

DEC 09 2022



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.

*Michele
to send
to comment
D. Waters*

December 5, 2022

Mayor Allen Joines
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27101-2511

RE: Alexander S. and Mary R. Hanes House, 525 N. Hawthorne Road, Winston-Salem, Forsyth County

Dear Mayor Joines:

Enclosed is a copy of the nomination for the Alexander S. and Mary R. Hanes House, which is scheduled for presentation to the North Carolina National Register Advisory Committee on February 9, 2023. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee." A copy of the notification letter sent to the property owners is also enclosed for your information.

As a Certified Local Government, you have sixty (60) days in which to comment on the proposed nomination. If you do not respond by February 8, 2023 on the proposed nomination, approval of it will be assumed. Please note that the Forsyth County Historic Resources Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments you, the Winston-Salem City Council, or the Forsyth County Historic Resources Commission wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jeff Smith, at jeff.smith@ncdcr.gov.

Sincerely,

A handwritten signature in black ink that reads "Darin J. Waters".

Darin J. Waters
State Historic Preservation Officer

DJW/jhs

Enclosures

cc: Michelle McCullough, Project Planner, Forsyth County Historic Resources Commission
David R. Plyler, Chairman, Forsyth County Board of Commissioners



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December 5, 2022

Michelle McCullough, Historic Resources Officer
Winston-Salem/Forsyth County Planning & Development Services
PO Box 2511
Winston-Salem, NC 27102

RE: Alexander S. and Mary R. Hanes House, 525 N. Hawthorne Road, Winston-Salem, Forsyth County

Dear Ms. McCullough:

Enclosed is a copy of the nomination for the Alexander S. and Mary R. Hanes House, which is scheduled for presentation to the North Carolina National Register Advisory Committee on February 9, 2023. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee." A copy of the notification letter sent to the property owner is enclosed for your information.

As a Certified Local Government, you have sixty (60) days in which to comment on the proposed nomination. If you do not respond by February 8, 2023 on the proposed nomination, approval of it will be assumed. Please note that the Forsyth County Historic Resources Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the Forsyth County Historic Resources Commission, and Mayor Joines or the Winston-Salem City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jeff Smith, at jeff.smith@ncdcr.gov.

Sincerely,

Darin J. Waters
State Historic Preservation Officer

DJW/jhs

Enclosures

cc: Allen Joines, Mayor, City of Winston-Salem
David R. Plyler, Chairman, Forsyth County Board of Commissioners



North Carolina Department of Natural and Cultural Resources
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Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

December 5, 2022

Melanie and James E. Broyhill
525 N. Hawthorne Road
Winston-Salem, NC 27104

RE: Alexander S. and Mary R. Hanes House, 525 N. Hawthorne Road, Winston-Salem, Forsyth County

Dear Mr. and Mrs. Broyhill:

We are pleased to inform you that the nomination of the above-referenced property, which you own, to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on February 9, 2023. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee." The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation's official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of *National Register Fact Sheets* which includes a list of the criteria under which properties are evaluated. More than 3,000 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed *National Register Fact Sheet 1*.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, *private* property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4610 Mail Service Center, Raleigh, NC 27699-4610. The procedure for objecting is described on the enclosed *National Register Fact Sheet 5*. We would appreciate receiving comments by February 8, 2023, but statements of objection may be submitted and will be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

Please see "What the National Register Means for the Private Property Owner" on *National Register Fact Sheet 1* for an explanation of contributing and noncontributing properties. A copy of the nomination and

information on the National Register and Federal tax benefits for historic properties are available from the above address upon request. Please feel free to contact National Register Coordinator, Jeff Smith, at 919-814-6698 or jeff.smith@ncdcr.gov with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Darin J. Waters", with a long horizontal flourish extending to the right.

Darin J. Waters
State Historic Preservation Officer

DJW/jhs

Enclosures

cc: Michelle McCullough, Historic Resources Officer, Forsyth County Historic Resources Commission
Allen Joines, Mayor, City of Winston-Salem
David R. Plyler, Chairman, Forsyth County Board of Commissioners

CERTIFIED LOCAL GOVERNMENTS AND THE NATIONAL REGISTER

The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.

In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to:

Jeff Smith, National Register Coordinator

State Historic Preservation Office

4617 Mail Service Center

Raleigh, North Carolina 27699-4617

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: **February 8, 2023**

1. Name of Certified Local Government: **City of Winston-Salem and Forsyth County**
2. Name of CLG Commission: **Forsyth County Historic Resources Commission**
3. Property being reviewed for nomination: **Alexander S. and Mary R. Hanes House**
4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.
5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Kristi Brantley, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6576.

THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the **Forsyth County Historic Resources Commission**, have reviewed and discussed the nomination for **Alexander S. and Mary R. Hanes House** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **recommend** that the property be submitted for listing in the Register.

Commission chair's signature and date

B. We, the **Forsyth County Historic Resources Commission**, have reviewed and discussed the nomination for **Alexander S. and Mary R. Hanes House** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair's signature and date

THE CHIEF ELECTED LOCAL OFFICIAL OR THE LOCAL GOVERNING BOARD SHOULD
COMPLETE ONE OF THE FOLLOWING COMMENT PARAGRAPHS:

C. I, **Mayor Allen Joines**, or We, the **Winston-Salem City Council**, have reviewed the nomination for **Alexander S. and Mary R. Hanes House** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **recommend** that the property be submitted for listing in the Register.

Additional Comments:

Chief Local Elected Official's signature and date

D. I, **Mayor Allen Joines**, or We, the **Winston-Salem City Council**, have reviewed the nomination for **Alexander S. and Mary R. Hanes House** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

Chief Local Elected Official's signature and date

NATIONAL REGISTER FACT SHEET 2

NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. *that are associated with events that have made significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history.*

Criteria Considerations (Exceptions): *Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:*

- A. *a religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- B. *a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- C. *a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or*
- D. *a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- E. *a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- F. *a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or*
- G. *a property achieving significance within the past 50 years if it is of exceptional importance.*

(see other side)

APPLYING THE CRITERIA

The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."

A property may have "significance" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity. Similarly, it is extremely rare that buildings covered in synthetic materials such as aluminum or vinyl siding are individually eligible for listing in the Register.

Criteria Exceptions

The criteria exclude birthplaces and graves of historical figures, cemeteries, religious properties, moved buildings, reconstructions, commemorative properties, and properties less than 50 years old, with certain exceptions. The following exceptions are sometimes encountered:

Historic **churches** that are architecturally significant and retain sufficient architectural integrity can be successfully nominated under criterion C (architecture), sometimes together with criterion A for social or religious history, provided they have not been brick-veneered or covered in aluminum or vinyl siding.

Cemeteries may sometimes successfully be nominated under criterion C when they retain important examples of historic stone carving, funerary art, and/or landscaping, and they also may be eligible under criterion A or criterion D. However, both the National Register Advisory Committee and the National Register have turned down nominations of graves when the historical importance of the deceased is the sole basis for the nomination. The National Register was created primarily to recognize and protect historic places and environments that represent how people lived, worked, and built in the historic past. Human burials are recognized and protected under other laws and programs.

Moved buildings may sometimes be successfully nominated under criterion C for architecture when they remain in their historic communities and the new setting adequately replicates the original setting. The point to remember is that the program is called the National Register of Historic Places, not Historic Buildings or Historic Things, because significance is embodied in locations and settings as well as in the structures themselves. Buildings moved great distances, buildings moved into incompatible settings (such as a farmhouse moved into an urban neighborhood or a downtown residence moved to a suburb), and collections of buildings moved from various locations to create a pseudo-historic "village" are routinely turned down. In some cases, the relocation of a historic building to a distant or incompatible setting may be the last and only way to save it, and such an undertaking may be worthwhile. However, sponsors of such a project must understand that the property subsequently may not be eligible for the National Register.

If a property is **less than 50 years old**, it can be nominated only if a strong argument can be made for exceptional significance. For example, Dorton Arena on the State Fairgrounds was completed in 1953. It was successfully nominated to the National Register in 1973 as one of the most important examples of modernism in post-World War II American architecture.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hanes, Alexander S. and Mary R., House

other names/site number N/A

2. Location

street & number 525 North Hawthorne Road

N/A not for publication

city or town Winston-Salem

N/A vicinity

state North Carolina

code NC

county Forsyth

code 067

zip code 27104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper

Date of Action

Hanes, Alexander S. and Mary R., House
Name of Property

Forsyth County, NC
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in count.)

