

PROCEDURAL INFORMATION FOR LOCAL HISTORIC LANDMARK DESIGNATION

1. To obtain an application for local historic landmark (landmark) designation contact staff of the HRC at 336-747-7040.
2. A complete application is required to verify that the property meets the requirements of State and local laws to designate it a Local Historic Landmark. All application materials must be submitted prior to consideration. If the application is incomplete, it will be returned to the applicant for completion. All components become the property of the HRC and can be used for any public purpose.
3. Two (2) copies of a complete, reproducible, original, signed application and one (1) electronic copy, either supplied on a flash drive or through a cloud storage service, such as Dropbox, must be filed with the HRC staff at the Planning & Development Services Department, Third Floor, Bryce A. Stuart Municipal Building, 100 East First Street, Winston-Salem, 27101. There is a non-refundable fee due at the time of submittal.
4. It is preferred that the application be typed or that black ink be used. Attach additional pages for maps, photos, and supporting documentation.
5. After a complete application is accepted for consideration, it will be forwarded to the State Historic Preservation Office of the North Carolina Division of Archives and History in Raleigh for comments and recommendations.
6. Following receipt of comments and recommendations from the State Historic Preservation Office or the expiration of 30 days, the HRC staff will register the application for consideration by the HRC. HRC staff will arrange for advertisement of a public hearing on the proposed landmark ordinance. The HRC shall consider applications at a regular meeting or hold a special meeting on a proposed ordinance to designate a landmark. Consideration of an application may be continued to a later meeting in order to seek additional information, or for such other reason as the HRC may decide is appropriate. The applicant will be informed of the date and time of the HRC meeting by mail and/or e-mail and is highly recommended to attend.
7. At the public hearing, the HRC will make a recommendation on the application. The staff will prepare a memo and a request that the governing board schedule a public hearing on a proposed landmark ordinance. The governing body will hold a public hearing and vote on a landmark designation ordinance. The applicant will be informed of the date of the elected body's meeting by mail or e-mail.
8. Upon adoption of the landmark ordinance, the owners and occupants of each designated landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the landmark ordinance and all amendments thereto shall be filed by the HRC in the Forsyth County Register of Deeds Office. In the case of any property designated a landmark, lying within the zoning jurisdiction of a city, town, or village, a second copy of the landmark ordinance and all amendments thereto shall be kept on file in the office of the city or town clerk and be made available for public inspection at any reasonable time. A third copy of the landmark ordinance and all amendments thereto shall be given to the city or county building inspector. The fact that a building, structure, site or object has been designated as a landmark shall be clearly indicated on all tax maps maintained by the county, city, or municipality for such period as the designation remains in effect.
9. Upon the adoption of the landmark ordinance or any amendment, it shall be the duty of the HRC to give notice thereof to the tax supervisor of the county in which the property is located. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising the property for tax purposes. The owner may apply to the tax office for the real property tax deferral of up to 50% of the ad valorem property taxes on the designated landmark property. This may be done by contacting the Tax Supervisor's Office in the Forsyth County Government Center at 703-2300. This deferral exists as long as the property retains the "historic landmark" status, (NCGS 105-278). Any new owners of a landmark property must contact HRC staff to receive a copy of the approved landmark ordinance and then notify the Tax Supervisor's Office of the new ownership.



Forsyth County Historic Resources Commission

100 East First Street

P.O. Box 2511

Winston-Salem, North Carolina 27101

336.747.7040

Fax. 336.748.3163

LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

This application is based on North Carolina General Statute § 160D-945. Local Historic Landmarks are for the education, pleasure and enrichment of the residents of the City, County and the State as a whole. Landmark designation is an honor and it signifies recognition that the property is important to the heritage and character of the community and that its protection enriches the public. No property shall be recommended for designation unless it is deemed by the HRC to be of special significance and integrity in accordance with the information below.

Name of Property

Historic Name: _____

Any Other Historic Name(s): _____

Current Name: _____

Location

Physical Address: _____

City: _____

Block(s) #: _____

Lot(s) #: _____

PIN(s): _____

Owner

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone(s): _____

Email Address: _____

Applicant (If other than Owner)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone(s): _____

Email Address: _____

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

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone(s): _____

Email Address: _____

Property Information

Date of Construction: _____ Lot Size/Acreage: _____

Major Additions (include date(s) of construction):

Exterior and Interior Alterations (include date(s) of construction):

Outbuildings (include date(s) of construction):

Relocated Building: Yes No

Architect/Landscape Architect: _____

Builder: _____

Original Owner and/or Person for Whom the Building was Built:

Original Use:

Present Use:

Ownership (check one): Private Public

Status (check one): Occupied Unoccupied Work in Progress

Landmark Destination for (check appropriate boxes):

Complete Exterior

Complete Interior

Complete Site, includes any land or special features

Complete Exterior and Interior

Complete Site, Exterior and Interior

All Outbuildings

Partial Exterior or Interior, Explain:

Other, Explain:

Classification Category *(check at least one)*

- Building Created principally to shelter any form of human activity, such as a house, barn, hotel, church, school, theater, etc.
- Structure A term distinct from a building. A structure is generally created for purposes other than human shelter, such as a tunnel, bridge, highway, silo, etc.
- Object A term distinct from a building and structure. An object is primarily artistic or informative in nature. Although it may be movable, an object is typically associated with a specific setting or environment, such as a sculpture, monument, etc.
- Site The location of a significant event: of a prehistoric or historic occupation or activity; of a building or structure, whether standing, ruined, or vanished; of a landscape, whether professionally designed or publically/privately developed over time; of a location that itself possesses historic, cultural, or archaeological value regardless of the value of any existing building and/or structure, such as a battlefield, cemetery, etc.

Number of Resources on the Property

Number Proposed for Destination

_____ Buildings
_____ Structures
_____ Objects
_____ Sites

Number Not for Destination

_____ Buildings
_____ Structures
_____ Objects
_____ Sites

Documentation:

County Inventory FY _____ Year last surveyed _____

Other (explain):

National Register Status:

Listed _____ Year

Within a National Register Historic District

Name: _____

None of the Above

Present Use (*check at least one*)

- | | | | | |
|--------------------------------------|---|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Commerce | <input type="checkbox"/> Education | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Military | <input type="checkbox"/> Museum | <input type="checkbox"/> Park | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Residence | <input type="checkbox"/> Transportation | <input type="checkbox"/> Other | | |

Status (check one):

- Excellent Good Fair Deteriorated Ruins

Moved from Original Site: Yes, what year _____ No

Original Location: _____

Reason for the Move: _____

Public Access (check one):

- Restricted Unrestricted None

Do any architect's plans or building accounts exist? Yes No Unknown

Give the location of any plans or building accounts. Give name of institution, address, phone and collection identification. If in possession of property owner or someone else, state that.

Criteria

Property Over Fifty Years Old: Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate special significance. (Complete Sections A.1, B, C and E)

Property Under Fifty Years Old: Evidence of exceptional importance is required. (Complete Sections A.1, A.2, B, C and E)

Relocation: The building has been moved from its original site of construction. (Complete Sections A.1, B, C and E)

Reconstruction (Complete Sections A.1, D.1, D.2, D.3 and E)

A. 1 Historical Significance

Special Significance Area (check all that apply):

- History Architecture Culture Archaeology

Significance Category (check all that apply):

- 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 that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction
- D. Property has yielded, or may be likely to yield, information important in prehistory or history

A. 2 Exceptional Importance

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

If applying for a property constructed less than fifty years ago, the criteria in Section A1 above as well as those below must be met.

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

B. Integrity

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

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

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

C. Report Material and Layout

Architectural Description, Significance & Integrity Statements

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

1. Introduction

Include a clear statement summarizing the property's significance and integrity level in two to four (4) sentences.

2. Property Description

Include a comprehensive description of all elements of the site proposed for designation. The description should delineate significant character-defining features of the setting, exterior, interior, and secondary resources.

3. Restoration/Rehabilitation Description (Completed or Currently Proposed)

Include information about any restoration and/or rehabilitation efforts, additions, and/or alterations, including details of the date and scope of work. Include whether the work was completed under the supervision of an experienced preservation professional or historic preservation organization.

4. Statement of Significance

Include a statement of significance that explains in detail how the property meets the relevant criteria identified in the Significance section above (A). Clearly define the special significance of the property for each. Include all major owners and names of people known or believed to have worked on the structure (such as architects, carpenters etc.). A bibliography is required. Include an ownership chain of title, showing all known owners with deed book and page and other relevant documentation if the property is significant for its association with a historically significant person.

5. Integrity Statement

Include a statement of integrity that explains in detail how the property meets the relevant criteria in the Integrity section above (B). Clearly define the level of integrity for all significant physical elements of the proposed property to be designed, including the exterior, interior, out buildings, and/or the site. Explain how the property retains elements of its original or early design, materials, location, workmanship, setting, historic association and feeling.

6. Historical Background Summary

Include an explanation of the property's place, time, and theme:, i.e. the context in the history of the community, the region, the state, or the nation. Once this is identified, show how the property relates to other properties that fall into that same context if the property is important due to its association with events that have made a significant contribution to the broad patterns of our history.

7. Architectural Context

If the property is of architectural significance include biographical information for the architect(s) if known and explain why their work is important at the local, state, and/or national level.

8. Approved National Register Nomination

If a National Register nomination for this property has been approved and is still accurate, specifically the description of the property, it may be submitted with the application form and other supporting documents; however, any special significance areas and/or integrity issues not included in the nomination must be addressed in supplemental information. Subsequent alterations must be submitted in photographs and other documentations to explain all changes in detail. This could include, but is not limited to, Federal and/or State Historic Preservation Tax Credit applications and approvals for Parts 2 and 3, along with a written summary of changes made since the nomination was approved.

9. Exceptional Importance Statement

Attach a statement explaining how the property meets the identified criteria in the Exceptional Importance Section above (A.2)

D. 1 Reconstructed Properties

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

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

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

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

Must meet all the criteria below.

1. It is accurately executed in a suitable environment.

The reconstruction must be based upon sound archaeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

The reconstructed property must be located on the original site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property. One approach to signify a reconstruction is to place a small sign that states the building is a reconstruction.

