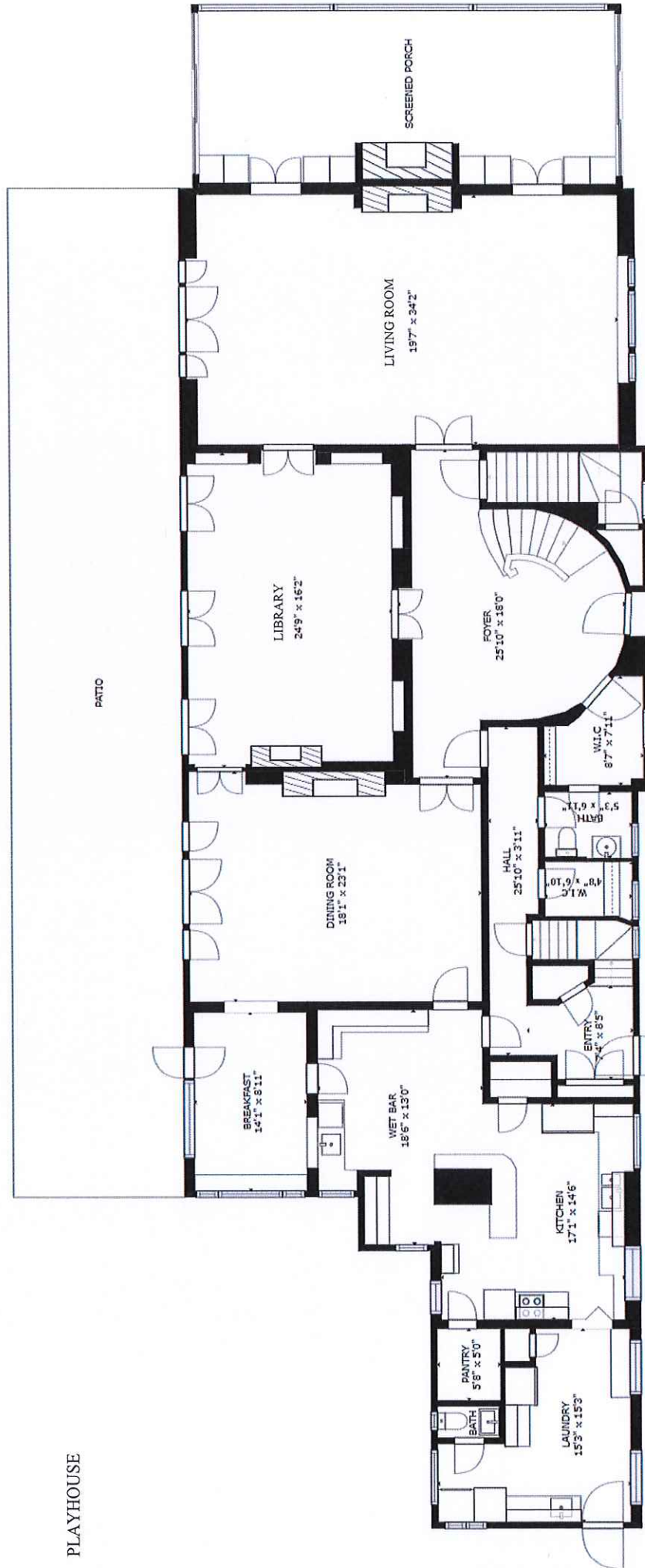
Heather Fearnbach, Fearnbach History Services, Inc. / April 2022
 Base 2018 aerial photo courtesy of Forsyth County GIS at <https://mapf.maps.arcgis.com>

Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Basement Plan



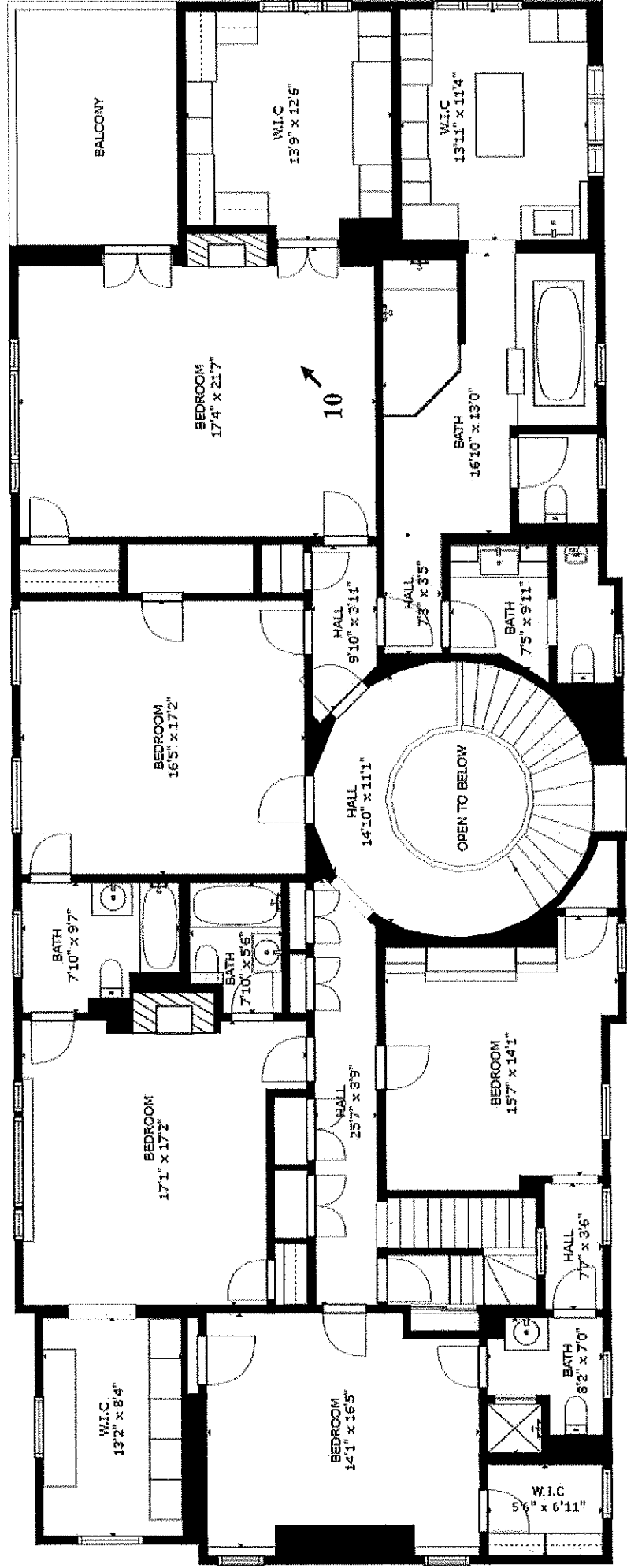
Floor plan created by Laser Scanning Services Company in June 2021
Heather Fearnbach, Fearnbach History Services, Inc. / January 2022

Alexander S. and Mary R. Hanes House
 525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
 First Floor Plan