Contributing	Noncontributing	
2	1	buildings
0	1	sites
2	1	structures
0	0	objects
4	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of Contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Secondary Structure

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation BRICK
walls WOOD

roof TERRA COTTA
METAL
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Keen, Charles Barton, architects

McNeill Construction Company, builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Forsyth County Public Library, North Carolina Room

Hanes, Alexander S. and Mary R., House
Name of Property

Forsyth County, NC
County and State

10. Geographical Data

Acreeage of Property 5.23 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 36.105473 -80.267267
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heather Fearnbach
organization Fearnbach History Services, Inc. date 4/11/2022
street & number 3334 Nottingham Road telephone 336-765-2661
city or town Winston-Salem state NC zip code 27104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name James Edgar Broyhill II and Melanie Pennell Broyhill
street & number 525 North Hawthorne Road telephone 336-972-1000
city or town Winston-Salem state NC zip code 27104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Alexander S. and Mary R. Hanes House
Forsyth County, NC

Section 7. Narrative Description

Setting

The expansive Alexander S. and Mary R. Hanes House occupies a prominent corner site at 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 large lot provides an estate-like setting in keeping with the dwelling's size and 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 curved slate step edged in red brick 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's 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 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

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

² Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Alexander S. and Mary R. Hanes House
Forsyth County, NC

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
Playground, 1982, noncontributing site
Pergola, 1989, noncontributing structure

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

Exterior

The Georgian Revival-style Alexander S. and Mary R. 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-story, hip-roofed, three-bay north service wing; and inset northeast and south two-story porches. As seen in many of architect Charles Barton Keen's Winston-Salem commissions, the exterior color palette comprises white walls and a green Ludowici-Celadon tile roof. The Hanes House differs, however, in that it is weatherboarded rather than stuccoed. Full-height paneled pilasters with fluted capitals rise to the molded cornice, delineating seven façade sections. Three tall, rectangular, corbelled red brick chimney stacks pierce the roof. Gutters are concealed within the eaves. Square white-painted downspouts empty into underground drains.

The slightly projecting entrance bay comprising three central sections features 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 topped by single-pane transoms have been installed at both entrances.

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 in the entrance bay. Operable louvered wood shutters frame all double-hung windows and the multi-pane French doors on the east 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 inset porch spanning

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Forsyth County, NC

the south elevation was initially open on both levels. The second story remains open at the southeast corner. 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 glazed 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.

Full-height paneled pilasters with fluted capitals frame the five-bay east (rear) elevation. The three central bays 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 glazed curtain walls during the mid-twentieth-century. The weatherboarded and paneled 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 a circular slate landing edged in red brick provide east lawn egress.

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.

³ Ibid.

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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. To the north, the 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.

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.

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 wall'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.

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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.

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 keystoned 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 crosseted molding bordering a bird-motif-tile firebox surround. Three French doors with transoms punctuate the east wall.

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 (labeled "wet bar" on the accompanying floor plan) north of the dining room and the 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.

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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 current owners 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 a den.

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.

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The closet south of the bathroom contains a light well for the bathroom below. The corridor opens into a large unfinished south storage room.

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 current owners 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 current owners maintain the original steam heating system, but added supplemental heat and central air conditioning in phases during the 1980s.

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 two-run 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.

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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, 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.

Playground, 1982, noncontributing site

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 playground comprises a wood see-saw and a wood-frame structure containing climbing apparatus, a metal slide, and swings east of the see-saw, all surrounded by a timber-bordered grass lawn. A wrought-iron bench is at the playground's southeast corner. The prefabricated plastic faux-log playhouse south of the see-saw at the edge of the asphalt-paved parking area was added in 1990.⁴

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 Alexander S. and Mary R. Hanes Hanes House erected in 1923 possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for National Register designation. The dwelling maintains integrity of location as it stands on

⁴ Ibid.

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its original site. The 1982 playhouse and playground and 1989 pergola 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 size and 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.

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Section 8. Statement of Significance

The locally significant Alexander S. and Mary R. Hanes House meets National Register Criterion C for architecture due to its refined Georgian Revival-style design. The remarkably intact residence rendered by Charles Barton Keen's Philadelphia-based firm and erected in 1923 by McNeill Construction Company, also headquartered in Philadelphia, occupies a sizable prominent corner lot in the Buena Vista subdivision. Although abodes influenced by seats of 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 residence 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.

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

Alexander S. and Mary R. Hanes's 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 those of any other style. Events such as the United States' Sesquicentennial 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."⁵

⁵ Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 6, 89.

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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.⁶ 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.

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.⁷

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.

⁶ 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.

⁷ 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.

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Winston-Salem architect Luther Lashmit of Northrup 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 1923 Charles A. and Senah Critz Kent House at 1016 East Kent Road, 1928 Mary W. and George W. Coan Jr. House at 1121 Arbor Road, 1929 Edward and Nancy Critz O'Hanlon House at 1056 West Kent Road, and 1930 Norman V. and Emorie Barber Stockton House at 1065 East Kent Road.⁸

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.⁹ The 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's 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.¹⁰ Physician Frederick Hanes and his wife Elizabeth selected the Tudor Revival style for the residence that they commissioned and occupied from 1927 until 1933, when Duke University recruited him to head their newly-established medical school.¹¹ Robert and

⁸ "George W. Coan Jr., residence and garage," Oversize Box 40, 1927, William Roy Wallace Architectural Papers, MC 00517, North Carolina State University, Raleigh.