2. It is presented in a dignified manner as part of a restoration master plan.

A **restoration** master plan is defined, for the purposes of this application, as a comprehensive or far-reaching written plan of action, encompassing a locally-zoned Historic District (H), and approved by a community, government, or organization/institution, and is designed to reintroduce something that existed before, specifically historic buildings or structures. A reconstructed property must be identified in the restoration master plan as a component of that historic district and part of the overall restoration plan for the district.

3. No other building or structure with the same associations has survived.

A reconstruction is appropriate only if the historic property was the only one in the district associated with a particular activity or event of special significance or no other property with the same associative values has survived.

D. 2 Reconstruction Documentation

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

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

D. 3 Reconstruction Research Documentation Types

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

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

Required Supporting Documents

Property Boundary

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

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

Photography Requirements

Buildings & Structures (main and outbuildings)

Include photos of all facades for all buildings or structures. Include photos that show the main building or structure within its setting. If the interior is being nominated, include at least one (1) photo of each room. Include examples of all architectural details, interior and/or exterior, which add to the property's special significance.

Objects

Include overall views and a variety of representative views, as well as a view of the object within its setting.

Sites

Include overall views and any significant details.

Include copies of any historic photographs of the property and dates of photos, if known.

The images should be submitted digitally on a flash drive, CD, DVD, or current format used for such items.

Images and labeling should meet the current *Policy and Guidelines for Digital Photography for Historic Property Surveys and National Register Nominations* established by the North Carolina State Historic Preservation Office (NC SHPO). The guidelines can be found on the NC SHPO website.

Map Requirements

Include a map clearly indicating the location of the property in the community.

Include a tax map, which is a document showing the location, dimensions, and other information pertaining to a parcel of land subject to property taxes. Show street names and all structures on the property. Label all resources on the map.

Bibliography/Source Citations

Include a bibliography of sources consulted.

Fee

Due at the time of submission is a non-refundable application fee of \$50.00. The City of Winston-Salem accepts all forms of legal tender and checks should be made payable to the City of Winston-Salem.

All application materials must be complete prior to consideration.

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

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

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

Signatures

Applicant	<u>James Wade Hays Jr</u>	Date	<u>7/24/23</u>
Owner	<u>James Wade Hays Jr Josephine Rankin Kelley</u>	Date	<u>7/24/23</u>
Preparer	<u>James Wade Hays Jr</u>	Date	<u>7/24/23</u>

Major Additions

- 1) In 1847, the house was expanded to have a total of 4 rooms up and 4 rooms down, in conjunction with Peter Fetter's marriage. The center-gabled roof that is currently present and parallel to Main Street was added, along with an L-shaped kitchen off the East side of the house. The gable now faced north to south, and a front entrance porch on Main Street was added. The house was expanded from 2-over-2 rooms to 4-over-4 with a kitchen.

Exterior and Interior Alterations

- 1) In 1920, the purchase of the house by Walter Hege and the conversion into a duplex removed front and rear porches, altered fenestration, and adjusted the interior to accommodate two housing units. The house was split in half and a two-story rear ell was added to accommodate a kitchen/pantry and upstairs sleeping rooms for each unit. In doing so, Hege ran the wall through the center of the house, turning it into 2 residences from one. This wall that ran through the center of the house, ran from where the front door was, through the 4 downstairs rooms, and through the addition, which became 2 kitchens on the first floor. On the front of the house, they removed the steps and the door. They replaced it with two adjacent smaller windows, and they added the second staircase, that runs side-by-side on either side of the separating wall that divides the northern from southern side of the house. On the second floor, the landing was changed to accommodate the second staircase on the south side and the wall that ran from the front of the house all the way to the back of the house (or west to east). With the front entry removed, side porches with hipped roofs were added to shelter new entrances. The house went from having 4 doors on each side--north, south, east, and west-- to having no front door facing west, and no back door facing east. The result of the 1920 configuration is the same as the current configuration—4 covered doors, 2 facing north and 2 facing south. By the time of the 1920 renovation there were no outbuildings remaining. The roof retained interior end brick chimneys (south has lost its corbelled cap), and each upper gable end retained the two six-over-six sash windows at the third floor/attic level.
- 2) In 2017, then owner Carol Wooley and John Hauser used Beta Builders to upgrade the kitchen with the intention of preserving period-correct details during the process. The dividing wall in the kitchen was removed to provide access to a larger kitchen space with upgraded counters, appliances, lighting, and cabinets. An interior doorway was added between north and south dining rooms. Evidence of the duplexing such as the stovepipe edifice from a pot-bellied heating stove that entered the 1920 chimney is purposefully highlighted. The chimney that provided heating for both kitchens in the 1920 duplexing is now freestanding and easily viewable from the first floor. Prior to the kitchen work, there was a single sink and a single east-facing window above it on the north and south sides of the kitchen. Each of these single east-facing first-floor windows was replaced

with 3 wooden windows with true divided lights, placed in line/retaining symmetry with the preexisting upstairs windows from 1920. Size and proportion, ratio of solids or walls to voids or door/window openings, and windowpane and muntin profiles were all deemed compatible with the building and the Old Salem Historic District by the HRC. The door on the southwest side of the 1920 addition to the kitchen was also replaced with 2 wooden doors with full lights. The style and material, wood, was deemed compatible with the historic doors found in the district.

Winston-Salem City Council Questionnaire
LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

Historic Name The Peter Fetter House

Current Name The Peter Fetter House

Physical Address 319 S Main Street

Zoning Residential **Ward** South **Block(s) #** 0558

Lot(s) # 109 and 110 **PIN(s) #** 6835-24-9526

Date of Construction 1840 **Lot Size / Acreage** 0.32717

Original Use Residence and workshops

Present Use Residence

Restoration / Rehabilitation (Check One)

No Yes, year completed 1920 Cost _____

Yes, in the next Five Years Estimated Cost 15,000

Ownership (Check One) Private Public

Status (Check One) Occupied Unoccupied

Is the building currently for sale? Yes No

Public Access (Check One): Restricted Unrestricted

Requested Landmark Designation for (Check Appropriate Boxes)

Complete Exterior Complete Interior Complete Exterior and Interior

Partial Exterior or Interior or Other, Explain _____

How will the applicant make the property available to the public for the enjoyment, pleasure, and education?

Applicant is willing to open the property at least once every five years to the public by hosting an event; Yes No

OR,

Applicant is willing to open the property at least once every five years to the public by hosting a meeting of a preservation or similar group, or tour; Yes No

OR,

Applicant is willing to open the property at least once every five years to the public by hosting a house tour or participating in a neighborhood tour, or any other type of educational tour that includes the Landmark property. Yes No

OR,

Applicant is willing to have the designated portions of the Landmark photographed (in any format) and for the report to be placed on the City/County's website.* Yes No

List any other ways the applicant plans to allow an opportunity for the public to be educated about the Local Historic Landmark in its entirety:

STAFF COMPLETION

Meets Special Historic Significance Requirement Yes No
Meets Integrity Requirement Yes No

Potential Motions that can be made by the Elected Body

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

Signature of Owner Jim Noel Usk Date 7/23/23
Louise R. Kelly Louise Rankin Kelly 7/23/2023



LOCAL HISTORIC
LANDMARK
DESIGNATION REPORT

July 2023

THE PETER FETTER HOUSE
Howard Kelly
319 S Main Street
Winston Salem, NC 27101

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Statement of Significance

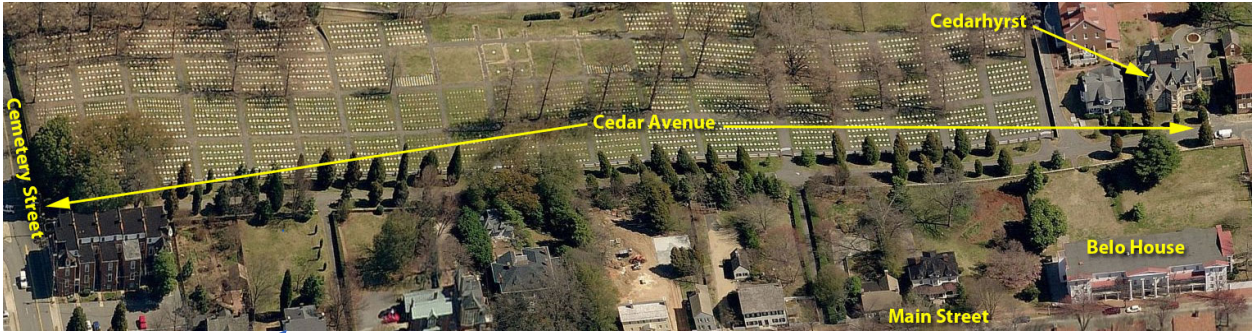
The Peter Fetter House, located at 319 S Main Street in Winston-Salem, possesses requisite architectural significance and integrity for local historic landmark designation. The house has been part of the fabric of the town of Salem since it was built in 1840; original building materials such as floorboards were repurposed in its 1920 duplex conversion and other original details remain. However, while the Fetter House is important because of its long history in Salem, it is equally important as one of the most fully realized and intact examples of a 1920s duplex in Winston Salem, a period characterized by broader urbanization and the growth of duplexes and multifamily housing in the city. The history of the Peter Fetter House spans the 19th and 20th centuries, and its 1920-30 Period of Significance recognizes its current duplex configuration and its place as a prime example of housing in post-World War I Winston-Salem.

Backing up to the God’s Acre cemetery, it is defined by its picturesque site, including a terraced lawn with stone retaining walls and steps, and prominent brick and parging foundation, one that became more easily viewed from Main Street when the street grade was changed to accommodate the streetcar system in 1889/1890.¹ The unrestored nature of this house and therefore its intact early 20th century alteration, represents what was a rather common situation in Salem before the Old Salem, Inc. restoration project began in the 1950s. Few buildings showing this kind of process now remain in this condition in Salem.²

Setting

319 S Main Street is located on a 0.33 acre parcel³ within the 193 acres that encompass the Old Salem Historic District National Historic Landmark, at the northern part of the NHL landscape and higher elevations. The property for 319 S Main Street is tiered, like so many in Old Salem, with a large garden square on the north side of the lot. It is bordered on the west by a granite wall. Behind the granite wall is Cedar Avenue, which predates most of the buildings in Salem since it was laid out in the initial 1766 plan as part of the graveyard.