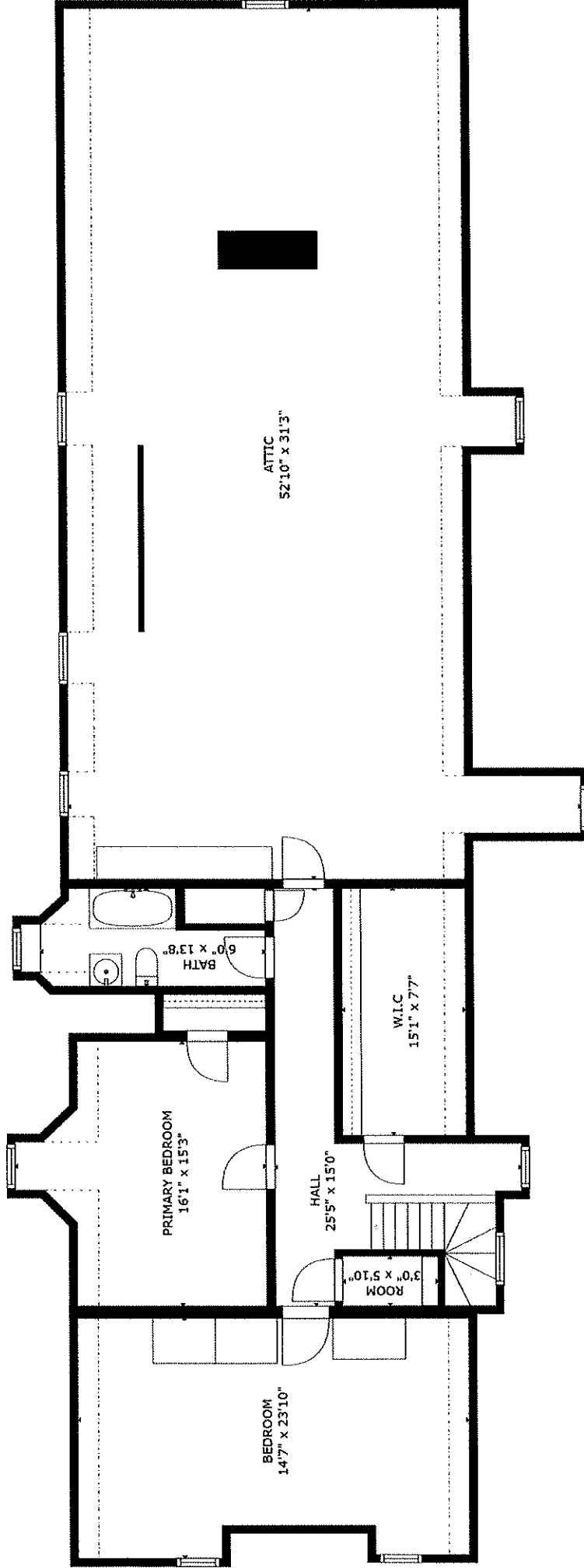
Floor plan created by Laser Scanning Services Company in June 2021
 Photograph views annotated by Heather Fearnbach, Fearnbach History Services, Inc. in January 2022

Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Second Floor Plan and Photograph Views



Floor plan created by Laser Scanning Services Company in June 2021
Photograph views annotated by Heather Fearnbach, Fearnbach History Services, Inc. in November 2021

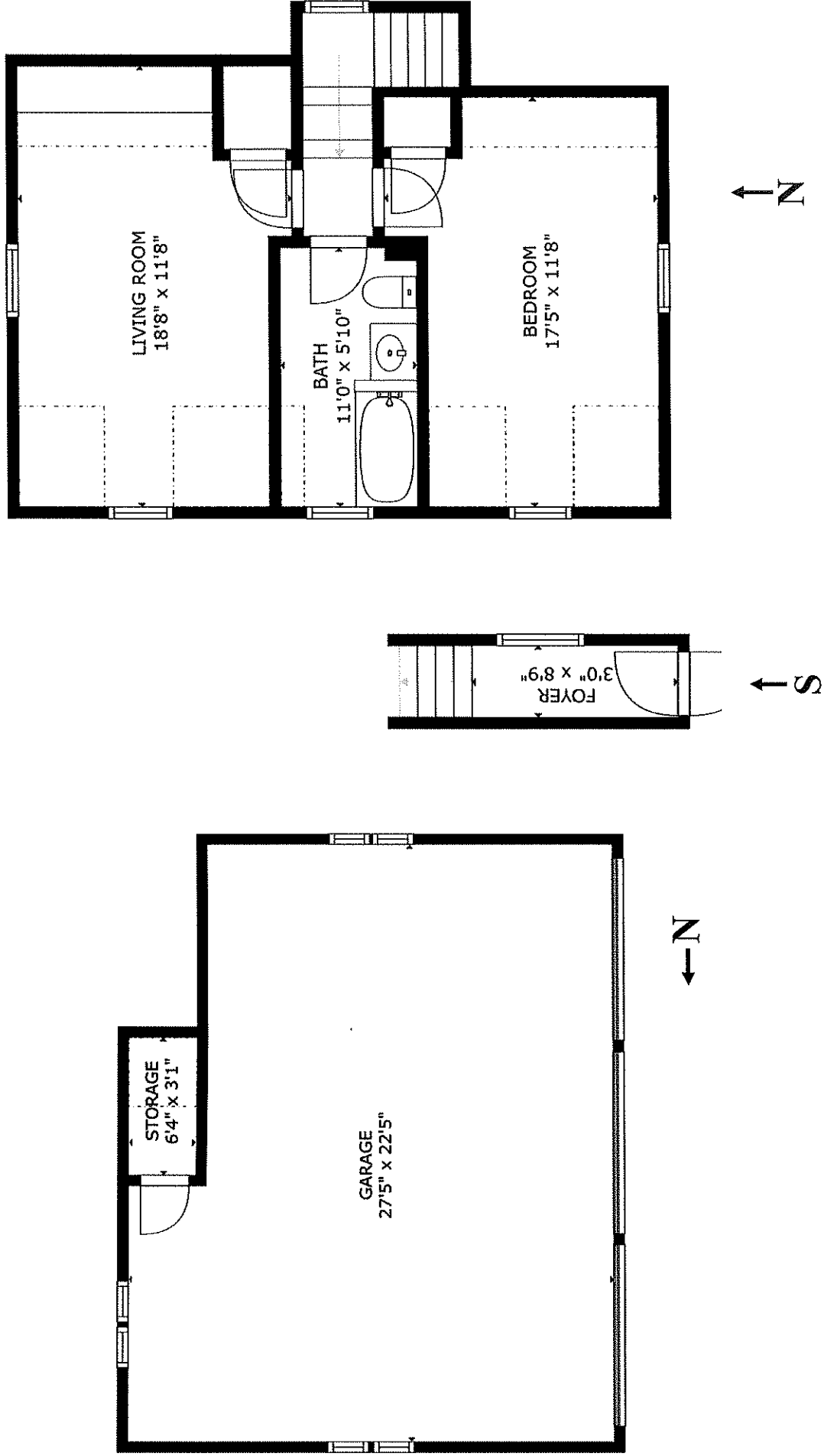
Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Attic Plan