⁹ 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 grave markers; "Shore Residence Fine Gift to Salem College," *Twin City Sentinel* (hereafter abbreviated *TCS*), 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.

¹⁰ Margaret Supplee Smith, "Database of Charles Barton Keen Houses," research notes, 2011; *Durham Morning Herald*, March 20, 1927.

¹¹ "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.

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Mildred Hanes' 1927 Georgian Revival-style house at 140 North Stratford Road (NR 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 that was created in 1937, building upon Thomas Sears's overall site plan.¹² 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, yet it 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 red-brick 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-longer-extant bulb garden rendered by Ellen Biddle Shipman for Mrs. Craig in 1933.¹³ 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 red-brick 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.¹⁴

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

¹² "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.

¹³ 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.

¹⁴ "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.

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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.

Among this relatively large group of stylish houses constructed during the 1920s and 1930s, the Hanes House is distinguished by its scale and sophisticated execution. As seen in many of architect Charles Barton Keen's Winston-Salem commissions that emulate R. J. and Katharine Reynolds's 1917 Reynolda House, the exterior color palette of the Hanes residence comprises white walls and a green Ludowici-Celadon tile roof. The Hanes House differs, however, in that it is weatherboarded rather than stuccoed like the Charles A. and Senah Critz Kent, Edward and Nancy Critz O'Hanlon, Robert D. and Marie Shore, Bunyan S. and Edith Womble, and Thurmond and Lucy Hanes Chatham houses. The academic rigor of the Hanes House exterior is also a marked departure from the informal bungalow style of Reynolda and the Kent House and more austere classically influenced dwellings such as the O'Hanlon, Shore, Womble, and Chatham houses. The Hanes residence exhibits refined features not collectively possessed by other comparable dwellings in this sample: a slightly projecting pedimented central entrance bay, full-height paneled pilasters, carved consoles supporting the flat hood above entrance, molded cornices, pedimented dormers, and multi-pane double-hung wood windows, all 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 characteristics.

The Hanes House interior is characterized by fine craftsmanship, particularly in formal interior spaces such as the reception hall, dining room, living room, and library, all embellished with 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. Although other Keen-designed houses have similar elements, the high-quality workmanship in the Hanes House is especially notable. The skilled artisans engaged by Philadelphia-based McNeill Construction Company to execute the interior have not been identified.

Historical Background

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

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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 1906.¹⁵

In 1910, Alex and Mary Hanes's West Fourth Street household included their infant daughter Elizabeth; fifty-two-year-old white nurse Maggie Brock, and forty-two-year-old African American cook Malissa Hobson. The family grew with the birth of Charles in 1912 and Alexander Jr. in 1913. By 1920, nineteen-year-old Davidson County native Daisy E. Smoot, who was African American, and forty-two-year-old Lillie Glenn, who was mixed-race, lived with the family and assisted with household management.¹⁶

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 at 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.¹⁷

¹⁵ 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," *TCS*, 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.

¹⁶ Alex and Mary Hanes' address changed from 953 to 1113 West Fourth Street in the 1910s. U. S. Census, Population Schedules, 1910 and 1920.

¹⁷ "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,

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Alex and Mary Hanes joined their 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.¹⁸ The residence manifested their prosperity and provided much-needed room for their growing family and for entertaining. The property included a garage with a two-room second-floor staff apartment. Forty-five-year-old African American gardener Jake Roberson, a South Carolina native enumerated with the Haneses in 1930, was likely an occupant. Daisy Smoot, who served as the Haneses' 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.¹⁹

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 1929.²⁰ 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

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.

¹⁸ 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 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.

¹⁹ U. S. Census, Population Schedules, 1930 and 1940; Daisy Smoot death certificate, 1951.

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

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Church, which became Centenary Methodist Church, and were members of Twin City, Old Town, and Forsyth Country clubs.²¹

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 1948.²² The Haywood and Hanes 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.²³

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 Pleasant 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 and oversaw an Arabian horse breeding and training service initiated in 1958. In July

²¹ Clarence 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.

²² Alex S. Hanes death certificate; Forsyth County Deed Book 580, p. 337.

²³ In 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 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.

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1951, the Haywoods conveyed their home at 525 North Hawthorne Road to Huber and Jane Hanes, who had previously resided at 526 Glade Street.²⁴

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.²⁵

²⁴ 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.

²⁵ 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.

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Modifications to the house at 525 North Hawthorne Road during Huber and Jane Hanes's tenure included enclosure of the sunporch and northeast first-story porch with glazed curtain walls. They engaged influential Greensboro interior designer Otto Zenke to guide interior decoration. 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.²⁶

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.²⁷

Additional Context and Development History

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's second phase includes a long central park, designed as a

²⁶ 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.

²⁷ 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.

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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.²⁸

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 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.²⁹ Keen undoubtedly influenced the Chathams' and Haneses' decisions to engage the Philadelphia-based McNeill Construction Company to erect their residences.³⁰

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

²⁸ Forsyth County Plat Book 2, p. 46; Plat Book 4, p. 5; "Development Work in City," *WSJ*, April 13, 1913.

²⁹ 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.

³⁰ 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," *WSJ*, February 15, 1927, p. 16; "McNeill Construction Company," *WSJ*, February 6, 1927, p. B12.

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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.³¹

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.³²

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, 1926.³³

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

³¹ The area known as Buena Vista encompasses many plats, only some of which officially bear that name. *WSJ*, February 18, 1917, p. 16; 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.

³² "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.

³³ 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.

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parcels, so prospective homeowners usually purchased two or more lots. The Ferrell Estate's Buena Vista Section, Second Release, has an expansive curvilinear plan.³⁴

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.

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 and then 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 1923.³⁵ Keen employed many draftsmen in Philadelphia, three of whom, William Roy Wallace, Gorrell R. Stinson, and William W. Pollock, would later establish prolific Winston-

³⁴ Forsyth County Plat Book 4, p. 19; Plat Book 7, p. 58.

³⁵ 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; 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.

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Salem practices.³⁶

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.³⁷ 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 1913.³⁸ 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 1915.³⁹

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

³⁶ 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.

³⁷ *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.

³⁸ 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.

³⁹ "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.

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Macklin and Wallace.⁴⁰

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.⁴¹ 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.⁴² 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 sixty-three following a period of declining health.⁴³

⁴⁰ *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 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.

⁴¹ 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.

⁴² *The American Contractor*, November 26, 1921, p. 69, and December 31, 1921, p. 66; *Manufacturers Record*, June 29, 1922, pp. 51-52.

⁴³ 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.

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Section 10. Geographical Data

Verbal Boundary Description

The nominated 5.23-acre tract encompasses Forsyth County tax parcels 6825-59-7635 (4.72 acres) and 6825-59-6410 (0.51 acre) as indicated by the heavy white line on the enclosed map. Scale: one inch equals approximately one hundred feet

Boundary Justification

The nominated tract contains the 1923 Alexander S. and Mary R. Hanes House, garage, retaining walls and associated historic landscape. Although the planting configuration has evolved and a playhouse, playground, and pergola have been added, the property retains an appropriate estate-like setting in keeping with the dwelling's large size and Georgian Revival character.

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Additional Documentation: Current Photographs

All photographs by Heather Fearnbach, Fearnbach History Services, Inc., 3334 Nottingham Road, Winston-Salem, NC, on June 1, 2021. Digital images located at the North Carolina SHPO.



1. Façade (west elevation)

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2. Southeast oblique (above) and 3. East elevation (below)



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4. North elevation (above) and 5. Reception hall, looking south (below)



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6. Living room, looking east (above) and 7. Sunporch, looking west (below)



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8. Library, looking north (above) and 9. Dining room, looking southeast (below)



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10. South bedroom, looking southeast (above) and 11. Garage, southeast oblique (below)



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**12. Playhouse, west elevation (above) and
13. Looking northeast from North Hawthorne Road (below)**



**Alexander S. and Mary R. Hanes House
525 North Hawthorne Road
Winston-Salem, Forsyth County, NC
National Register Boundary Map, Site Plan, and
Photograph Key**

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

National Register 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
NCST = Noncontributing Structure
NCSI = Noncontributing Site
00 = Photograph number



Playground, 1982, NCSI

Garage, 1923, CB

Two
Stone
Walls,
1923,
CS

Playhouse, 1982, NCB

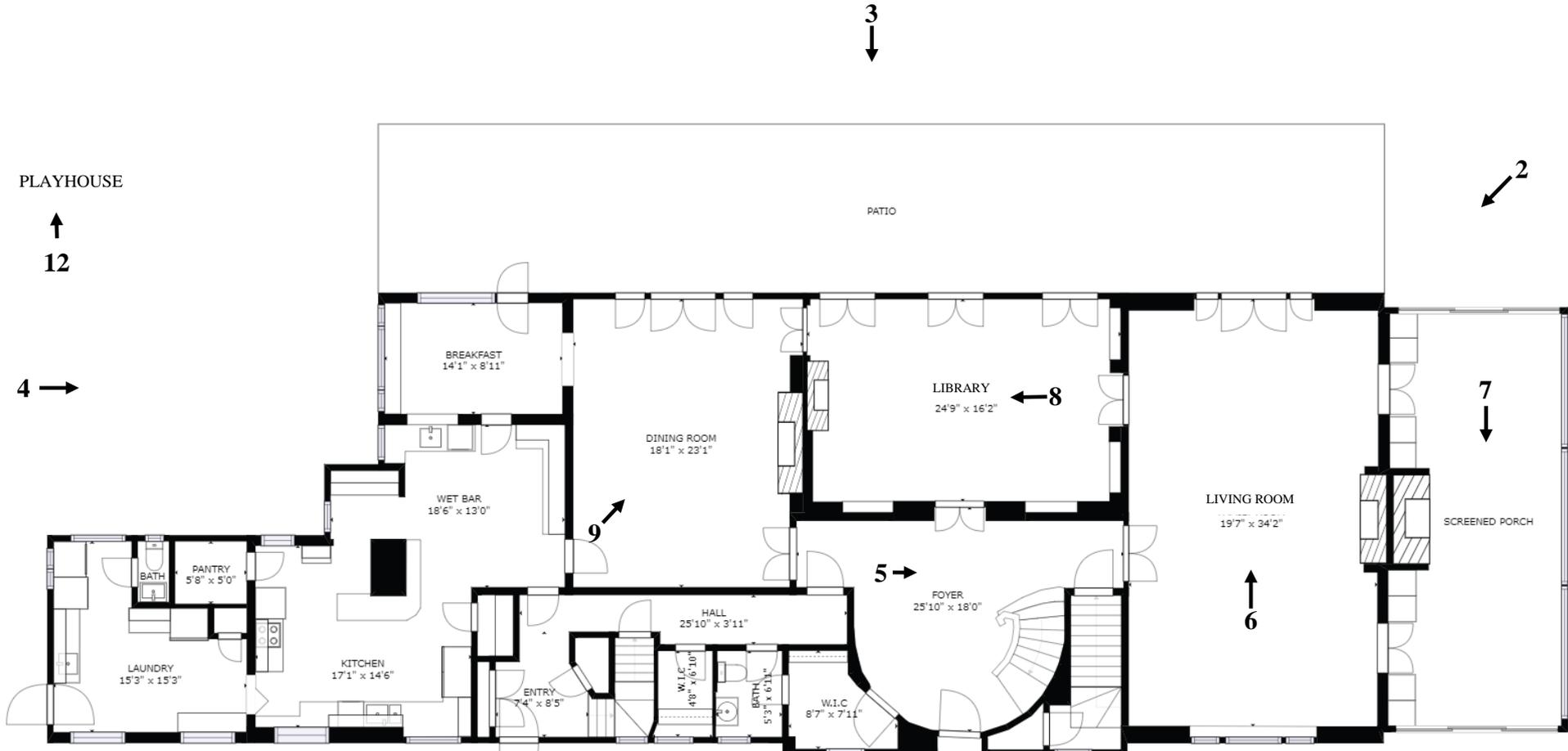
13

Pergola, 1989, NCST

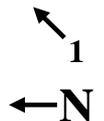
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Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
First Floor Plan and Photograph Views



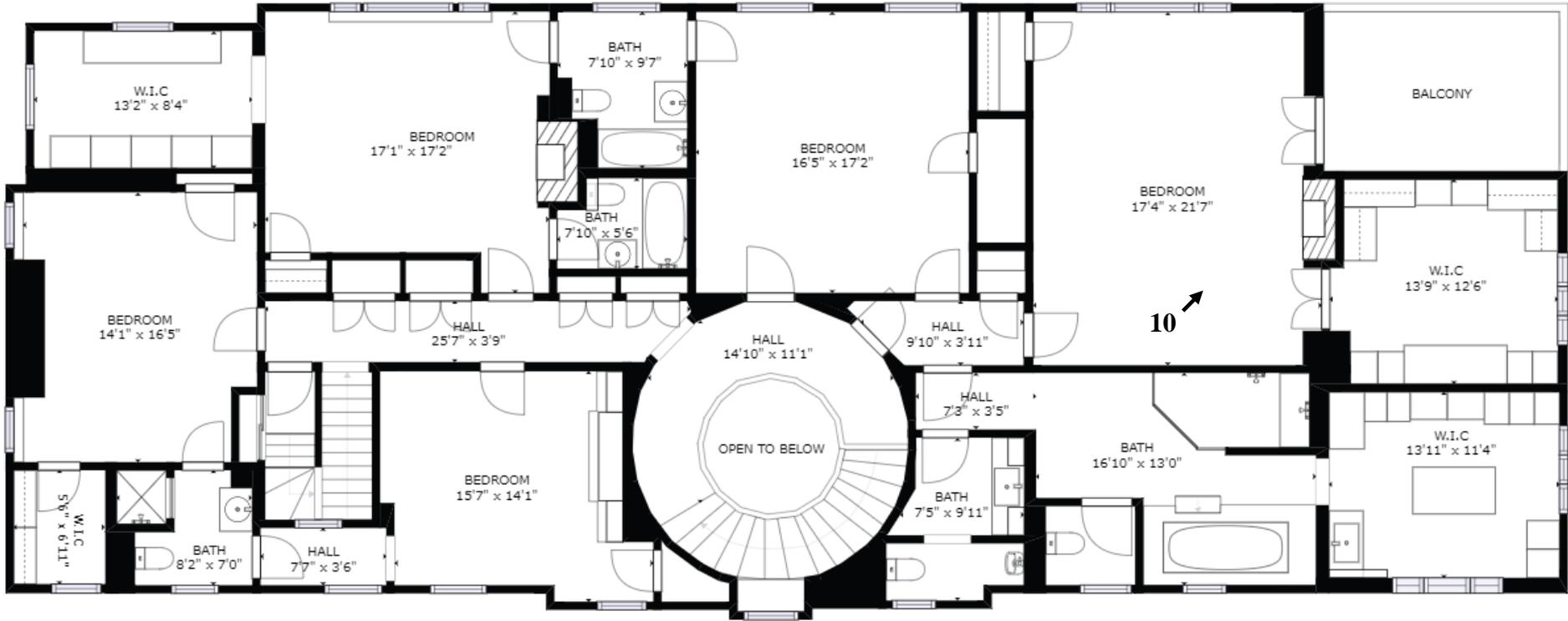
Not to Scale



Floor plan created by Laser Scanning Services Company in June 2021

Photograph views annotated by Heather Fearnbach, Fearnbach History Services, Inc. in November 2022

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



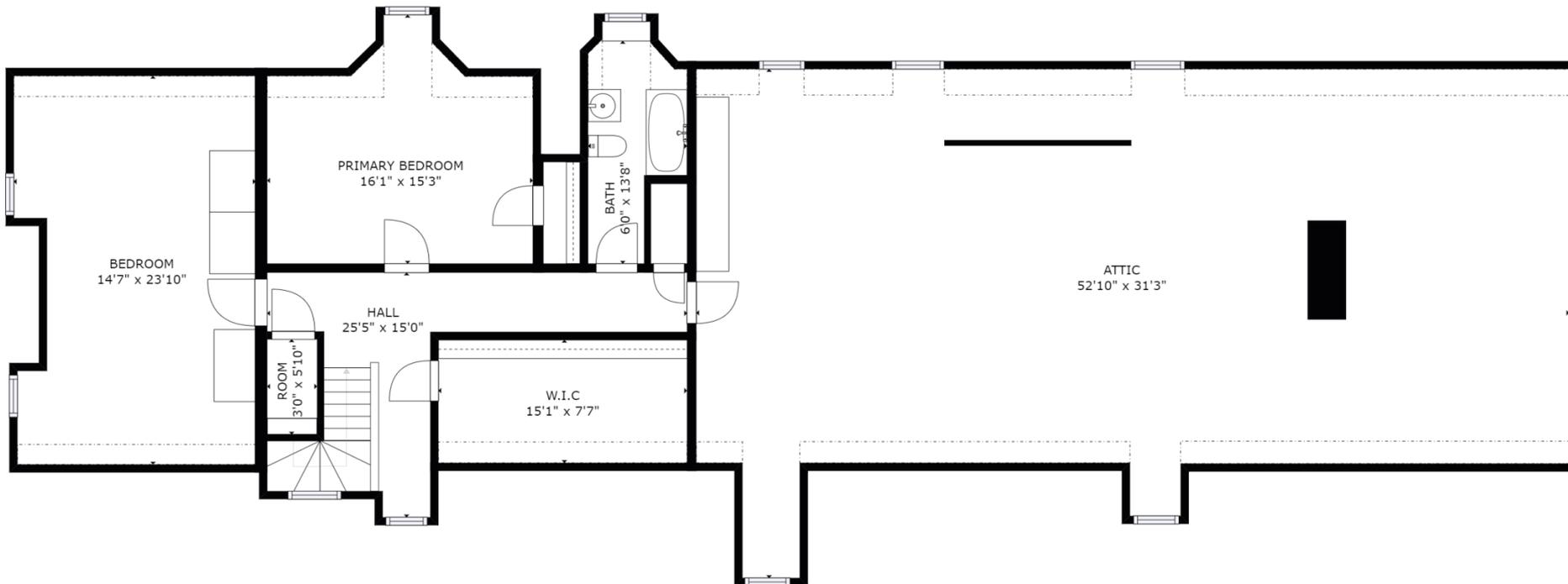
Not to Scale

Floor plan created by Laser Scanning Services Company in June 2021

Photograph views annotated by Heather Fearnbach, Fearnbach History Services, Inc. in November 2022



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



Not to Scale

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



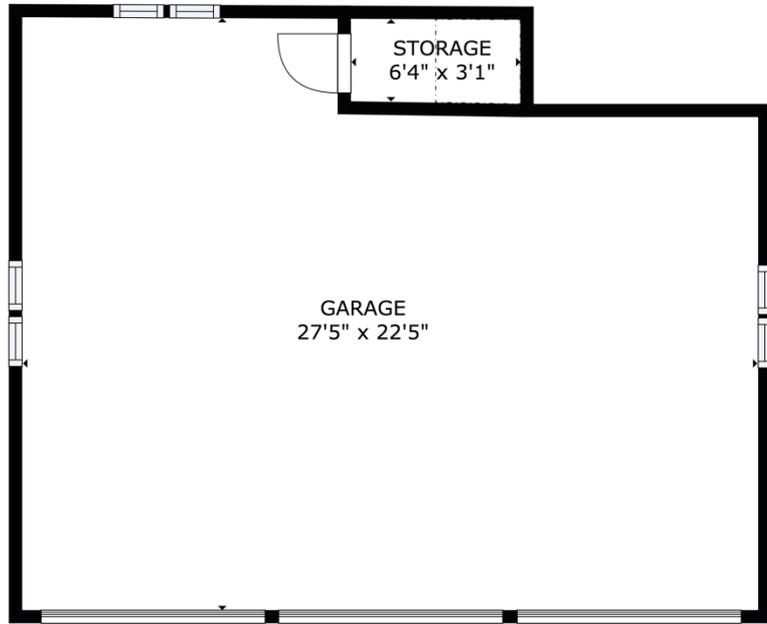
Alexander S. and Mary R. Hanes House
525 North Hawthorne Road, Winston-Salem, Forsyth County, NC
Basement Plan



Not to Scale



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

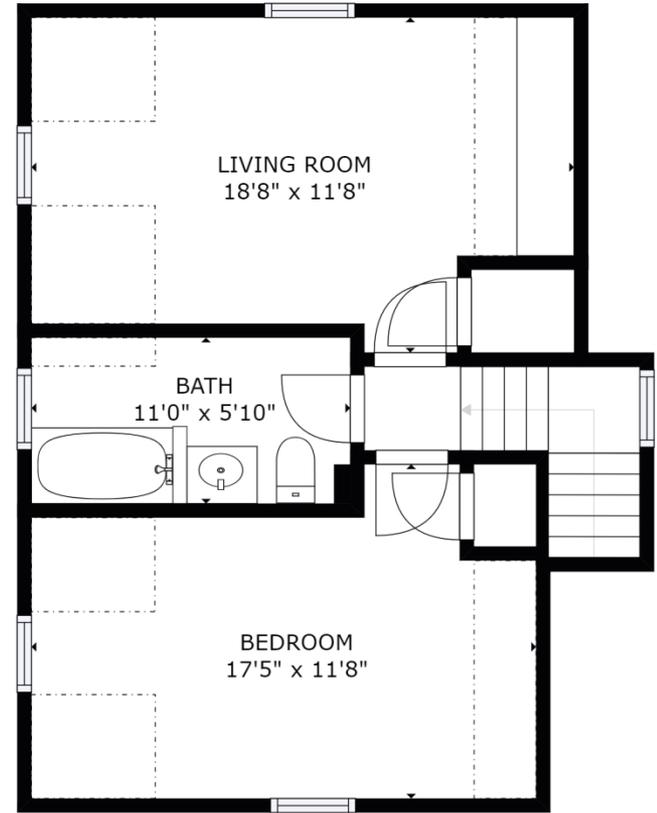


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