Google maps image of Cedar Avenue ca. 2016, courtesy of NC Collection Blog



The Peter Fetter House

¹ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.
² Old Salem Lot Files.
³ Forsyth County Deed Book 3596, page 3594; Deed Book 3547, page 1017; Plat Book Old Map # 630854.

The Peter Fetter House Local Historic Landmark Designation Report
Winston Salem, Forsyth County / July 2023

eastern boundary, April 2023



eastern boundary, April 2023



Cedar Avenue, April 2023



All Photographs Taken by Howard Kelly

The property is bordered on the north side by a one-story, gable front frame carriage house/garage with open eaves and wood siding, and a wooden picket fence.



northern boundary

A path to God’s Acre lies against the south property line, between Lots 83 and 43, connecting Main Street to Cedar Avenue and God’s Acre cemetery. It is for regular pedestrian use. It was reduced in width from 30-feet to 15-feet in 1860, which was thought acceptable for foot traffic. Adjoining residents had previously requested closing the lane and gaining the land to increase lot size; however, the Aufseher Collegium (Moravian Supervising Board) denied the request stating, “it is the only convenient passage from Main Street to the Graveyard Avenue for those people who live west on Main Street.”⁴

⁴ Minutes of the Aufseher Collegium, February 1852. Old Salem Research Files.

The Peter Fetter House Local Historic Landmark Designation Report
Winston Salem, Forsyth County / July 2023

Lane to God's Acre, NHL District Contributing Structure, 1839



The land generally slopes downward from east to west, and the lot is terraced to accommodate the changes in elevation.



There were at least four outbuildings that existed behind the Peter Fetter house during the 1800s. A barn was constructed where the garden currently exists. Other buildings like the lathe

shop were constructed along the path to the cemetery. By 1920, none of these outbuildings existed.



Sanborn Map Company, Winston Salem, NC 1895, Lot 850

Front stairs on the north and south sides of the house lead directly from the two front porches to the street, and a single-lane driveway on the north side leads from the street to the parking area.



Western elevation

Landscape

Many 1920 landscape elements are intact. The yard is lushly landscaped with numerous trees and shrubs. When combined with the public alley (Lane to God’s Acre) bordering the southern boundary of the property, and the public thoroughway of Cedar Avenue with its Bald Cypress trees abutting the eastern boundary of the property, the cumulative effect is one of a picturesque, park-like atmosphere.



View from eastern boundary

Current plants in the yard were chosen by previous Owners John Hauser and Carol Wooley (1902-1918), in conjunction with Keyes Williamson, the Old Salem horticulturist in the early 2000s.⁵ Landscaping and horticulture planning was based upon books about Old Salem gardens, such as *The Gardens of Salem*,⁶ and *Gardening with Native Plants of the South*,⁷ as well as the comprehensive botanical inventory of the Wachovia Tract, recorded by Philip Reuter in the 1750s. Native cedar trees and dogwoods were planted along the lane, along with American beauty berries and wildflowers on the slope that runs along the lane.



View from western boundary

Small trees, shrubs, and perennials were planted along the fence. These include a red buckeye, viburnums, hydrangeas, itea, clethra, fig, sunflowers, and peonies from Flora Ann Bynum’s garden.⁸ Mrs. Bynum was a long-time resident of Old Salem, chairing the landscape restoration committee in 1970 and serving as a Director of the Wachovia Historical Society from 1972-1987. A shade garden has been constructed closer to the house, with serviceberry, oakleaf hydrangea, viburnum, ferns, toad lilies, astilbe, tiarella, Solomon’s seal, and other native and

⁵ John Hauser, conversation with Howard Kelly, 2023.
⁶ Spencer, Darrell. (1997). *The Gardens of Salem: The Landscape History of a Moravian Town in North Carolina.* Old Salem.
⁷ Wasowski, Sally. (1994). *Gardening with Native Plants of the South.* Taylor Trade Publishing.
⁸ John Hauser, conversation with Howard Kelly, 2023.

heirloom shade plants. The primary focus has been to provide a habitat for birds and butterflies, and gardening is done without the use of chemicals, pesticides, or herbicides.

Description

Three Different Stages of House

- 1) When built in 1840, the Peter Fetter House had 2 rooms up and 2 rooms down, with a roof gable perpendicular to Main Street.⁹



Roof vent illustrating east to west position of 1840 gable

The kitchen was a separate building in the back that was initially a workshop, until in 1842 Fetter received permission to construct a new shop and to use the old one as a kitchen, “since he lacks enough space in his house,”.¹⁰

- 2) In 1847, the house was expanded to have a total of 4 rooms up and 4 rooms down, in conjunction with Peter Fetter’s marriage. The center-gabled roof that is currently present and parallel to Main Street was added, along with an L-shaped kitchen off the East side of the house. The gable now faced north to south, and a front entrance porch on Main Street was added. The house was expanded from 2-over-2 rooms to 4-over-4 with a kitchen.
- 3) In 1920, the purchase of the house by Walter Hege and the conversion into a duplex removed front and rear porches, altered fenestration, and adjusted the interior to accommodate two housing units. The house was split in half and a two-story rear ell was added to accommodate a kitchen/ pantry and upstairs sleeping rooms for each unit. In doing so, Hege ran the wall through the center of the house, turning it into 2 residences from one. This wall that ran through the center of the house, ran from where the front door was, through the 4 downstairs rooms, and through the addition, which became 2

⁹ John Hauser, conversation with Howard Kelly, 2023.

¹⁰ Minutes of the Aufseher Collegium, June 1842. Old Salem Research Files.

kitchens on the first floor. On the front of the house, they removed the steps and the door. They replaced it with two adjacent smaller windows, and they added the second staircase, that runs side-by-side on either side of the separating wall that divides the northern from southern side of the house. On the second floor, the landing was changed to accommodate the second staircase on the south side and the wall that ran from the front of the house all the way to the back of the house (or west to east). With the front entry removed, side porches with hipped roofs were added to shelter new entrances. The house went from having 4 doors on each side--north, south, east, and west-- to having no front door facing west, and no back door facing east. The result of the 1920 configuration is the same as the current configuration—4 covered doors, 2 facing north and 2 facing south. By the time of the 1920 renovation there were no outbuildings remaining. The roof retained interior end brick chimneys (south has lost its corbelled cap), and each upper gable end retained the two six-over-six sash windows at the third floor/attic level.¹¹

These different period modifications are evident today, and they have been preserved for future generations to view and consider.

Exterior

The house at 319 S Main Street is located on the south end of Lot 83 and fronts the sidewalk on the west end façade of the house. The two-story weatherboard building has side gable roofs (asphalt shingle), returned eaves, and sits on a high brick foundation covered with stucco that was added in 1920. The symmetrically arranged three-bay façade has wide cornice and corner boards and paired four-over-one sash windows with wide casings. A two-story frame (weatherboard) centered rear ell has a hip roof with an interior chimney.¹²

With the front entry removed during Hege's duplexing process, side porches were added to shelter new entrances. This is the current configuration. The roof retained interior end brick chimneys (south has lost its corbelled cap), and each upper gable end retained the two six-over-six sash windows at the attic level.¹³

Flights of stairs on the north and south sides of the house from the west-end lead to large side porches. These provide today, as they did in 1920, an easy transition from public (exterior) to private (interior) living spaces and provide places for taking advantage of the cooling breezes from the west.

¹¹ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

¹² Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

¹³ National Historic Landmark Nomination document, Old Salem, 31FY395, US Department of the Interior, National Park Service.



South porch, facing street



North porch, facing street

Each of these west-end porches on the north and south sides of the house feature white beadboard ceilings and low hip roofs supported by 4 square piers with decorative molding, or shingled balustrade, original to the 1920 duplexing.



North porch pier with decorative molding

There are also two smaller porches or porticos on the northeast and southeast corners of the house, providing shelter for entrance. The exterior color palette includes grey weatherboarded walls and an asphalt shingle roof that was fully replaced in 2020 by owner Lisa Aiken, with the exact same asphalt shingles and color of the preexisting roof, and installed by the same person (Lee Hege, Hege Construction) that installed the former roof in 1990 for Virginia Willkie, the owner at the time.¹⁴

¹⁴ Lisa Aiken, email dialogue with Howard Kelly, 2021.



Southern elevation



Eastern elevation



Northern elevation

As previously mentioned, the sash configuration on the north, east, west, and south elevations for the first two floors is four-over-one. The north and south elevations of the third-floor feature six-over-six sash configurations. All the windows throughout the house are the original double-hung windows from 1920, except for the wooden multi-pane kitchen windows on the east side of the first story (2017) and the six-over-six windows on the third floor (1847).

Wood-frame glazed storm-doors from 1920 hang at the entrances to the northwest and northeast porches, as well as the southwest porch entrance. Each of these features eight lights, and the ability to swap out the eight-pane glass configuration using a screwdriver and extra screens built for the house during the 1920 duplexing.¹⁵



1920 wood-frame storm doors with interchangeable screens



On the northwestern and southwestern entrances, a four-paneled door with two top lights is inset. On the northeastern entrance, a three-raised-panel door with twin-half-lights is inset. Both are original to 1920. Entrance from the southeastern porch is made through wooden doors with full lights, installed in 2017 by Wooley and Hauser.

¹⁵ John Hauser, conversation with Howard Kelly, 2023.

The Peter Fetter House features enclosed flat soffit under the wide eaves of the roof, along with boxed-eave gable-end returns.



Northeast corner



Northwest corner

Three red brick flashed chimney stacks pierce the roof. Exterior lighting includes hand-crafted tin lanterns in the Moravian style under both southern porches and on the northwest porch.



Southwest porch



Northwest porch



Southeast porch

Interior

The Peter Fetter House has 2,620 square feet of living area¹⁶ and a dirt cellar. Most rooms in the house retain volumes and finishes original to the 1920 purchase of the house by Walter Hege and his conversion of it into a duplex. Hege’s duplex conversion removed front and rear porches, altered fenestration, and adjusted the interior to accommodate two housing units. The house was split in half and a two-story rear ell was added to accommodate a kitchen/pantry and additional bedroom for each unit. Both the north and south sides of the house (317 and 319) are characterized by a finely crafted and unpretentious interior.

¹⁶ Forsyth County Register of Deeds. Deed and Plat Books, Forsyth County Governmental Center, Winston-Salem, North Carolina.

South Side, First Floor

The south side living room on the first floor is accessed through the southwest porch entrance. The southwest living room features brickwork from the 1840s corner fireplace, visible on the second floor as well.



This living room is connected to a den area further east, followed by a short hallway flanked by a half bath and a storage pantry, leading to the kitchen on the east side of the first floor of the house.



The living room and den area feature molded wood cornices, door and window surrounds, prominent baseboards, and heart pine flooring from 1920. Other intact interior finishes include smooth plaster walls, and original vertical wooden sash windows with vintage glass, providing connectivity with the outside world. These sliding sash windows are from 1920 but are in keeping with The Peter Fetter House’s Moravian heritage. Clearly, the builders of Salem were aware of the different styles, as reflected in an 1804 letter from the Minister Carl Gotthold Reichel to Bethlehem regarding the construction of the church there. He asks what kind of windows they were using there, “the English kind to push up and down or the German kind with wings to open?”¹⁷ The tongue-and-groove heart pine flooring from 1920 along with the

¹⁷ Huber, E. (1804, File 3, letter 38). Gotthold Reichel to George Henry Loskiel. *Bethlehem Archives*. Winston Salem, NC. Anne P. and Thomas A. Gray Library.

Federal style bead and quirk molding is another nod to the decorative and functional building elements from the early 1800s.



Doorway, south side, first floor

South Side, Cellar

Interior stairs from the first floor to the second floor on the north side and the south side are separated by a dividing wall. This also holds true for the interior stairs to the dirt cellar.



South side cellar stairs

There is evidence of brick nogging, or the utilization of softer, non-structural bricks as filling within the walls for insulation and reinforcement in the south side cellar.



Brick Nog, south cellar

The original stacked stone foundation from 1840 is visible, as is the evidence of stone removal from the west street-facing portion of the foundation, when the street was lowered to accommodate the streetcar system. In the 1890s, when the streetcar was introduced to mobilize citizenry from neighborhoods to factories, the city had to change the elevation to accommodate tracks and electrical infrastructure. In doing so, the street-side elevation of the house was lowered. This was common in Salem—on the Steiner house, and on the Vierling house on Church Street, the pre-and-post 1890 elevation is noted. Because of this, the street-facing western part of the foundation of the Peter Fetter house is brick; a stacked stone foundation still exists on the south, north, and east. The stone on the west was removed and replaced with the high brick wall.¹⁸



Stone foundation, south cellar, south wall, visible from interior



Brick foundation, south cellar, west wall, visible from interior

When the house was duplexed in 1920, the wide floorboards that were replaced with heart pine were reused in other portions of the house, such as the central wall reinforcement, as viewed from the south side of the cellar.

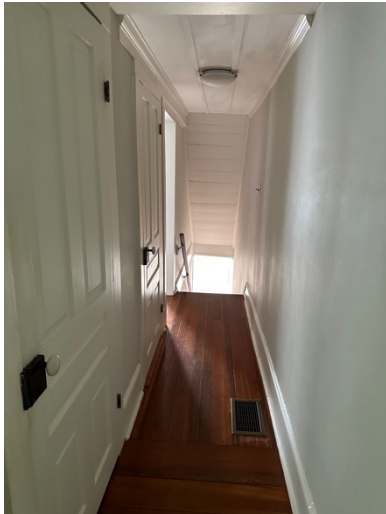
¹⁸ John Hauser, conversation with Howard Kelly, 2023.



Floorboards from 1800s Repurposed in 1920 Dividing Wall

South Side, Second Floor

Enclosed stairs with a molded wood handrail leave the first floor living room on the south side and arrive in a hallway on the second floor, flanked by 2 storage closets and leading to the southeast corner bedroom. The south side of the second-floor features 5-panel shaker style doors with original white porcelain doorknobs, original (1920) Russwin cast-iron surface mount rim locks, and wooden shelving in the closets.



Both the southeast and northeast second floor bedrooms were designed in 1920 in the style of early 20th century tuberculosis porches—fully windowed rooms said to decrease the risk of consumption. Commonly seen as additions to boardinghouses, these played into the distinctive cure-inspired architectural style seen in places such as Saranac Lake, NY and Asheville, NC.¹⁹ The second-floor location for these sleeping rooms ensures distance from the dampness of the ground, combined with the perceived higher quality of air.

¹⁹ “Transient Housing of the South” Panel, Ohio Valley Historic Conference, October 2, 2015.



Second floor bedroom, southeast corner



Second floor bedroom, northeast corner

Custom removable screens were built to provide access to good, fresh air. The southeast bedroom features beaded board ceilings, from the 1920 duplexing process. The second-floor stovepipe covers for the 1920 chimney is visible, highlighting the duplexing process.



Screens for second floor windows



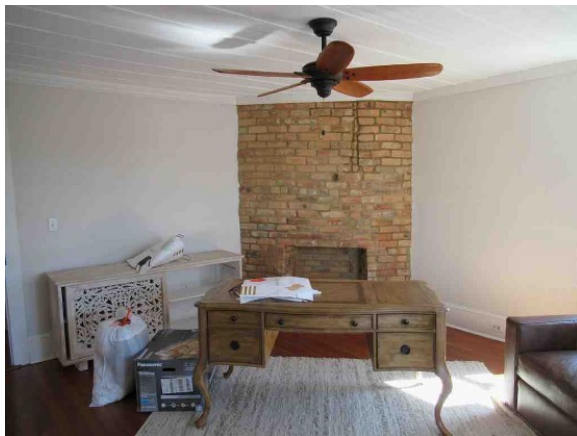
Stovepipe cover for 1920 interior chimney

The two bedrooms on the south side second floor are separated by a large bathroom with a functioning tub from 1920, handcrafted tin light fixtures, beadboard and plaster walls, molded wood cornices, door and window surrounds, and prominent baseboards.



Second floor bathroom, south side

The southwest bedroom features a corner fireplace, and the same wide plank ceilings as the room below it. These wooden strips connecting each of the planks were functional, preventing dust from the floor above from falling through the floorboards.



Second floor bedroom, southwest corner

This theme of reusing and preserving the older materials in the Peter Fetter House further persists on the south side second floor. The older floorboards that existed prior to 1920 were used to cover up the previous doorway for the southwest bedroom when the house was duplexed. This is visible in the triangle in the photograph below from the south-side stairway between first and second floors.²⁰

²⁰ John Hauser, conversation with Howard Kelly, 2023.



1800s floorboards used to cover entrance to second-floor southwest bedroom during 1920 duplexing

Attic

The entrance to the attic, is through a stairway located in the southwest bedroom. There is no separating wall on the third floor, or attic. This area was probably used to provide sleeping accommodations for apprentices when Peter Fetter built the house. In the attic, you can view all 3 chimneys—the two interior chimneys at the north and south edges of the house--the straight English chimney and the Dutch chimney with a bend in it from the 1800s, as well as the heating chimney from 1920, also visible in the kitchen.



Chimney, south



Chimney, north



Heating chimney, 1920

Original 6-over-6 sash windows from 1847 are intact. The older wide plank floorboards from 1840 are present in the attic as well as the original roof supports from 1847 that were boards reclaimed from the original barn that existed on the property. The hardware currently used on the storage door handles in the attic was retained from the original barn, in the rear of the house, as well as the original nails and other pieces of hardware.²¹

²¹ John Hauser, conversation with Howard Kelly, 2023.



At the top of the stairs that lead to the attic, there is evidence of traditional German fachwerk, as the space between the beams is filled with brick for greater structural reinforcement.



Top of attic stairs

North Side, First Floor

The northern side of the first floor (317 S. Main Street is the address used for utilities on this side of the house) is comprised of a living room accessed through the north porch entrance, and a dining room located directly east of the living room.



Northwest living room



Dining room, north

A stairway to the dirt cellar on the north side, separated by a wall from the south side, is accessed from the dining room.



Stairway to cellar, north

Evidence of original half-timbered construction is visible in the north cellar, as is wattle and daub or mud/straw, a construction form from central Europe. The soft-fired bricks available in 1840 were not designed to carry the weight of the building, and thus the weight was carried by the frame.²²

²² John Larson, lecture, “Architecture of Salem,” February 9, 1995.

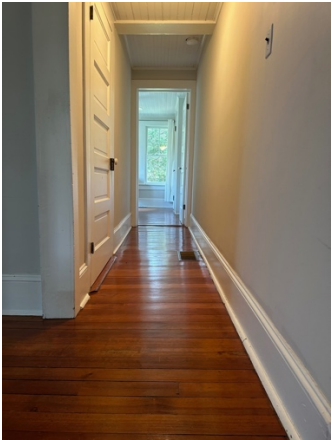


Cellar, north



North Side, Second Floor

Enclosed stairs with a molded wood handrail lead to the second floor on the north side, terminating in a hallway flanked by off white plaster walls. The hallway has a closet on the north side and provides access to the east bedroom. All bedroom and corridor closets (a total of three closets, one in hall and one in each bedroom) have original built-in shelves from 1920.



Second floor hall, north

A large bathroom separates the northeast bedroom from the northwest corner bedroom. The large bathroom with tub and shower retains the original medicine cabinets and tub from 1920 and features ceramic tile surrounding the sink.

The Peter Fetter House Local Historic Landmark Designation Report
Winston Salem, Forsyth County / July 2023



Second floor bathroom, north

Molded interior cornices are intact throughout the northern part of the second floor, as is the heart-pine flooring from 1920. Baseboards, painted white, are capped with molded trim.



Northeast bedroom



Northwest bedroom

Five-paneled doors are framed with simple door and window surrounds with mitered corners and accessed with white porcelain doorknobs. Each of the doors retains its original (1920) Russwin cast-iron surface mount rim lock.



Porcelain doorknob and cast-iron lock

Remnants of the original pre-1920 attic staircase are visible from the northwest bedroom on the second floor. Prior to the house being duplexed, the attic entrance was on the north side of the house, and the stairs that currently exist on the south side were not there (1847-1920).