Floor plan created by Laser Scanning Services Company in June 2021
Heather Fearnbach, Fearnbach History Services, Inc. / January 2022



Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Garage/Apartment Plan



PROCEDURAL INFORMATION FOR LOCAL HISTORIC LANDMARK DESIGNATION

1. To obtain an application for local historic landmark (landmark) designation, visit the Forsyth County Historic Resources Commission's (HRC) website at Forsythcountyhrc.org or contact staff of the HRC at 336-727-8000.
2. A complete application is required to verify that the property meets the requirements of State and local laws to designate it a Local Historic Landmark. All application materials must be submitted prior to consideration. If the application is incomplete, it will be returned to the applicant for completion. All components become the property of the HRC and can be used for any public purpose.
3. One (1) copy of a complete, reproducible, original application and one (1) electronic copy must be filed with the HRC staff at the Planning & Development Services Department, Second Floor, Bryce A. Stuart Municipal Building, 100 East First Street, Winston-Salem, 27101. There is a non-refundable \$50.00 fee due at the time of submittal.
4. It is preferred that the application be typed or that black ink be used. Attach additional pages for maps, photos, and supporting documentation.
5. After a complete application is accepted for consideration, it will be forwarded to the State Historic Preservation Office of the North Carolina Division of Archives and History in Raleigh for comments and recommendations.
6. Following receipt of comments and recommendations from the State Historic Preservation Office or the expiration of 30 days, the HRC staff will register the application for consideration by the HRC. HRC staff will arrange for advertisement of a public hearing on the proposed landmark ordinance. The HRC shall consider applications at a regular meeting or hold a special meeting on a proposed ordinance to designate a landmark. Consideration of an application may be continued to a later meeting in order to seek additional information, or for such other reason as the HRC may decide is appropriate. The applicant will be informed of the date and time of the HRC meeting by mail and/or e-mail and is highly recommended to attend.
7. At the public hearing, the HRC will make a recommendation on the application. The staff will prepare a memo and a request that the governing board schedule a public hearing on a proposed landmark ordinance. The elected body will hold a public hearing and vote on a landmark designation ordinance. The applicant will be informed of the date of the elected body's meeting by mail or e-mail.
8. Upon adoption of the landmark ordinance, the owners and occupants of each designated landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the landmark ordinance and all amendments thereto shall be filed by the HRC in the Forsyth County Register of Deeds Office. In the case of any property designated a landmark, lying within the zoning jurisdiction of a city, town, or village, a second copy of the landmark ordinance and all amendments thereto shall be kept on file in the office of the city or town clerk and be made available for public inspection at any reasonable time. A third copy of the landmark ordinance and all amendments thereto shall be given to the city or county building inspector. The fact that a building, structure, site or object has been designated as a landmark shall be clearly indicated on all tax maps maintained by the county, city, or municipality for such period as the designation remains in effect.
9. Upon the adoption of the landmark ordinance or any amendment, it shall be the duty of the HRC to give notice thereof to the tax supervisor of the county in which the property is located. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising the property for tax purposes. The owner may apply to the tax office for the real property tax deferral of up to 50% of the ad valorem property taxes on the designated landmark property. This may be done by contacting the Tax Supervisor's Office in the Forsyth County Government Center at 336-703-2300. This deferral exists as long as the property retains the "historic landmark" status, (NCGS 105-278). Any new owners of a landmark property must contact HRC staff to receive a copy of the approved landmark ordinance and then notify the Tax Supervisor's Office of the new ownership.