Original attic staircase



Evolution of Heating in The Peter Fetter House

The easy way to dig into the fact that the house has been around for almost 2 centuries, involves a quick study of the evolution of associated heating methods. There is evidence of four different periods of internal heating.²³

The first involved wood, using an open-hearth fireplace. Chimney placement was at the gable ends of the house, and chimneys were in the corners of rooms, a common practice in Salem.²⁴ The Peter Fetter House does not appear to have employed the Germanic ceramic stoves that were common at the time.

The second heating method involved heating the house with coal. The post-Civil War representation of the fireplace on the north side of the house with the coal interface is an exhibit of this style of heat that had previously dominated the northeastern part of the United States and migrated to the south as circulating radiators increased in popularity. This second heating method using coal-burning inserts was employed in the late 1800s. At the time, a coal-burning insert was utilized in each of the fireplaces; one remains in the fireplace on the north side, first floor, to illustrate the second heating method of the Peter Fetter House.²⁵

²³ John Hauser, conversation with Howard Kelly, 2023.
²⁴ Albright, F.P. (1970). *History of Properties in Old Salem*. Frank R. Horton.
²⁵ John Hauser, conversation with Howard Kelly, 2023.



Fireplace, north side, first floor

The third heating method was put into place when the house was duplexed in 1920, and coal was used to heat the house from the basement. Post 1920, coal was delivered in the front of the house, and shoveled into the openings in the cellar.



Coal grates feeding north and south duplex furnaces

These early furnaces transported heat by natural convection (warm heated air rising) through openings from the basement furnaces to the rooms above. Evidence of the positioning of these coal furnaces is still present, via the cutouts of flooring on both the north and south side of the house that have been patched with pine.



Cutout over coal furnace, south



Cutout over coal furnace, north

Pot-bellied heating stoves were used in conjunction with the 1920 internal chimney. Decorative grates and pull downs, or hatches in the wood flooring that provided the opportunity to open when necessary, allowed the heat to flow from the first floor to the second and release heat to the sleeping quarters and bathrooms.



Pull-down hatch, south



Decorative grate over duct, north

The fourth and current method of heating the house is by natural gas furnaces, distributing the heated air through ductwork in the home. There are two natural gas furnaces, one on the north side and one on the south.

Recent Rehabilitation Work

Kitchen rehabilitation

In 2017, then owner Carol Wooley and John Hauser used Beta Builders to upgrade the kitchen with the intention of preserving period-correct details during the process. The dividing wall in the kitchen was removed to provide access to a larger kitchen space with upgraded counters, appliances, lighting, and cabinets. An interior doorway was added between north and south dining rooms.



Kitchen, first floor, east

Evidence of the duplexing such as the stovepipe edifice from a pot-bellied heating stove that entered the 1920 chimney is purposefully highlighted. The chimney that provided heating for both kitchens in the 1920 duplexing is now freestanding and easily viewable from the first floor.



Internal chimney, north



Internal chimney, south

Prior to the kitchen work, there was a single sink and a single east-facing window above it on the north and south sides of the kitchen.²⁶ Each of these single east-facing first-floor windows was replaced with 3 wooden windows with true divided lights, placed in line/retaining symmetry with the preexisting upstairs windows from 1920.



Eastern facade

Size and proportion, ratio of solids or walls to voids or door/window openings, and windowpane and muntin profiles were all deemed compatible with the building and the Old Salem Historic District by the HRC. The door on the southwest side of the 1920 addition to the kitchen was also replaced with 2 wooden doors with full lights. The style and material, wood, was deemed compatible with the historic doors found in the district.

²⁶ John Hauser, conversation with Howard Kelly, 2023.

The 2017 kitchen remodel created a larger and more functional kitchen space (by providing easier access between the north and south portions of the house) while preserving the feel of the original detached kitchen of the Peter Fetter house.

A powder bath on the south side of the house, between the den and kitchen, features a white porcelain toilet and a small metal sink surrounded with inlaid tile. The half bath retains original beadboard and plaster walls, window surrounds, baseboards capped with molded trim, and features a handmade tin overhead light fixture. Across the hall from the powder bath is a storage closet with saloon doors. Directly to the north of the storage closet, on the other side of the wall, is another storage closet that houses a stacked washer/dryer unit behind saloon doors.



The kitchen features light grey cabinets with chrome hardware, granite countertops, handblown glass chandeliers, an undercounter dishwasher, a smaller integrated refrigerator/freezer, and a vented stove/cooktop on the eastern wall.



Foundation rehabilitation

In 2023 the loose stucco on the foundation was removed, and any deteriorated mortar joints were repointed by Bob Pearl, a specialist in old home restoration and guest lecturer at MESDA. Special care was taken to maintain the original appearance by using the correct mixture of lime in the mortar and matching the visual characteristics of the original mortar. In addition, newer concrete patches that were not original to the 1920 duplex were removed, taking care not to damage the masonry units themselves and maintain structural integrity.



Foundation, prior to rehab



Foundation, prior to rehab



Foundation, after rehab

Integrity Statement

The Peter Fetter House, Lot 83 at 319 S Main Street, is a domestic dwelling. It is a contributing structure to the National Historic Landmark District known as Old Salem, under the authority of the National Historic Preservation Act of 1966, updated in 1978. The Peter Fetter House is also a contributing structure and property to the local Historic District for Old Salem (per Old Salem Act, with updated 1971 NC-statewide legislation, associated regulations and guidelines).

The 2-story frame duplex located at 319 S Main Street, possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for local historic landmark designation. The dwelling maintains integrity of location as it stands on the original site. The house is located on Lot 83, where the original building was constructed on 0.32717 acre. The time frame of the 1920 duplexing, location, size, building materials, appearance including placement of doors and windows, and use of the structure have all been verified and are period correct. The house and property are located within the Old Salem National Historic Landmark District, as well as the local historic district for Old Salem. It continues to thrive in a multi-use district, and contribute to the integrity of the neighborhood, residents, and visitors.

In early Salem, the graveyard was a place to walk and meditate among the Cedar trees.²⁷ Walking on the grounds of the Peter Fetter House, located at the top of the south-sloping ridge of Salem, in the middle of what was the Wachovia tract, evokes a peaceful feeling. The relatively high elevation still offers protection from northerly winds, as well as well-drained slopes that make the site particularly favorable for trees and plants. Terraced garden squares with fruit trees surrounded by walkways of grass or bare earth are reminiscent of the medieval European garden tradition.

The juxtaposition of public paths in the multi-use district surrounding the property allows the evolving community of students, residents, and visitors to contribute to this feeling of association, setting, and feeling. The landscaping with numerous trees and shrubs is period-

²⁷ Murtagh, W.J. (1967). *Moravian Architecture and Town Planning*. Chapel Hill, NC: The University of North Carolina Press.

correct for 1920s Winston Salem, as are the various terraces to accommodate changes in elevation.²⁸ The large porches on the north and south sides of the house provide an easy transition from exterior to interior living spaces. In a similar capacity, the second-floor bedrooms on the eastern façade are like sleeping porches from the early 19th century, providing places for taking advantages of cooling breezes often present. The juxtaposition of commercial buildings directly across the street, and proximity/direct view of downtown Winston Salem is still evocative of the industrial progress of the city, along with the social growth that was occurring in tandem during the early 19th century when the house was duplexed.

The Peter Fetter House also retains integrity of design, materials (stone, brick, wood, stucco), and workmanship. The symmetrically arranged exterior of the two-story frame duplex, and the pairing of four-over-one windows with wide surrounds, wide corner boards, and cornice board, neat side porches with low hips and square posts, and a two-story centered rear ell, belies the 1840 origin of the building.²⁹ Paneled wood doors, multi-pane double-hung wood sash of various sizes, side gable roofs, returned eaves, a high brick foundation with stucco, and a centered rear ell all contribute to significant exterior features. When the front door was removed during the 1920s renovation, a pargetted stone exterior was added to the brick foundation on the west side of the house. The hand-made clay brick and brick work in the chimneys and the stone and brick foundation is a good example of Forsyth County's historic masonry.

Logs were used in construction of the foundation and visible from the interior basement, having their interstices filled with clay mixed with straw. These log construction techniques stemmed from traditions going back to medieval Europe, with cracks between logs being filled or chinked with mud.³⁰

Most rooms in the duplex retain original volumes and finishes-- from the early 20th century alteration. The interior side of the house walls were plastered, leading to a warm but plain simplicity of interior. Woodwork is characterized by a quality of amplex and an attention to detail as observed in the section of handrail that is paired with the stairs on the north and south sides of the house, between first and second floors.

Intact finishes include smooth plaster walls, beaded board ceilings, and tight-grained tongue and groove heart pine floors. Wide plank floors were repurposed in the 1920 duplexing, providing a full and transparent historical experience. The first-floor formal spaces—living room, dining room, den, and hall—and entire second floor feature molded wood cornices, door and window surrounds, and baseboards capped with molded trim. Raised panel wooden doors throughout the second floor feature original white porcelain doorknobs and cast iron surface mount locks. Original bathroom finishes and fixtures include white porcelain tubs.

²⁸National Register Inventory, Historic West End, 1986, US Department of the Interior, National Park Service.

²⁹ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

³⁰ Winston-Salem Section, NCAIA (1978). Architectural Guide: Winston-Salem/Forsyth County. Edwin E. Bouldin, Jr., Chairman, Guidebook Committee.

2017 modifications including the expansion of the kitchen to include a breakfast area and addition of an interior doorway on the first floor between the north and south dining rooms were designed to minimize impact on historic integrity. They were executed in a sympathetic manner that preserves and further highlights the elements from the 1920 duplexing. Special care was exercised during the rehabilitation of the front masonry to use products that were similar visually and structurally to the original process. Simple design, rugged masonry, and wonderful joinery all contribute to an overall sense of general dignity.

Historical Background

Moravian Heritage

Peter Fetter was a turner and chairmaker from Bethabara, North Carolina, born on January 5, 1816. His father was Jacob Fetter, and mother was Benigna Elisabeth Christman. Fetter came to Salem to apprentice with bookbinder David Clewell in the summer of 1827. By that winter he was employed in the chair turner shop of Abraham Steiner. Fetter left Salem to learn chairmaking and returned from Indiana by January 1839. Eight years later, he was accepted into the Salem Community as a member. Between 1835 and 1838 Fetter went to Indiana to perfect his training in wood turning and chairmaking. In 1839 he returned to North Carolina and began operating as a chairmaker in Salem. He requested and was granted permission by the *Aufseher Collegium* (Elders Council) to set up a chairmaking business and several months later applied for the lot north of Theophilus Vierling.

Fetter is believed to have built his house in 1840, along with a shop and other outbuildings.³¹ In 1842, he received permission to construct a new shop and use the old one as a kitchen.³² As Fetter expanded his enterprises, he built a 24' x 16' stable in 1845 on the lot as well as another building by the side of his workshop to set up a mechanism to drive his lathe.³³ In 1845, Fetter was elected to the *Aufseher Collegium* as a member for a two-year term. Membership into this Board of Supervisors, enabled Fetter a greater level of responsibility for the secular concerns of the community, including managing trades, wages, construction, and other financial affairs. In 1847, Fetter announced plans for a two-storied addition on the south side of the house. This enabled the horizontal roof gable, and the kitchen was placed in the new wing.

By 1895, the Sanborn Insurance Map of Winston-Salem, Forsyth County below shows existence of at least four outbuildings on the lot occupied by the Fetter House.³⁴ This trend of free-standing shops becoming a means for a single brother to establish himself in Salem became more prominent after the Single Brothers House closed in 1823.³⁵

³¹ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

³² Minutes of the *Aufseher Collegium*, June 1842. Old Salem Research Files.

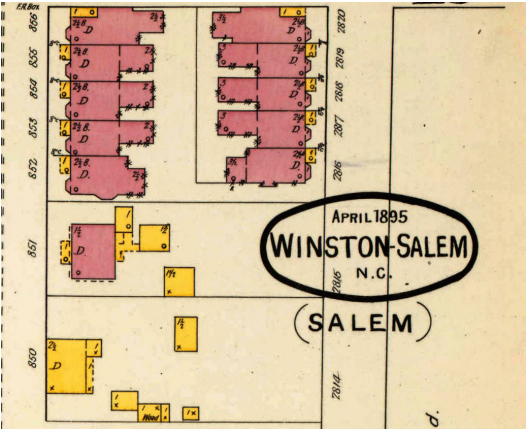
³³ Minutes of the *Aufseher Collegium*, 1845. Old Salem Research Files.

³⁴ Sanborn-Perris Map Company. 1895. *Insurance Maps of Winston Salem, Forsyth County, NC*. North Carolina Maps, the North Carolina Collection, Chapel Hill.

³⁵ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

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Lot 850 in the map below corresponds to the relevant lot and structures for 319 S Main Street



As seen in the 1917 Sanborn Insurance Map of Winston-Salem, Forsyth County below, there were only 2 outbuildings remaining behind the Peter Fetter House 22 years later.



Currently, there are none standing, but if one excavates 18 inches below the surface archeological remains of the outbuildings could be present.³⁶ This architectural dynamic in the form of small workshops built near private houses was representative of the progress of the Moravian town of Salem at the time toward the growing American individuality of its citizens.³⁷

In 1856 Fetter sold his house and the other buildings on Lot 83 to the single Br. Orestes Kuhl (son of Dr. Kuhl, Lot 97, 901 S. Main Street), returning to Indiana.³⁸ The Peter Fetter House was constructed during the period of struggling industrialization in Salem. Salem Manufacturing Company became one of only a handful of textile mills to operate in the state of NC in 1837. When it closed in 1849 due to the high price of cotton among other things, something needed to be done to revive the economy of Salem. This was when the Moravians agreed to sell land to Forsyth for a new town, 54 acres, a mile north of the Salem square. The proximity of the new town to Salem led to inextricably linked fortunes.³⁹

The architecture from this period and of the Peter Fetter house specifically was reflective of the progress of Salem—buildings were enlarged to meet new demands, stories were added, and additions built. The construction methods and style of the Peter Fetter House as well as the landscape reflects the central European origins of the Moravians as well as the impact that the settlers had on the environment. Salem was geared to producing trade items and supplying the needs of visiting tradesmen, and the Peter Fetter House enabled both. The detached shops and barns enabled more craftsmen to learn the chair turning trade under Fetter, as these detached shops on residential lots became the norm, with private space gaining importance.

The lack of any association with an architect for the Peter Fetter House is emblematic of the Moravians and their church-orientation. Many of the master craftsmen responsible for planning these buildings remain in anonymity, even with the strong emphasis on craftsmen and trades. Moravians who arrived in Wachovia, did so with a strong tradition of stone construction. They had a master stonemason, and Frederick William Marshall believed that log construction was a waste of scarce timber--not durable, and a fire hazard. However, there was not a large enough supply of mortar to risk building above ground more than one story.⁴⁰ The use of stone and brick for the foundation of the Peter Fetter House provided for a strong foundation. It also provided a bit of a buffer between the hustle and bustle of the street and the first-floor private living area, due to the grade and steepness of the bank upon which the house was built and topography on the east side of Main Street. The cellar foundation raised the first floor well above street level. This was labor intensive construction, starting with the process of digging out the North Carolina red clay for the cellar, and employing variants of log construction with mud in-fill in the foundation, along with the fachwerk and soft-fired bricks interspersed with harder bricks in the chimney construction. The parged foundation (result of the duplexing

³⁶ Crews, H. 1929. *The Monograph Series, Number 2, Volume XV, Old Salem*. Russell F. Whitehead.

³⁷ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

³⁸ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

³⁹ Tursi, F. (1994). *Winston-Salem, A History*. John F. Blair.

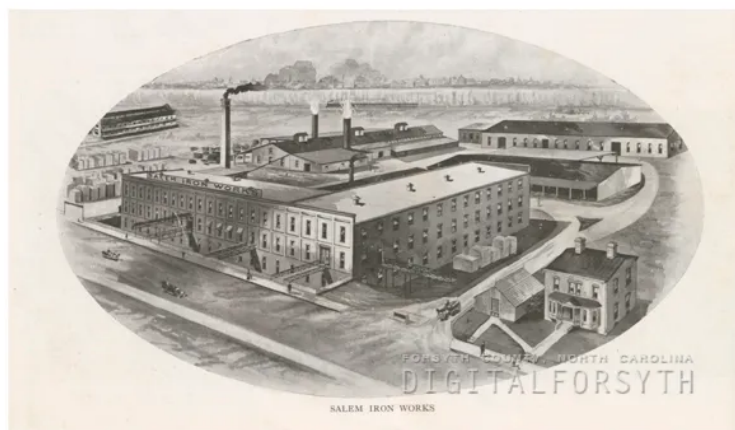
⁴⁰ Hartley, M. (1997). Salem Survey. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

process) from the early 1900s was a continuation of the building techniques used in early Salem, that of, “falsified stone,” or the use of alternate materials.⁴¹

1920: A New Home

319 S Main Street is one of the only duplexes from the 1920s that has survived and still exists in unrestored condition. Originally built in 1840 by Peter Fetter, the house was converted to a duplex in 1920 by then owner Walter Hege. Walter was the son of Constantine Hege, the founder of Salem Iron Works, ca. 1870, a local manufacturer of circular sawmills and wood working machinery. Hege patented a cane-stripper, a rotary steam engine, a plow, and an improved sawmill head-block that signaled a move into the manufacture of circular sawmills. By 1873 Salem Iron Works was the largest manufacturer of its kind in Western North Carolina.⁴² Constantine Hege’s business partner was Walter T. Spaugh.

The photoprint below of the Salem Iron Works factory at 210 South Liberty Street is from 1918. Constantine built this three-story building in 1882, at a cost of \$30,000, when engines, wood planers, and sawmills were in high demand and Salem Iron Works sold to customers around the world.



Digital Forsyth, 1918

Walter Hege worked at Salem Iron Works and was also an Engineer in the Rough and Ready Fire Department (1900-1913). The use of fire for heating and cooking was an important and necessary asset, but at the same time a potential hazard, leading to strict regulations and fire prevention rules. Inspectors had access to all premises in Salem, and paid particular attention to chimneys, fireplaces and hearths, smoke pipes and their relation to woodwork, and the handling of combustible materials and ashes. As a result, the number of major fires in Salem were very few. Walter worked out the the Fire Engine House on the east side of Green Street

⁴¹ Larson, John C. (2009) *The Evolution of Moravian-German architecture in America and Salem, NC. 7/9/09.* MESDA, dvd # 24016.

⁴² Charles Emerson and Company’s Winston-Salem and Greensboro, NC Directory, 1879-1880. North Carolina Collection. Edwards, Broughton & Co.

between Wachovia and Franklin Streets, and in 1912 was elected to be the 1st Lieutenant, second in command to the Captain (F.C. Meinung).⁴³

Prior to 319 S Main Street, Walter Hege lived at 11 West Academy Street, across the road from the Single Brothers House. This house was torn down during the early restoration of Old Salem. The below photo of the Walter Hege House at 11 W. Academy Street, with his wife, Hattie Blanche Sumner Hege, and 2 sons on the porch, is courtesy of Digital Forsyth ca. early 1900s.



Walter Hege House, 11 W. Academy Street, ca. early 1900s

Hattie Blanche Sumner Hege was born in 1873 in Salem. Blanche was the granddaughter of the founder of Thomasville, John Warwick Thomas, and graduated from Salem Academy in 1891. Blanche married Walter Hege in 1906, when she was teaching Sunday school and sang in the choir at Home Moravian Church. When she passed away in 1963, she was one of the oldest living Salem College alumni, and she was one of the oldest members of Home Moravian Church.⁴⁴ The photographs below are courtesy of the Forsyth County Public Library Photo Collection.

⁴³ City of Winston-Salem Government Meeting Notes. Town of Salem: 1900-1913.

⁴⁴ Molly Grogan Rawls. (2014) *October 8: Happy Birthday! Blanche Thomas Sumner Hege*. Winston-Salem Time Traveler.



Blanche Hege, ca. early 1900s



Walter Hege, 3rd from left, ca. early 1900s

The duplexing of the Peter Fetter House is a classic example of post-World War 1 construction, representative of the population shift from rural environments and the broader trend of urbanization in Winston Salem.

During the 19th century, industrial development and population expanded dramatically in Forsyth County. A number of industrial establishments were developed beginning west of Salem in the vicinity of New Shallowford Street (Brookstown Avenue), with the Salem Cotton Company in 1837; in the Waughtown area with the Nissen Wagon Works in 1834; and in the Southside area with the Spach Wagon Works in 1854 and the Fries Woolen Mill in ca. 1840.⁴⁵ Later industrial development occurred in the East Winston area with the James Ogburn Tobacco Factory in 1850 and RJR Tobacco Factory in 1875. Due to the lack of mobility, residential areas were confined to within walking distance of places of employment, including areas within the Winston and Salem plats and the areas immediately surrounding the mills in the North Winston, East Winston, West Salem, Southside, and Waughtown areas.

Francis Fries, the industrialist behind the Arista Textile Mill built in 1880, played a huge part in this industrial and urban development, bringing electric power to Salem with a pioneering hydroelectric plant on the Yadkin River. He partnered with the Fogle Brothers to build apartment houses around Winston-Salem, ranging from small frame tenements to Queen Anne style residences.⁴⁶ These efforts included the neighboring Fogle Flats, 19th century rowhouses located just south of Cemetery Street. The Miller Brothers, who worked for the Fogle Brothers for a time prior to establishing their own contracting firm in 1872,⁴⁷ also constructed a significant number of dwellings and tenements during the latter part of the 19th century in

⁴⁵ Winston-Salem Section, NCAIA (1978). Architectural Guide: Winston-Salem/Forsyth County. Edwin E. Bouldin, Jr., Chairman, Guidebook Committee.

⁴⁶ Carl Lounsbury, NC Architects and Builders (2010). NCSU Library.

⁴⁷ Heather Fearnbach, Winston-Salem's Architectural Heritage (2015). Forsyth County Historic Resources Commission.

Winston-Salem, indicative of the rapid economic and population growth that accompanied industrialization.

The shift in development moving into the 20th century was characterized by significant improvements in individual and cargo mobility, first with street trolley lines, and later by widespread use of private automobiles.⁴⁸ Between 1900 and 1917, building in Winston and Salem escalated as the towns entered an era of prosperity unequalled by any other before it. The spirit of growth was so pervasive that the motto of Winston-Salem during the early years of the 1900s was, “50-15,” or 50,000 inhabitants by 1915.⁴⁹ In 1900 the combined population of Winston and Salem was 13,650. By 1916 it had increased to 31,155. Winston and Salem were officially consolidated in 1913, as the business and industrial base continued to grow and expand. Between R.J. Reynolds, Hanes Knitting, Hanes Hosiery, and other manufacturing businesses, by 1917 Winston Salem had the largest weekly factory payroll between Richmond and Atlanta.⁵⁰ The erection of new buildings followed in lock step with this growth.

New apartment buildings and multi-family housing changed the landscape of many single-family residential neighborhoods. Apartment buildings erected in the 1920s in Winston-Salem included the Summit Apartments, Gray Court Apartments and the Gladstone Apartments in the West End.

Walter Hege’s duplexing of The Peter Fetter House provided a point of differentiation from its Greek Revival counterparts in Old Salem built in the 1800s. The house lost its front door when duplexed, with the removal of the front porch and addition of 2 side porches on the south and north sides of the house, and a rear door on the west side of the house on both the north and south side. The house went from having 4 doors on each side—north, south, east, and west, to having no front door facing west, and no back door facing east. The result of the 1920 configuration is the same as the current configuration—4 covered doors, 2 facing north and 2 facing south. The heart pine flooring, visible throughout the first and second floors of the house, was added during the 1920 renovation. This desirable heartwood (no longer available) is extremely tight-grained.

Even though fenestration was changed with front and rear porches removed and side porches on north and south added to shelter the new entrances, the Federal style grouping of the double-hung sash windows on the Main Street façade remained, with wide cornice and corner boards and paired four-over-one sash windows with wide casings.⁵¹

⁴⁸ Winston-Salem Section, NCAIA (1978). *Architectural Guide: Winston-Salem/Forsyth County*. Edwin E. Bouldin, Jr., Chairman, Guidebook Committee.

⁴⁹ Taylor, Gwynne Stephens. (1981) *From Frontier to Factory: An Architectural History of Forsyth County*. North Carolina Department of Cultural Resources, Division of Archives and History.

⁵⁰ Historicwestend.org

⁵¹ Hartley, M. (1997). *Salem Survey*. Chapel Hill: North Carolina Department of Natural and Cultural Resources.

The Post-Hege Years

Virginia Sumner Willkie, Walter Hege's step granddaughter, inherited the house from Blanche S. Hege and moved into the Peter Fetter House in 1960. She was married to Philip Herman Willkie, an American lawyer, and a Republican politician from Indiana. He was the only child of Wendell Willkie, the Republican candidate for President of the United States in the election of 1940. After failing to unseat Franklin D. Roosevelt, Willkie later became FDR's ally with progressive views.⁵²

John A. Hauser II, and Carol Jean Wooley purchased the Peter Fetter House from Willkie's estate in 2001 and lived there until 5/8/20 when it was purchased by Lisa M. Aiken. Lisa sold the house in 3/25/21 to James Howard Kelly III and Louise Rankin Kelly. Howard currently lives in the house.

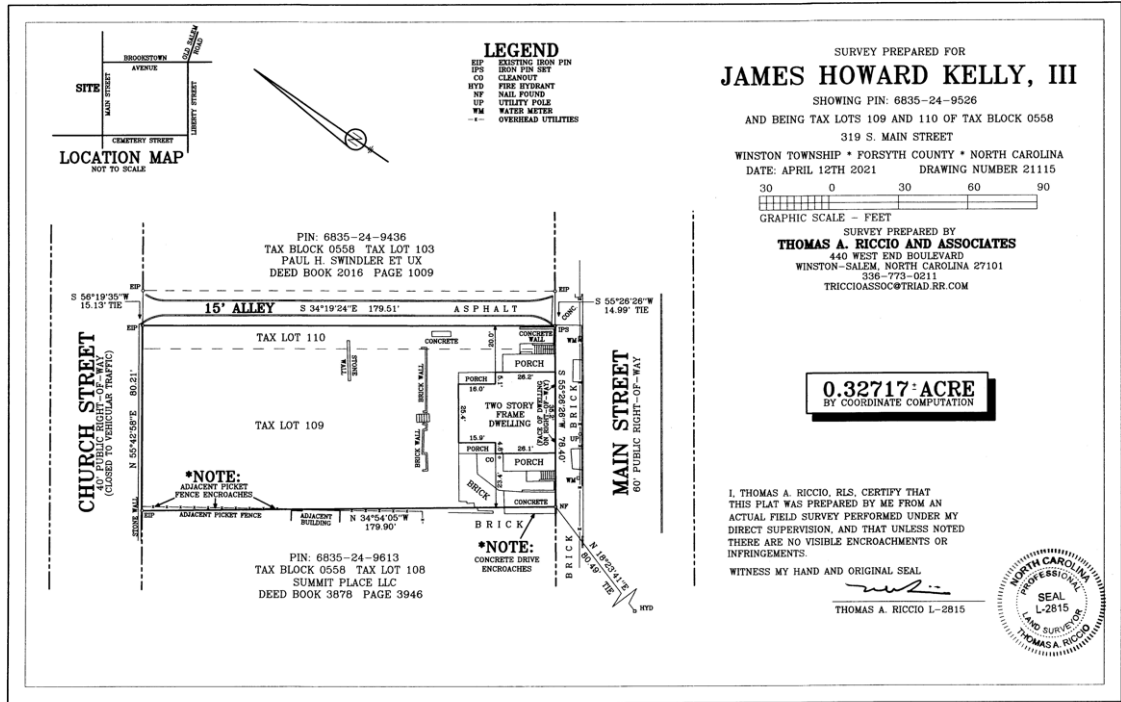
Unlike many historical houses that have stripped away elements to highlight a particular historical period (pre-1856) or aesthetic, the Peter Fetter House embodies distinctive underlying characteristics of 1840s Moravian architecture while standing out as an excellent example of the 1920s duplex period. The duplexing of the house is a classic example of post-World War 1 construction, representative of the population shift from rural environments to the cities and the broader trend of urbanization and industrialization in Winston Salem.

Boundary Description and Justification

The local historic landmark boundary encompasses the 1920 duplex-conversion of the original 1840 Peter Fetter House and associated historic landscape. The southern boundary is marked by the Lane to God's Acre, and the eastern boundary marked by the Cedar Avenue granite wall. Although no outbuildings currently exist and the planting configuration has evolved, the property maintains many landscape elements from 1920, and contributes to the overall character of the Old Salem district. The 0.32717 acre boundary, PIN 6835-24-9526, encompasses Forsyth County tax lots 109 and 110 of tax block 0558 in Winston Township, Forsyth County, NC. This is shown in the survey below prepared by Thomas Riccio in 2021. The house is located on Lot 83, where the original building was constructed on 0.32717 acre.

⁵² Dennis Kavanagh. (1998) A Dictionary of Political Biography: Who's Who in 20th Century World Politics. New York: Oxford University Press.

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319 S Main Street Survey, Tom A. Riccio & Associates, April 12, 2021.

Designation Parameters

Property owners James Howard Kelly III and Louise Rankin Kelly are seeking local historic landmark designation for the entire Peter Fetter House exterior and interior and its site, to recognize the property's architectural significance. Character-defining features are enumerated below.

The Peter Fetter House

Exterior

- milled weatherboards
- side-gable roofs
- brick foundation covered with stucco
- wide cornice and corner boards
- rear ell with hip roof and interior chimney
- piers with shingled balustrade
- boxed-eave gable end returns

original vertical six-over-six sash windows with vintage glass
original vertical four-over-one sash windows with vintage glass and wide casings
glazed wood-framed storm doors
enclosed flat soffit
hand-crafted tin lanterns
split shingles
dutch chimney
english chimney

Interior

white beadboard ceilings
half-timbered construction with mud in-fill
attic ventilator
decorative grates for heat flow
pull-down hatches for heat flow
brick fireplaces
bead and quirk molding
molded door and window surrounds
molded wood handrail
prominent baseboards capped with molded trim
tongue-and-groove heart pine flooring
fachwerk
brick nog
wattle and daub
stacked stone foundation
red clay cellar
coal grates located in cellar
fireplace with coal-burning insert
smooth plaster walls
dividing wall from 1920
5-panel shaker style doors
white porcelain doorknobs
Russwin cast iron surface mount rim locks
bedrooms in style of early 20th century tuberculosis porches
removable screens
handcrafted tin light fixtures
interior heating chimney
roof supports from 1840 in attic

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Landscape Features

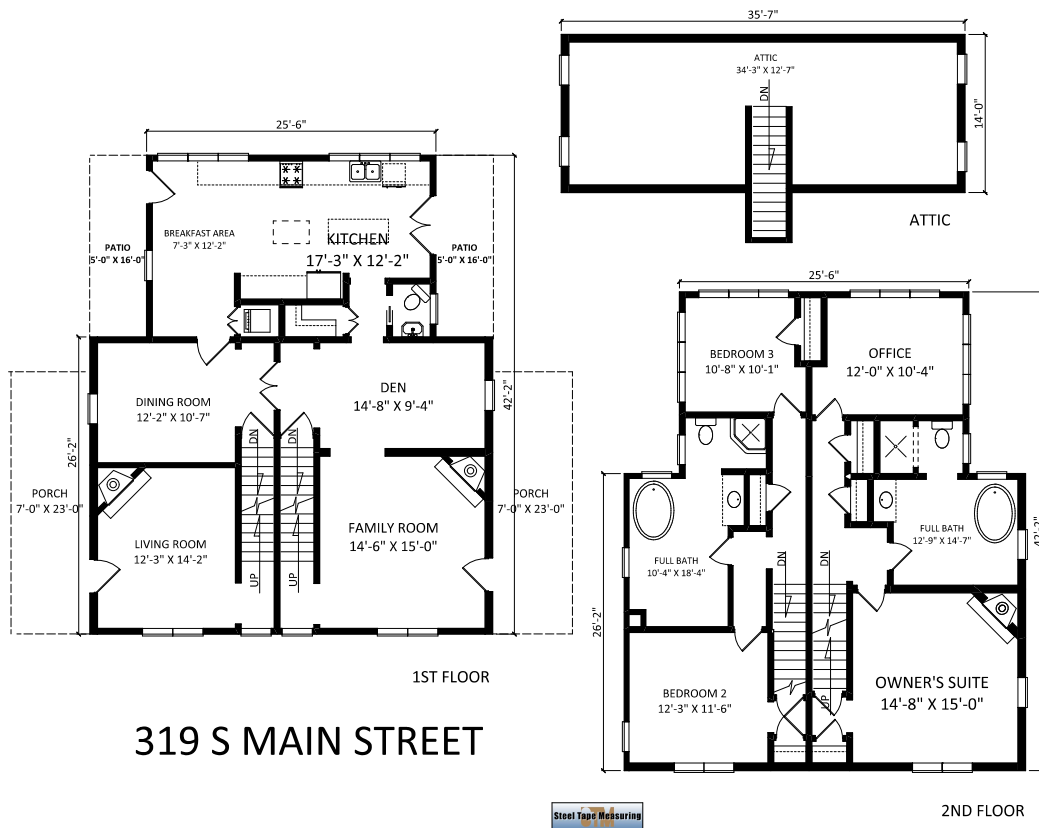
- terraced garden squares
- numerous fruit trees and shrubs
- stone terraces
- Cedar Avenue granite wall

2022 Forsyth County Tax Value

Total Appraised Land Value \$129,600

Total Appraised Building Value \$277,600

Existing Condition Floor plans



Floor Plan of 319 S Main St, Winston Salem, NC, courtesy of Steel Tape Measuring, Keller Williams Realty, 03/21

Approved National Register Nomination

The Peter Fetter House, on Lot 83, located at 319 S Main Street has been approved as a contributing building in the Old Salem Historic District, by the US Department of the Interior, National Park Service.⁵³

Exceptional Importance Statement

N/A

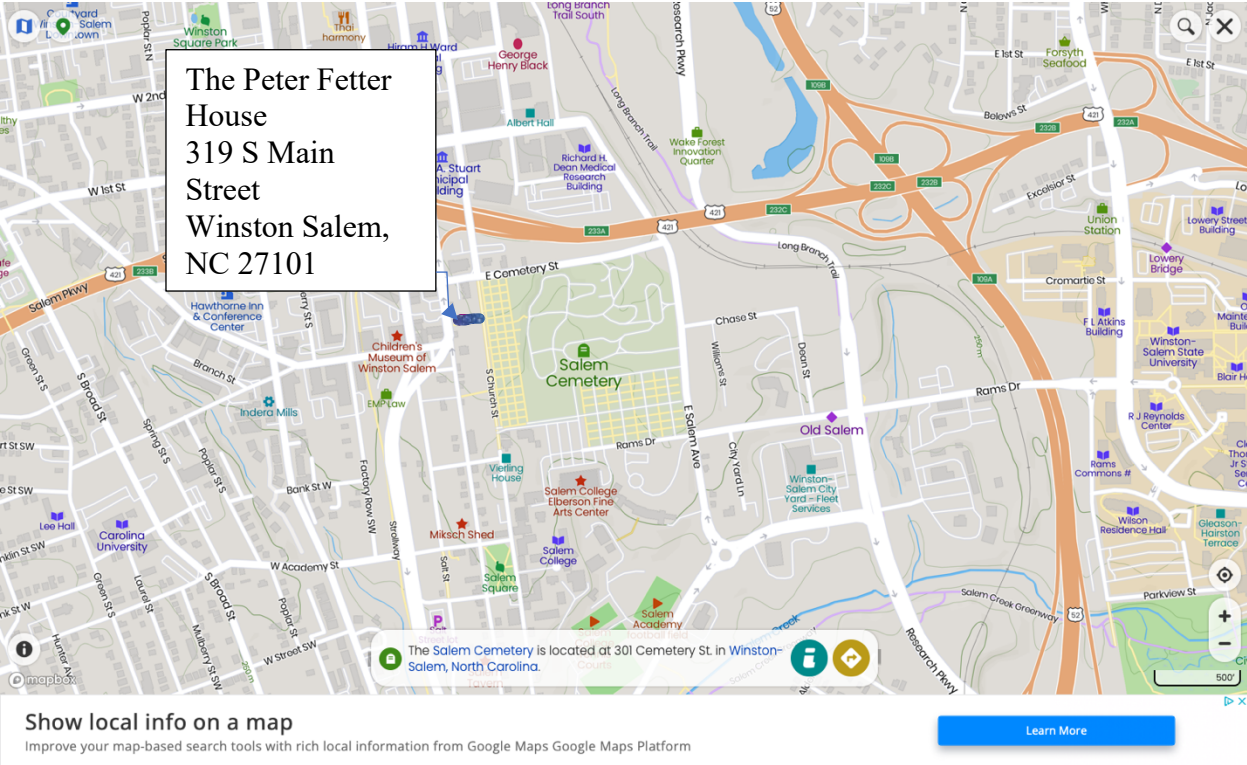
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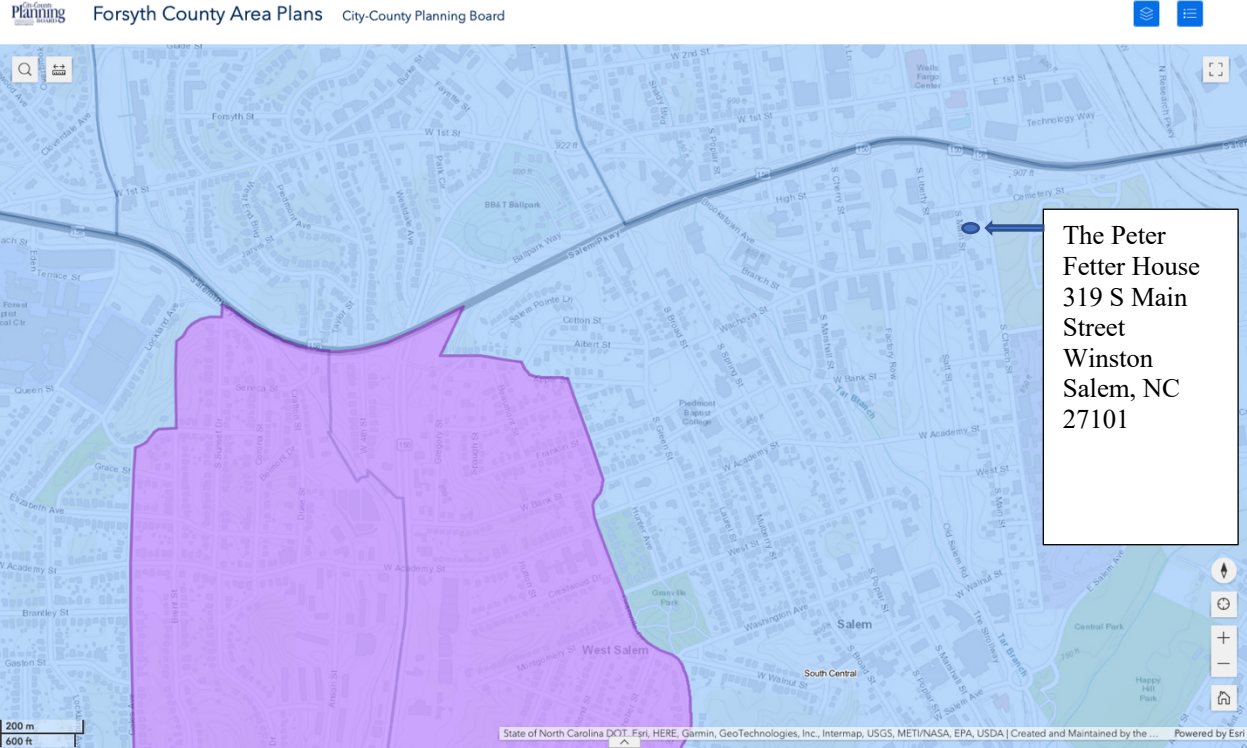
⁵³ USDI/NPS NRHP Registration Form (Rev. 8-86) . OMB No. 1024-0018, page 91.

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Local Area Map indicating relative position of 319 S. Main Street, courtesy of Mapcarta. September, 2022.



Forsyth County Planning Map indicating relative position of 319 S Main St, Winston Salem, NC, courtesy of NC DOT, September 2022.