OFFICE

First Street, Suite 225, Winston-Salem, NC 27101
 2511, Winston-Salem, NC 27102
 3000 (Phone) 336-748-3163 www.cityofws.org/planning

City of Winston-Salem
 Date: 3/17/2022 9:35 AM
 Office: RCHS Mach ID: 5084W10DT
 Cashier: PRISCILSB Batch Date: 3/18/2022

Batch: 55226 Tran #: 14

Point of Sale
 Receipt #: 07050146

Acct #:

0400 POS \$50.00
 Payment Total: \$50.00
 Transaction Total: \$50.00
 Check Tendered: \$50.00

Responsibility	Account	Program	Amount
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310	456501	061432	
310	456502	061407	
310	456410	061403	
310	456410	061403	
310	456410	061401	
150	456410		
20	456309		
10	456309		
10	456502	061430	50 ⁰⁰
TOTAL			50 ⁰⁰

Description:

*Local Historic Landmark application fee
 for the Alexander St Mary R HANES House.*

POINT OF SALE
 Date: 3/18/2022 Office: RCHS
 MACH: 5084W10DT Cashier: PRISCILSB
 Batch: 55226 Trans #: 14
 Acct:
 Payment Total: \$50.00
 Check Tendered: \$50.00

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The second part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of several steps: identifying the accounting cycle, identifying the accounting cycle, identifying the accounting cycle, and so on. Each step is explained in detail, including the specific actions that need to be taken and the records that should be maintained.

The third part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The fourth part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of several steps: identifying the accounting cycle, identifying the accounting cycle, identifying the accounting cycle, and so on. Each step is explained in detail, including the specific actions that need to be taken and the records that should be maintained.

The fifth part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The sixth part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of several steps: identifying the accounting cycle, identifying the accounting cycle, identifying the accounting cycle, and so on. Each step is explained in detail, including the specific actions that need to be taken and the records that should be maintained.

The seventh part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The eighth part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of several steps: identifying the accounting cycle, identifying the accounting cycle, identifying the accounting cycle, and so on. Each step is explained in detail, including the specific actions that need to be taken and the records that should be maintained.

The ninth part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

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North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

April 12, 2022

Michelle M. McCullough, Project Planner
City-County Planning
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102

RE: Landmark Designation Report for the **Alexander S. and Mary R. Hanes House, 525 North Hawthorne Road, Winston-Salem, Forsyth County.**

Dear Ms. McCullough:

Thank you for the report for the Alexander S. and Mary R. Hanes House located at 525 North Hawthorne Road in Winston-Salem. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Alexander S. and Mary R. Hanes House is locally significant architecturally for its refined Georgian Revival designed by Charles Barton Keen's Philadelphia-based firm and built by McNeill Construction Company. The report notes that country estates are plentiful in Winston-Salem, but that the Hanes House is particularly notable for its scale, sophisticated execution, and estate-like setting.

The report was thorough and complete. It makes a very good argument for the building's special significance through description, contextual history, and presenting comparison properties. We have shared modest recommendations with staff to strengthen the report, but we believe the designation report provides the preservation commission and local governing board sufficient information to determine whether the Alexander S. and Mary R. Hanes House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance and integrity in the local community. Any substantial change in the design, materials, and appearance is subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 150-278 *et seq.*).

Thank you for the opportunity to comment on the report. Our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Forsyth County Historic Resources Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the designation decision has been made, please return a

completed copy of the attached designation confirmation form to our office.

This letter serves as our comments on the proposed landmark designation of the Alexander S. and Mary R. Hanes House. Please contact me at 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure